

PLANNING REF : 251621
PROPERTY ADDRESS : 8 Park Avenue
: Wokingham
: RG40 2AJ
SUBMITTED BY : Mrs Margaret Baylis
DATE SUBMITTED : 28/08/2025

COMMENTS:

I have some reservations about this planning application and do not consider it acceptable in its current form. As a member of the Wokingham Society, I am astonished that they have condoned it. I am also equally astonished the Council would make this application as it varies from the Masterplan.

PARK ROAD WEST OF THE PILLARS

Without communicating with the residents, the Council are taking over this part of Park Road. However, residents cannot therefore be expected any longer to be responsible for the upkeep of this section of the road. Secondly, the name should be changed, to Park Street for instance, or perhaps Wellington Close.

BEFORE THIS APPLICATION IS TO GO THROUGH, THE COUNCIL MUST BE REQUIRED TO:

ADOPT THAT PART OF THE ROAD or

BE REQUIRED TO MAINTAIN IT AS IF ADOPTED and
TO COMPLETE THE 'ADOPTABLE FINISH' and
CONSIDER THE NAME CHANGE

STREET SCENE

Wokingham Council have long made 'Street Scene' very important in most planning applications, but here they are presenting an absolute monstrosity of a building, next to a very charming and typical house, 2 floors, 100 years old in Park Road, in their own application.

Turning round the corner into Station Road, the same thing happens, a bulky thug of a building next to the pine shop, single floor & 100 years old. The Council knows it can do better than this.

THE HEIGHT OF THE BUILDING(S) SHOULD BE:

BROUGHT DOWN TO 2 FLOORS

THE ROOFS REDESIGNED TO BETTER FIT THE STREET SCENE AND

THE NUMBER OF FLATS SIGNIFICANTLY REDUCED

PARKING

Although there are 6 parking places, the planning application declares itself as a 'car free development', for the residents at least. It is ludicrous to assume that there will be no car owners amongst the 21 households. Where are they going to park? Of course, they should have car parks where they live. The roads adjacent have their own parking problems with drivers executing 3 point turns, at the bottom of Park Road 4-5 times/hour, throughout the day. The car free

experiment on the Outfield Road (previously the cricket & tennis clubs) has proved, as expected, an absolute disaster. Slough Council famously had the same experiment, with the same result.

During the building, we can foresee many workmen, and not necessarily the same ones, turning up wondering where to put their vans and tools. They will look to Albert Road, Park Road & Park Avenue of course, but our roads cannot take the extra loads. We are also scared for the child residents of our roads plus the dogs & cats who will be the victims in any mishaps. There is a car park at the south end of Wellington Road and at the Station, but both probably considered too far away from the site, & expensive.

Really, the site is just too small for this proposal.

THE CARS & VANS SHOULD REMAIN ON SITE OR NEGOTIATE WITH THE CAR PARKS