

PLANNING REF : 251621
PROPERTY ADDRESS : 14 Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Mr Alex Moore
DATE SUBMITTED : 28/08/2025

COMMENTS:

I am a resident of Park Road. I am not opposed to a residential development on this site; however, I feel that 21 flats are unsuitable and excessive.

Objection reason 1 - unadopted/private road:

Park Road and Park Avenue are private roads and the entrance section unadopted public highway. There is one entry off the unadopted section to access the rear of the fish and chip shop and Station Furniture. The council does not have the right to establish new access points along this road to effectively create additional entry points to parking facilities.

As outlined in the application form, WBC do not own the entrance section of road, therefore, how do they claim to have the right to develop and benefit from the land?

Objection reason 2 - no parking development

Approving a scheme of this size with no parking for occupants would set a precedent for the borough and have to influence future similar developments.

In an ideal world, being located opposite the station and close to town, one might propose that the occupants would not require a car, however, in reality, this is not the case. As has been seen at other developments within close proximity - Outfield Crescent development. WBC need to acknowledge that occupants will own vehicles which will have parking implications within the wider area.

Recent developments:

223691 - 0.81 spaces per dwelling.

200700 - 1 space per dwelling.

Objection reason 3 - construction vehicle access, parking and safety

During the construction of the development, I cannot see any safe place for large construction vehicles to wait, unload, turn etc. Wellington Road is very close to the railway crossing and a cycle route forms part of the footway. How could this safely be addressed and monitored throughout the build?