

PLANNING REF : 251621
PROPERTY ADDRESS : 5 Albert Road
:
: RG40 2AL
SUBMITTED BY : Mr Manoj Mittal
DATE SUBMITTED : 08/09/2025

COMMENTS:

Objection to Planning Application 251621

I object to this proposal on the grounds that it conflicts with Wokingham Borough Council's Town Centre Masterplan and adopted planning policies. The scheme represents overdevelopment, harms residential amenity, and creates unacceptable risks in terms of highways, parking, and environmental impact.

Scale, Height and Design

The Masterplan limits development on this site to three storeys and requires sensitivity to the surrounding Victorian and Edwardian housing. This proposal exceeds those limits. Its scale, massing and design would dominate Park Road, Wellington Road and Station Road, eroding the established character and breaking the long-standing roofline that defines the area.

Neighbour Amenity

The height and position of the building would lead to loss of privacy, daylight and outlook for residents of Park Road and Park Avenue. Balconies and windows would directly overlook neighbouring homes, while the intensity of 21 flats is disproportionate to a quiet de-sac setting.

Parking and Highway Safety

The "car-free" approach is unrealistic given the infrequency of local public transport. With only two disabled bays and four visitor spaces for 21 units, overspill parking is inevitable, worsening congestion on Park Road. Construction access and increased vehicle movements would further endanger the already hazardous Park Road/Wellington Road junction.

Environmental and Infrastructure Concerns

The removal of a protected tree and valuable green space runs counter to the Council's environmental objectives. The scheme provides no clarity on adoption of Park Road, leaving residents responsible for road maintenance and enforcement of restrictions. The loss of greenery will also diminish biodiversity and local amenity.

Inconsistency in Proposed Use

Some drawings include a coffee van, yet it is absent from the south elevation. This discrepancy raises questions about the intended use of the site. It is unclear whether the coffee van is part of the approved scheme, who it would serve, and what its hours of operation would be. The inclusion of such a facility could increase activity and traffic, potentially exacerbating the impacts on neighbouring residents and the local streets.

Application 251621 is contrary to Wokingham's planning policy on design, amenity, transport and the environment. It is clear

overdevelopment and would cause lasting harm to both the character and safety of the area. For these reasons, I respectfully request that the Council refuse this application