

PLANNING REF : 250543
PROPERTY ADDRESS : Woodward Close
: Winnersh, Berkshire
: RG415UU
SUBMITTED BY : Mr Raj Bhatti
DATE SUBMITTED : 01/04/2025

COMMENTS:

I formally object to the proposed change of use planning application 250543 at Unit 4 Data Inc (Uk) Ltd Gazelle Close, Winnersh, Wokingham RG41 5QS. I believe the practical implications of this development on the immediate area warrant serious consideration and present

substantial concerns, detailed below:

1. Parking Limitations: The proposed site currently has fourteen car parking spaces and this will be inadequate to accommodate the significant increase in volume of visitors anticipated for the proposed Islamic education, worship and community centre. This demand for parking will far exceed the capacity of the available spaces

particularly during key prayer times or religious festivals and at weekends. There is already limited parking in the local streets and the inevitable overspill will likely lead to inconsiderate parking on nearby streets, the Wicks/Pets/Halfords car park and Gazelle Close, inconveniencing residents and businesses and posing potential safety hazards to other vehicles and pedestrians.

2. Emergency Vehicles: Emergency vehicle access could be hindered by illegally or densely parked vehicles especially during peak periods.

3. Traffic Congestion: The increased vehicular and pedestrian traffic, especially during peak times and rush hour, will exacerbate congestion in an already busy area. This development is likely to amplify the risk of accidents, could lead to further delays for commuters and put an additional strain on local infrastructure. Furthermore, there will be a bottleneck at the exit from Gazelle Close encouraging drivers to make an illegal right turn onto Reading Road increasing the potential for accidents.

4. Noise Pollution: The nature of religious gatherings and frequent usage for social events may generate noise levels that are incompatible with the current character of the area, impacting the peace and quiet of the surrounding residential, office areas and businesses.

5. Impact on Local Businesses: Traffic congestion, noise, and limited parking may deter customers from accessing the nearby retail park and other businesses, potentially impacting their operations and revenue.

6. Alternative Locations: It may be worth exploring alternative sites that are better equipped to handle the operational demands such as areas with larger parking facilities, or less sensitive residential proximity.

The impact of this proposal is incompatible with the area's infrastructure, environment, and current character. I respectfully request that the planning department reconsider the suitability of this application.

Thank You.