Joanna Carter

From: Fiona Campbell-White [redacted]
Sent: 10 October 2026 12:46
To: Martijn Andrea
Cc: Carol Jewell; Sam Akhtar; Catherine Glover; Moses Iyengunmwena; Rebecca Margetts; Caroline Smith; Mike Smith; Wayne Smith; Mohima Bose; Roberta Brooks; Chris Johnson; Andy NG Siu-hong; Richa Singh; Joanna Carter
Subject: Planning Committee Agenda Item 31 Application Number 241621
Attachments: west_elevation_overbearing_1A_1.png; Ridgeheight.png

WARNING!
For the attention of WBC, Optalis, WHL, BCSolutions and Councillors

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I write on behalf of *Park Road and Park Avenue residents' association*.
I am sorry to email you directly but the way the Council has conducted the planning application for the development on the corner of Park Road and Wellington Road (Agenda Item 31 for the meeting this Wednesday 14 October) has left us with no choice. I am copying in the Planning Officer.
There are 2 critically important points that will take longer than 3 minutes to consider on Wednesday so I am making them here to give you time to consider them in advance:
1. The bulk and mass of the proposed development in comparison to neighbouring properties. Please see the images attached. The proposed development completely overbears the adjacent properties.
2. The proposal is to make the entrance of Park Road up to "*adoptable standards*" is of no use if the section of the road is not ***adopted***. The Planning Officer says "the relevant planning consideration is whether the development would be served by a safe and suitable means of access and whether any resulting impacts can be appropriately managed". As a matter of law and practice the impact of the development cannot be managed unless the first section of Park Road affected is **adopted**. The Planning Officer says that whether the road should be adopted "is a separate matter from the determination of this planning application". This is untrue as the applicant's proposals to control road safety, access and parking in the first section of Park Road in order to maintain "a safe and suitable means of access" are reliant on the double yellow lines being enforced and the road being maintained and that is not possible unless the road is adopted. The Planning Officer says that this point is considered further in the Access and Movement section of their report but it is not. Unless the first section of Park Road is adopted, no-one can enforce the proposed double-yellow - they will be unenforceable - and who will be responsible for repairs to keep that critical section of the road safe?

Thank you for reading this and considering in advance of Wednesday.
Yours sincerely
Fiona Cross

Overbearing impact on 1A Park Road: view from Wellington Road (Proposed West Elevation, 210806-1300 Rev P03)

1A is added from its own approved drawings (app. 200776, PL201 Rev D). The applicant's drawing shows no neighbouring houses on this side.
Left = north (Station Road end). Right = south (Park Road end, facing 1A).

The proposed eaves (about 8.8 m) sit level with 1A's ridge (about 8.5 m). The whole roof stands above 1A.
The proposed ridge is about 4.8 m higher than 1A's: three storeys plus roof against two storeys, about 18 m away.
From a 1A ground-floor window, the building rises to about 33° above horizontal. The red area is the part above the BRE 25° line.

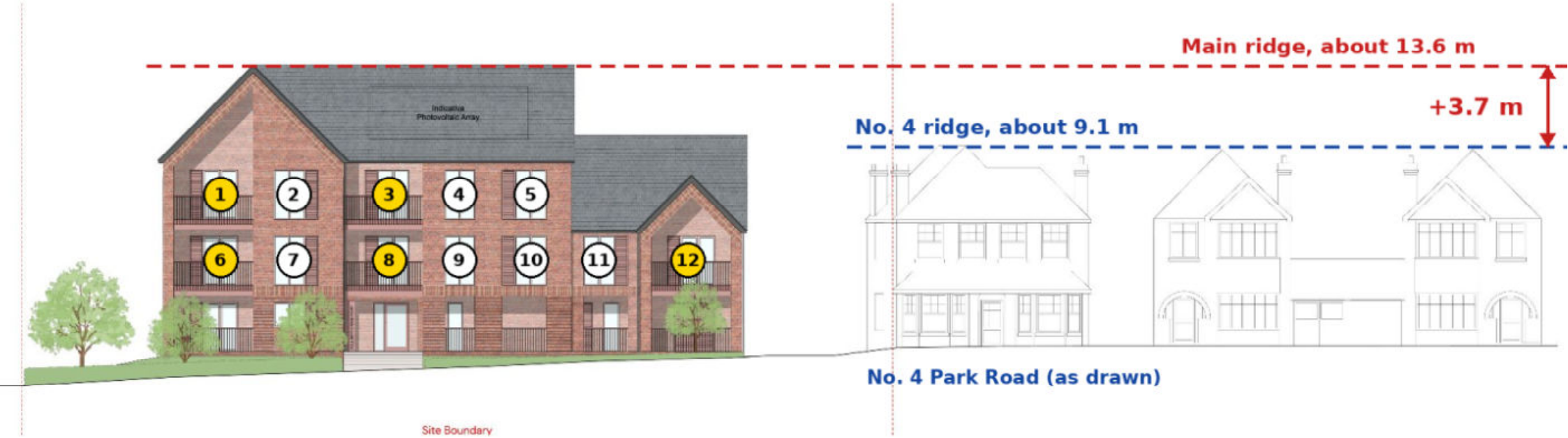
The 25° line is a screening test for where a new building faces the window. It is shown as an indication, not a daylight result.

Heights scaled from 1:100 drawings (about ±0.3 m). 1A position, width and ground level are indicative. Window assumed at 1.5 m.

Sources: Wokingham planning applications 251621 (210806-1300 Rev P03, 210806-1052 Rev P09) and 200776 (PL201 Rev D).

Elevation facing 1A Park Road: Proposed South Elevation, drawing 210806-1301 Rev P05

1A Park Road sits opposite this face, across the site access road. It is not shown on any submitted drawing.



Window (7 on upper floors) Balcony door (5 on upper floors)

12 upper-floor openings face 1A Park Road, plus about 6 at ground floor. Heights are scaled from the 1:100 drawing (about ±0.3 m).

Source: Wokingham planning application 251621. Annotations added; drawing otherwise unaltered.