

PLANNING REF : 242066
PROPERTY ADDRESS : Flat 14
: Ascot House, Finchampstead Road, Wokingham
: RG40 2NW
SUBMITTED BY : Mr Peter Hodgson
DATE SUBMITTED : 17/11/2024

COMMENTS:

I have been a leasehold resident in Ascot House since June 2023.

I fully agree with and support the objections lodged against this planning application to date, and would like to register a few further objections/concerns.

The Daylight & Sunlight re port states that I will be losing a degree of light to my living room and bedroom windows. It makes no mention of the fact that my kitchen, which doesn't have a window, is dependant on borrowed light from my living room, which it is on a split level to. On a bright sunny day I can just about use my kitchen without turning on the lights, any loss of natural light would mean this may no longer be the case, and this to me would not be acceptable.

The Construction Method Statement states it anticipates a construction duration of nine months. There is no detail to support this statement. The original conversion of Ascot House from office space to residential took in excess of 18 months. The new application is a far more ambitious project. The construction duration with the limited site access and storage facilities now available, and the safety and well being of 24 residents at stake is more realistically going to be in the region of a year and a half to two years.

In that time period the residents will be subjected to daily noise pollution and air pollution. The windows that have been installed in the 24 existing residential units offer very little in the way of soundproofing to the outside world, whether this is due to poor quality or poor installation I cannot say. Like many other residents I have a regular requirement to work from home, where being able to make a phone call or attend a video meeting unhindered by noise or vibration is an essential need. I do not have the luxury of alternative office or work premises, I am a self employed business owner, my income will be affected if I am unable to carry on working from home unhindered. It should also be noted that many of the existing windows at Ascot House are particularly large, an inheritance from the original office construction and usage. In warmer weather the majority of windows are wide open to create through flow of air where possible, and to release heat from the building. This will no longer be possible with the dust in the air from the construction work, the result being that unless all residents purchase portable air conditioners they are going to have to cope with unbearable living temperatures. I think the effects for the existing residents of being trapped in a building site in this way for a long length of time could well bring on some serious health concerns, and some sort of qualified medical statement should be commissioned to address this concern, thus

providing accountability at a later date should it be necessary.

The Construction Method Statement gives lengthy detail and explanations of how the site will be accessed by building materials vehicles and contractor vehicles.

It makes the assumption that the entrance to Kendrick Close and the roadway directly outside Ascot House is clear.

This is rarely the case.

There are no parking restrictions outside Ascot House, and a double yellow line only on the side of the road exiting Kendrick Close.

Many people park in this area to use the town centre, to use the Carnival Hub, and I suspect to use the station.

Vehicles may be parked for half an hour, a couple of hours, or maybe all day.

Whilst smaller vehicles can still negotiate the parked vehicles, larger ones, particularly building materials delivery vehicles, certainly could not.

The Construction Method Statement doesn't take this into account, and their claims of easy access to the site should be disregarded.

It does not take a lot to create gridlock at the Carnival roundabout, and this would definitely happen on a regular basis, causing travel misery to many Wokingham residents, not just the ones in the vicinity of Ascot House.

Finally, and more of a comment than an objection.

The applicants, Klara Homes, have at no point made any approach to engage with the residents here at Ascot House.

Whilst this is extremely disappointing, it also demonstrates the total disregard they have for the well being of the leaseholders and rental tenants in the building.

I think Wokingham will be a far better place if this application is not approved.