

PLANNING REF : 251621
PROPERTY ADDRESS : 3 Park Avenue
: Wokingham, Berks
: RG40 2AJ
SUBMITTED BY : Mr Michael O'Riley
DATE SUBMITTED : 27/08/2025

COMMENTS:

I wish to raise the following comments regarding this proposed development. While generally in favour of creating a residential complex on this poorly maintained site, with an emphasis on good quality housing in keeping with the surrounding vicinity, importantly reflecting the "Southern Gateway" concept (a term that has been used for many years by the Council) to visually impress and make a

statement about the town that has a bit of a "wow" factor - ie the first thing people see on entering the town by road or train is a building to represents the town, its people and values and importantly relatable to the extensive historical links to this "market town of Wokingham". Sadly I feel the current proposal fails in many respects, summarised as follows

1) Overbearing Size - not in keeping with surrounding structures, not in context with Edwardian buildings. Dull architecturally.

Frankly an unpleasant blot on the landscape

2) Density - clearly this proposal is attempting to squeeze a quart into a pint pot - an excessive number of "shoe box units" that may seem attractive on a planning document but provide little more than a bed to sleep in, no space for young people to raise and build a family for the long term. Excessive overcrowding. Essential workers also need decent homes like other people have

3) Car parking - obviously none provided. How are the target owners expected to do their jobs supporting the local population without transport. They cannot be expected to rely on trains buses etc for out of hours work. Fantasy land stuff

4) Car parking issues - of course there will be massive parking problems, no matter what Council Planner would like to envisage Will the council insist as a requirement for purchase or letting that no cars will be owned / parked in the surrounding (crowded) area with the right to termination of lease etc if owners/tenants fail to comply? Will the council check with DVLC to ensure prospective applicants DO NOT have a driving licence? What happens if the adjacent private roads - Park Road, Park Avenue introduce clamping schemes.

Clearly a reduction in number of units, sensible factoring in of onsite parking is required

5) Public Safety and Access - loss of visibility for pedestrians / drivers, constricted entrance via Park Road, lack of turning space for lorries, vans, delivery drivers etc. An accident waiting to happen

6) Impact on local business. No signage on the plans for the hand car wash. A well known and established business, visible to all pedestrians and drivers in the immediate vicinity. Under this proposal hidden away in the middle of this crowded development - how will they survive? Will they go out of business, will people lose their jobs. If they survive is it fair on essential workers to have a business like this the other side of their bedroom wall/window ? What happens if the car wash guys up sticks and quit. There is then a patch of wasteland in the middle of this development? Will the council seek to acquire this for more

development, allow the owner to turn into a car park? Madness to "build around it"

7) Everyone understands the pressures on councils and individuals in relation to housing. We all get that. Unfortunately this current application does nothing to improve the town, enhance the local area, safeguard local business and provide genuine quality housing and lifestyle for essential workers. I strongly object to the proposal in its current form and it should be rejected.