

PLANNING REF : 251621
PROPERTY ADDRESS : 16 Park Road
: Wokingham
: RG40 2AH
SUBMITTED BY : Mr Paul CHARLES
DATE SUBMITTED : 27/08/2025

COMMENTS:

1. The Height of the proposal is non compliant with surrounding building heights as per the Master Plan Guidance.
2. The proposal overlooks the neighbouring existing buildings and is non compliant with privacy policies.
3. The access and egress to the construction site is dangerous as this is restricted to park road. This is not mitigated by the designer under The Construction (Design & Management) Regulations (CDM 2015). There will be a significant risk to the public and construction works due to the limited access to the site and the current design.
4. There is no parking and no realistic approach to the reality that occupant and their visitors require parking. Therefore the design is non compliant with reality of the parking needs.
5. The proposal requires the removal of the existing trees that are protected by a TPO. Why are these TPO trees being demolished as part of the design. A compliant design needs to the existing trees that are protected by a TPO.
6. Is there evidence that this has been assessed as an option.
7. The proposal is on a green space. Bat have been observed (and documented) operating in this area. The proposal removes habitat for wildlife and bats.
8. The disabled parking is non compliant with Town Planning guidance and The Construction (Design & Management) Regulations (CDM 2015). The Design promotes reversing and turning into a road. All other town park developments provide parking parallel to the road and not perpendicular to the road to mitigate the hazard.
9. The design due to its location on the entrance to a road and main road promotes many hazards associated with The Construction (Design & Management) Regulations (CDM 2015) that are not mitigated by the design. Essentially overdevelopment of a green space.