

PLANNING REF : 242066
PROPERTY ADDRESS : 17 Ascot House
: Wokingham
: RG40 2NW
SUBMITTED BY : Mr Tom and Annabel Cattnach
DATE SUBMITTED : 12/04/2025

COMMENTS:

I am writing to formally object to the updated planning application 242066. Whilst firmly standing behind my original objection submitted in November 2024, I would like to add the following additional concerns.

My primary concern is the absence of a structural survey within the application produced by a qualified structural engineer. This raises serious safety concerns regarding the impact of the proposed development on the existing building and its structural integrity. A structural survey is essential in assessing whether proposed works will compromise the stability of the existing structure, particularly if the development involves significant alterations such as additional loading. Without such assessment, there is the risk of structural failure, subsidence, or other safety hazards that could endanger occupants and nearby properties.

The complete lack of provision for affordable housing within the proposed development is contrary to the adopted Core Strategy and the social objective to sustainable development as set out in the National Planning Policy Framework. The Financial Viability Assessment has either not been submitted or is not clearly uploaded onto the planning portal making further comment extremely difficult. The applicant's agent refers to a FVA in the planning statement showing that the development cannot viably afford to contribute any amount to the affordable housing scheme. Whilst it may not be viable to meet the 20% target set out in the Core Strategy, it is unacceptable that a lower amount cannot be negotiated with the applicant at a reduced rate if there are unusual costs associated with the construction of the additional flat. In itself, it is difficult to understand how erecting flats on top of an existing structure, where it is acknowledged that steel framing for support has already been installed, could not provide a contribution. Given the national shortage of affordable housing, it is imperative that the applicant's figures are rigorously assessed and where necessary challenged.

The proposal will still result in a development of excessive scale and massing which will adversely affect the surrounding area. It will dominate the streetscape, creating an overbearing presence that is not in keeping with the established character of the neighbourhood. The applicant's have made reference to built form on the opposing side of the roundabout such as the Premier Inn site but this has an entirely different context and it is obvious that the Denmark Street/Finchampstead Road network acts as a physical and spatial barrier to two completely different character areas, one comprising higher buildings and the other being of a more domestic scale.