

PLANNING REF : 251621
PROPERTY ADDRESS : 8 Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Mr Enrico Scinto
DATE SUBMITTED : 27/08/2025

COMMENTS:

I strongly object to this planning application for various reasons and ask you to refuse this planning permission on the following grounds

1. One of my major concerns is the effect this proposed building could have on my older house as the foundations are not very deep. To date my house has not been affected by subsidence or flooding. The proposed building could change this and could have a detrimental impact on my property in the short and long term.
2. Another major concern is the assumption that all the land represented by a red boundary line on the plans belongs to Wokingham Borough Council (WBC) and it does not.
 - a) Have the covenants and schedules on this land been adhered to?
 - b) Who will maintain the part of the land made up to adoptable roads once the work is complete as WBC do not own this land?
 - c) Who will be responsible for the double yellow lines on the land not owned by WBC?
3. The proposed building is taller than the surrounding buildings and will cause overlooking, shadowing, loss of privacy and amenities to my property and neighbouring properties in the immediate area
4. This proposed plan is not in keeping with the current character and street scene of the houses in the immediate area and does not enhance or contribute in keeping the historical legacy of this area.
5. There is an impact of loss of light for neighbouring properties and ours
6. The increase in artificial light alongside the increase in noise will have a detrimental impact to the health and wellbeing of the occupants of neighbouring properties including my own
7. No parking provision has been made for the residents of the flats which will no doubt cause an overspill of parking into Park Road, Park Avenue and neighbouring streets and no consideration has been given to how prevent this from happening.
8. The increase in traffic will cause more problems to Park Road with residents, visitors, delivery drivers, etc. trying to enter and exit it.
9. The Blue badge bays are situated in a dangerous position with cars coming from many directions
10. The wildlife and ecological impact of this proposed building will not only be immediate but impact future generations with the loss of this green space, the removal of the Black Poplar (TPO - 514 - 1989) and other trees on this site and the displacing of

wildlife habitats.

I therefore urge you to refuse this planning application

Kind regards,
Enrico