

PLANNING REF : 251621
PROPERTY ADDRESS : 14 Park Avenue
: Wokingham
: RG40 2AJ
SUBMITTED BY : Mrs Gillian Wright
DATE SUBMITTED : 27/08/2025

COMMENTS:

Comments on proposed development on Wellington Road/Park Road

Scale, Height and Design

I strongly object to the proposed over-development of this site.

The overbearing scale of the proposed 3-storey development is completely out of character with surrounding housing, and is at odds with the WBC's Town Centre Masterplan and design guide. The footprint of the proposed building is far too big for the site, and the height completely out of proportion with the surroundings. Comparison with the Elms Field development (which is not visible from the site) is irrelevant as this is an entirely different location. While the development is said to be 'at the junction of Station Road and Wellington Road', the main access is from Park Road where it would have a huge negative impact on the surrounding established housing - largely Victorian and Edwardian two-storey family homes - in Park Avenue and Park Road. The proposal clearly fails to meet the council's stated aim of creating 'street scenes with a coherent character'.

The lack of parking provision for the proposed 21 flats would simply add pressure to the surrounding streets, as can clearly be seen in the pavement parking on the cricket field development on Wellington Road. It is unrealistic to imagine that 21 residents will require only 2 disabled parking bays and 4 parking spaces for themselves, their visitors and deliveries.

The loss of the significant tree (subject to a TPO) which has dominated its surroundings for many years, would be detrimental to the area.

Highway Safety/Traffic

With the increasing volume of town centre traffic, the junction of Park Road and Wellington Road is already hazardous, with queues of traffic towards the station and vehicles rounding the corner from Station Road at speed. The additional traffic inevitably created by the addition of 21 flats would only worsen the situation.

In conclusion, I believe the proposal represents over-development of the site and is contrary to local planning policies on design and transport. As it would change the nature of our quiet characterful cul-de-sac, I urge the Council to refuse this application.