

PLANNING REF : 251621
PROPERTY ADDRESS : 18 Woodlands Avenue
: Wokingham
: RG41 3HL
SUBMITTED BY : Mrs Mandi Eagle
DATE SUBMITTED : 28/08/2025

COMMENTS:

I am writing to formally object to the above planning application concerning the proposed development on the land at the junction of Wellington Road and Station Road in Wokingham (RG40 2AH).

As a local resident [or: concerned member of the public], I have serious concerns about the impact this development would have on the local area, specifically in terms of:

1. Traffic and Highway Safety

The proposed development is located at an already congested junction with high levels of both vehicle and pedestrian traffic, particularly during peak hours and school runs. Adding further pressure through increased vehicle movements risks exacerbating traffic congestion and raises concerns about road safety, especially near the station and town centre access routes.

2. Overdevelopment and Density

The scale, massing, and density of the proposed development appear out of character with the surrounding area. This part of Wokingham is characterised by [insert relevant description: e.g., predominantly two-storey Victorian buildings / a mix of residential and commercial use with moderate density], and the proposal would represent

overdevelopment of a relatively constrained site.

3. Impact on Heritage and Character

The junction of Wellington Road and Station Road is close to the Wokingham Town Centre Conservation Area, which has a distinct historical character. Any development in this location should respect and reflect the local architectural style and heritage. The current proposal risks undermining the character of the area, both in scale and appearance.

4. Parking and Infrastructure Strain

The proposal does not appear to make sufficient provision for on-site parking relative to the scale of the development. This is likely to cause overspill into nearby streets, increasing pressure on already limited parking availability. In addition, the strain on local infrastructure such as drainage, public transport, and services (e.g., schools, GP surgeries) must be considered.

5. Environmental and Amenity Impact

The proposed development could have a detrimental impact on local biodiversity and green space, depending on the nature of the site. Furthermore, issues such as loss of light, privacy, and increased noise for nearby properties must be carefully evaluated and mitigated if the scheme is to proceed.

Conclusion

In light of the concerns outlined above, I urge Wokingham Borough Council to refuse planning permission for this development. I also request that I be kept informed of any updates regarding this application, including any revised plans or dates for public meetings.