

PLANNING REF : 251621
PROPERTY ADDRESS : 10 Albert Road
: Wokingham, Berkshire
: RG402AL
SUBMITTED BY : Mr Anthony Heyworth
DATE SUBMITTED : 27/08/2025

COMMENTS:

This planning application should be refused because of lack of parking provision and the scale, design 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.

Parking and Highway Safety

- The "car free" concept is unrealistic; local public transport is too infrequent and slow to be a viable substitute for car ownership. Every flat will own at least one if not two cars.

- With only two disabled bays and four visitor spaces for 21 flats, overspill parking is inevitable, worsening congestion on Park Road and the surrounding roads.

- Construction access, delivery lorries, and increased traffic will heighten risks at the already hazardous Park Road/Wellington Road junction.

Scale, Height, and Design

- The proposal exceeds the Masterplan guidance that development on this site. The height is not 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.

- The development should be 2 storeys throughout (ground and 1st floor using the terminology in the planning application) and certainly

should not have three storeys (described as ground, 1st and 2nd floors in the planning application) facing Park Road.

Impact on Neighbours' Amenity

- 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.

In summary

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.

Furthermore, the environmental and infrastructure concerns, in particular, align with material planning considerations and that council precedent supports refusal on the very grounds being

raising.

I therefore request that the Council refuse this application.