

PLANNING REF : 252259
PROPERTY ADDRESS : 3 Bird Gardens
: Wargrave, London
: RG10 8BX
SUBMITTED BY : Mr Matthew Buntine
DATE SUBMITTED : 11/10/2025

COMMENTS:

Dear Wokingham Council Planning Authority,

I would like to take the opportunity to raise a number of objections to the planning application 252259 at 149 Victoria Road, Wargrave.

I agree that the site needs to be re-developed to bring the property into use once more. The proposed scheme however is unconventional and appears incompatible with the established street scene, introducing two structures that are not entirely sympathetic to the architectural character of the area or contribute positively to the built

environment. It represents an overdevelopment of the site, the majority of which previously formed part of a residential garden (Wokingham Borough Local development framework, adopted core strategy development plan document January 2010, p33. 2.68, xiv & vii - Development of residential gardens).

There are several objections which I would like to raise:

1. The application is for the demolition of the existing structure and erection of a double garage and single dwelling. Upon review of the drawings, it is apparent that the site is being set for two separate developments at the front and the rear of the property. This is not clearly stated in the application and not in keeping with the architecture of the area which is required as part of the Wokingham Borough Local development framework (Wokingham Borough Local development framework, adopted core strategy development plan document January 2010, p33. 2.68, vii - Protects the character of the borough whilst maintaining and improving the built environment).

2. The single storey nature of the dwelling house is not in keeping with the character of the area, and this in part is why it has been set behind the garage building giving the appearance to be the subservient of the two buildings (Wokingham Borough Development Plan 2014, TB06, d - The proposal should not lead to unacceptable tandem development)

3. The design of the single storey dwelling house does not reflect the character of the area either, with its modern flat roof appearance, stone facade feature and materials that would not reflect the wider setting (Wokingham Borough Development Plan 2014, P06 vi - The materials and elevational details are to be complementary to the area.

4. The single dwelling frontage and rear exceed the length of the adjacent buildings at Bird Gardens which are not in keeping with the adjacent properties as the site is being built in the former private gardens of 149 Victoria Road and being a residential garden should

have low development priority (Wokingham Borough Development Plan 2014, p.34, 3.29 ii - Land where the previous lawful use was a private garden).

5. The double garage at the front of the property has a first floor. Given that this is a non-habitable structure and being identified for storage why would it require an external staircase, dormer windows and first floor? Due to the scale of the proposed dwelling house with a boot room and utility area, this could clearly provide adequate space.

6. If the first level of the double garage is a storage area, this could be accessed through a loft hatch in the ceiling and does not require dormer windows or an external staircase that results in the structure looking more like an annexe space or liveable space rather than a storage area.

7. The internal layout of the single dwelling house has habitable rooms and bedrooms with windows close to the flank boundary with the neighbouring plot, resulting in a limited amount of light coming into the rooms and elevation. This creates a constrained site impacting the design of the structure (Wokingham Borough Development Plan 2014, TB06 - b - The application site provides a site of adequate and dimensions to accommodate the development proposed in terms of setting and spacing).

8. Whilst it is noted that the plot is long, it is very narrow, this results in the proposed development becoming constrained ultimately creating a structure which does not integrate with the surrounding area (Wokingham Borough Development Plan 2014, TB06 2, ii and 2 b - A layout which integrates with the surrounding area).

9. The design of the dwelling house has two doors. This is unusual and raises the point that the site could be being set for future property sub-division by splitting the properties and creating access via Bird Gardens which cannot occur as the site is a private road maintained wholly by the residents.