

PLANNING REF : 243229
PROPERTY ADDRESS : 84 Victoria Road
: Wargrave, Berkshire
: RG108AE
SUBMITTED BY : Mr Adam Bertelsen
DATE SUBMITTED : 02/02/2025

COMMENTS:

Dear Sir/Madam,

We are writing to provide comments on the proposed development opposite our house on Victoria Road. While we appreciate the need for new housing in the village, we have some concerns about the impact of this development on the existing character of the area, parking congestion, and traffic management during the build. Our concerns are outlined below:

Building Height and Street Character

The proposed buildings appear to be effectively three storeys high, due to a high roof for the third storey, which is significantly taller than the existing houses nearby along Victoria Road. The increased roof height is out of character with the surrounding properties and may disrupt the uniformity of the street scene frontage we look onto. This could have an impact on the aesthetic appeal of the area and set a precedent for future developments. We would like to understand the rationale behind this height increase and whether any adjustments could be made to better align with the existing buildings.

Future Parking Access and Road Safety Measures

This section of Victoria Road already experiences significant parking issues, particularly near the local shop. The additional demand for parking from the new development could exacerbate these problems. We would like clarification on what measures will be implemented to prevent new residents or visitors from parking in a way that blocks existing driveways, such as our own which will be opposite the newly expanded road and that we have requested TRO access protection markings for. On another related note, the new road junction will potentially create road safety hazards for cars such as ours reversing into the road or driving past. Will the authorities consider introducing double yellow lines or other road safety measures at key points to ensure safe access for all road users?

Construction Traffic Management

We are also concerned about the impact of construction traffic on the accessibility of existing properties. What plans are in place to manage deliveries, heavy machinery, and construction vehicles to ensure that residents, including those with young children such as ourselves, can continue to access their homes and the nearby shop safely? Will there be a clear traffic management plan and a banksman resource in place to minimise disruption and mitigate safety risks during the build process? Will construction times be restricted to account for the higher traffic on Saturday mornings for sports activities at the nearby recreation ground?

We would appreciate a response addressing these concerns and any

reassurances the council and developers can provide regarding these issues. Thank you for taking the time to consider our comments. We look forward to your response.