

PLANNING REF : 251621
PROPERTY ADDRESS : 1 Park Avenue
: Wokingham, Berkshire
: RG40 2AJ
SUBMITTED BY : Ms Leigh Hills
DATE SUBMITTED : 27/08/2025

COMMENTS:

Objection to Planning Application 251621 (Station Road / Park Road Development)

I am writing to object strongly to this planning application because the scale, design, parking provision and impact on neighbours are inconsistent with Wokingham Borough Council's own Town Centre Masterplan and planning policy. The proposal represents overdevelopment, threatens residential amenity, and creates highway and safety risks.

My particular concerns and objections are detailed below.

Scale, height and mass - Objection on the basis that the bulk/mass of the proposed building is out of character for the area and out of proportion to its surroundings and thus breaches Wokingham Borough Council's Design Guide, specifically R9 and R10 of section 4.5.

- The proposal exceeds the Masterplan guidance that development on this site should be limited to three storeys and sensitive to surrounding 2-storey Victorian/Edwardian houses.
- Its bulk and massing would dominate Park Road, Wellington Road, and Station Road, harming the established historic character.
- Residents of Park Road and Park Avenue maintain the ridge-line rule - the highest horizontal point of a roof where the two roof planes meet at the top.
- The design takes cues from developments that are not visible from the site, rather than from immediate neighbours.

Impact on neighbours -- Objection on the basis that the development will have an extremely negative impact on its neighbours by overlooking them, causing a loss of light to them and as a result of the inevitable noise generated by 21 new homes.

- Overlooking from balconies and windows will severely affect privacy at 1 and 4 Park Road.
- Light loss and an overbearing building will reduce quality of life for surrounding residents.
- Noise and disruption from 21 flats is disproportionate to this quiet cul-de-sac setting.

Parking - Objection on the basis that the development will result in nuisance parking both during and following the development's construction unless adequate car parking is provided or enforceable controls are imposed as a condition of planning permission.

- The "car free" concept is wholly unrealistic; local public transport is too infrequent and slow to be a viable substitute for car ownership. This concept is also impractical and unenforceable.
- With only two disabled bays and four visitor spaces for 21 flats,

overspill parking is inevitable, worsening congestion on Park Road. There is clear evidence in nearby developments that insufficient parking for residents results in drivers parking on pavements and causing a danger to other driver and pedestrians.

Highway safety - Objection on the basis that there is inadequate provision for delivery lorries and insufficient consideration has been given to road safety at the junction of Park Road and Wellington Road.

- Construction access, delivery lorries, and increased traffic will heighten risks at the already hazardous Park Road/Wellington Road junction, which is a danger for pedestrians and drivers alike, particularly due to the speed at which vehicles drive when turning from Station Road to Wellington Road.

- In addition to the disruption and danger during the construction period, the junction at Park Road and Wellington Road will become even more hazardous after the period of construction, due to the increased volume of traffic brought about by the proposed new residents, their visitors and delivery vans etc.

Highway Maintenance - Objection on the basis that the construction of the proposed development will damage Park Road that has been paid for by the residents and there is no forward provision for its ongoing maintenance in the proposal.

Wildlife and ecological impacts - Objection on the basis that current habitat will be destroyed with no adequate replacement provision contrary to R13 of section 4.6 of Wokingham Borough Council's Design Guide (page 45).

- The removal of a significant protected tree (with TPO) and green space is unacceptable given the loss of open land elsewhere in the town centre.

- Highway damage during construction will fall on residents, who currently maintain Park Road and Park Avenue at their own expense. - The application lacks clarity on Council adoption of Park Road, undermining enforcement of proposed double-yellow lines.

- Significant loss of green space attached to wildlife and subsequent landscape degradation. If maintained this green space would contribute positively to the local area.

In conclusion, the proposal is contrary to local planning policies on design, amenity, and transport. It represents overdevelopment of the site and will cause long-term harm to the character and safety of the area.

I therefore respectfully request that the Council refuse this application.

Objection submitted by Leigh Hills and on behalf of Douglas Hills and Cecilia Hills (all residents at 1 Park Avenue)