

PLANNING REF : 251621
PROPERTY ADDRESS : 9 Park Avenue
: Wokingham, Berkshire
: RG40 2AJ
SUBMITTED BY : Mrs Jane Farrell
DATE SUBMITTED : 03/09/2025

COMMENTS:

I would like to oppose planning proposed for the site in relation to:

- Its size, scale and lack of consideration for immediate surroundings
- Detrimental effect on local properties
- Seriously inadequate parking provision
- Road safety concerns at the entrance of Park Road/Wellington Road
- Environmental concerns including removal of protected tree

Size, Scale & Design

The size and design represents a significant overdevelopment of the site at odds with the character of the immediate vicinity. The overbearing size and design will have a detrimental effect including, noise, disruption, natural light and privacy on many nearby properties. The positioning of windows and balconies will directly overlook 1 and 4 Park Road. The design and elevations when compared to the immediate properties on Park Road, are not in keeping with the local vernacular and insensitive to the character residential already here. There are several areas of the Wokingham Borough Design Guide that do not seem to be upheld by the development (including R1, R2, R9, R10, R11, R13).

Parking Provision

The proposed parking provision is contrary to the Local Plan policy of applying Parking Standards. It is seriously underproviding for the 21 units proposed.

The Planning & Heritage Statement argues that the site's town centre location will reduce the need for cars due to its proximity to public transport. This is at best debatable as local public transport apart from the trains can be infrequent and slow, and unlikely to be a able substitute for car ownership.

Park Road Safety

The lack of parking provision and the inevitable parking in Park Road will be a danger to users of this road - including drivers and pedestrians and especially children walking to and from local schools. Park Road is already congested with waiting and turning traffic since the development of Wokingham station. The proposed development will make the issues worse (especially with construction traffic and delivery lorries) and the road less safe. Safe access for emergency and refuse vehicles needs to be maintained as a priority.

Clarity on the adoption of the Park Road/Wellington Road entrance and the provision of enforceable double yellow lines needs to be provided.

Environment and TPO

The scheme fails to meet the 10% biodiversity uplift required under national guidance.

The suggestion that the TPO can be removed as it is "not appropriate

to retain in a restricted urban setting" sets a very worrying precedent for other TPOs in the urban centre of Wokingham.

In summary, I would respectfully ask the committee to refuse this proposal in favour of a smaller, more considerate development that is in keeping with the immediate local vicinity; includes adequate parking; addresses risks to road safety; and has less negative environmental impact.