

PLANNING REF : 251621
PROPERTY ADDRESS : 12 Park Road
: Wokingham
: RG40 2AH
SUBMITTED BY : Mrs Fiona Cross
DATE SUBMITTED : 29/11/2025

COMMENTS:

Residents received a letter saying "revised/additional" plans had been uploaded and that the revised plans included "minor revisions to

internal layout to include evacuation lifts in response to the original consultation comments".

1 First, there was no traditional original consultation on these plans, by which I mean consultation with residents before the plans were submitted for planning permission. The Council applied for planning permission without consulting with residents on these plans.

2 Second, if the "original consultation comments" the letter is referring to are the comments lodged in response to the planning application, then this also appears to be incorrect as there does not appear to be any published comments relating to evacuation lifts. So the letter from the Council about these new documents appears untrue on two counts. This matches the content of the application itself, which is misleading in many respects, not least of all by not flagging that the access point to this development is via Park Road, a road that is not owned or maintained by the Council.

3 The letter to residents also significantly downplays the extent of the new documentation uploaded - 25 new documents, merely referencing "some minor revision to internal layout".

The new documents show how the proposed development is overbearing in bulk and will lead to an unsafe use of Park Road:

1 The REFUSE VEHICLE TRACKING PLAN indicates that the proposal is for refuse vehicles to reverse out of Park Road on to Wellington Road. This will be a highly dangerous manoeuvre. As many residents have commented, the traffic comes around the corner from Station Road very fast and will not have time to brake if a lorry is reversing out of Wellington Road. The same will be true for the lorries delivering to the Station Road businesses that deliver from Park Road rather than blocking traffic/stopping on double yellow lines on Station Road. 2 The PROPOSED SECTIONS A AND B PLAN

(specifically the A-A cross section) shows just how much taller the proposed development will be compared to the existing buildings on Wellington Road. It is a whole storey taller. The peak of the rooves of the neighbouring properties on Wellington Road only reach the ceiling of the second storey flat in the proposed development, that then has a peaked roof on top. The proposed development is completely overbearing on the neighbouring Wellington Road properties, let alone the Park Road property behind it which is to be plunged into darkness.

3 The PROPOSED NORTH AND WEST ELEVATIONS PLANS (specifically the Proposed North Elevation) shows how overbearing the bulk of the proposed development is. It shows how the height of the section viewed from Station Road has looming behind it a large section that is effectively a storey taller. The proposed development may be 3 storeys plus a peaked roof throughout, but the height of the land alongside Park Road compared to Station Road makes it so much more

overbearing at the Park Road end. The fact that this section is higher than the Station Road section is also demonstrated by the PROPOSED SECTIONS C AND D plan, specifically the section C plan. The bulk of the development should be reduced at the Park Road end to make it less overbearing on the street scene and to minimise the loss of light to neighbouring properties.