

PLANNING REF : 251621
PROPERTY ADDRESS : 10 Park Avenue
: Wokingham
: RG40 2AJ
SUBMITTED BY : Mrs Alison Sanders
DATE SUBMITTED : 17/08/2026

COMMENTS:

I have included this submission as an 'objection' because my objection is to the planning application as a whole. What I say below is regarding the parking survey which was added to the planning portal on 22 July 2026. The 22 July survey looks to exclude parking on Park Road, Park Avenue & Albert Road (PR, PA, AR), the rationale for that below.

A revised 'Parking Beat Survey' was placed on the WBC planning portal on 22 July. The 22 June parking survey posted to the portal is marked as 'superseded', I presume the 22 July survey replaces the 22 June survey so the former is now irrelevant so comment on that basis.

The 22 July survey differs from that of the 22 June survey in so far as PR, PA, AR are in the latter one:

1. shown to be 'private road' district from the former which does not. Both reports show that private roads are to be excluded from the survey.

2. unmarked for parking categories, distinct from the former report which shows that the three roads have 'unrestricted' parking.

3. not shown on the 'parking capacity measurement', distinct from the former report which does show them.

4. shown on the 'parking stress table' as zero availability, distinct from the former report which shows percentages.

From this I conclude that PR, PA, AR are therefore considered as unavailable parking for the residents of the proposed development and that the idea of parking for the residents in the proposed development in PR, PA, AR has been dismissed. I approve of that. The report identifies available parking on adopted roads only and then only in places with restrictions e.g. permit holders, no return

within an hour, railway drop-off zone. So, for practical purposes, no parking.

All other housing in this area includes off road parking for at least one (some many more) car per household unit and/or on an adopted road where parking restrictions can and/or do apply. Any development on this land should therefore be likewise.

For the avoidance of doubt, I object to residents of the proposed development using PR, PA, AR for parking.

This parking survey implies that the applicant has realised that the original premise of zero parking need for the residents of the proposed development is a non-starter, which I agree.

In my initial objections submitted on 28 August and 4 September 2025 in connection with this application, amongst other objections, I objected to parking in roads maintained by residents/private roads due to loss of amenity due to street scene domination and highway safety considerations.

My previous objections from 28 August & 4 September 2025 still

apply.

I think that this proposed development is not sustainable in the current concept and that the Council should now sell this plot of land to a developer who will be able to provide sufficient parking for all residents. A new owner may also be able to come to a different arrangement with the car wash owner to create a sustainable housing site.