

PLANNING REF : 251621
PROPERTY ADDRESS : 9 Albert Road
: Wokingham
: RG40 2AL
SUBMITTED BY : Mr Richard Woodward
DATE SUBMITTED : 27/08/2025

COMMENTS:

I'm writing to object to this planning application because it simply doesn't fit with what Wokingham Borough Council's Town Centre Masterplan says should happen in any development here. The scale, design, and parking plans are all conveniently out of place to maximise the number of units at the expense of real problems for local residents.

First off, the building is way too big and tall. The Masterplan says developments here should be no more than three storeys and respectful of the surrounding Victorian and Edwardian houses, which are mostly two storeys. But this proposal ignores that, with a bulky design and pitched rooves that will dominate the nearby streets and spoil the historic character. It's clearly been designed based on other, unrelated developments rather than the immediate neighbours.

On top of that, the impact on the immediately local residents (especially 4 Park Road), will be terrible. As the owner and resident of 9 Albert Rd, I am sympathetic to the issues for those nearest the development on Park Road. We are overlooked by the Elms Field development and that building blocks our morning sunlight into our garden, but our garden now also lacks any privacy. The station roadside of the development should be removed to make room for parking, as they will have balconies and windows that are all entirely north facing so they themselves will get no sunlight even the east facing will get little light and they will overlook shaded gardens on Park Road, ruining their privacy. The building will block light and feel

oppressive, and having 21 flats in a quiet cul-de-sac will bring a lot more noise and disruption than the area can handle.

Parking is another big issue. The idea that this can be a "car-free" development just isn't realistic because public transport here is too slow, horrendously unreliable or non-existent at weekends, and too infrequent to replace cars. With only two disabled spaces and four visitor spots for 21 flats, there's no way overspill parking won't clog up Park Road. The lack of spaces maximises units and just passes the problem of parking to local residents in the area. If you are planning on renting the units out to key workers, then parking would be essential, as there are no night buses or trains at the end of A&E shifts, or late Police shifts. The lack of parking could be viewed as discriminatory against key workers/anyone with shift work and against those with disabilities or mobility issues as two disability spaces barely covers provision for visitors let alone the expected 40+ tenants.

Plus, construction and delivery vehicles will make the already dangerous Park Road/Wellington Road junction even riskier. And the visibility of the junction to see what's coming from Station Road nearly impossible, Wellington Road is too fast as it is, without making it less safe to pull out of the junctions on it.

There are also environmental and infrastructure worries. The proposal means cutting down a protected tree (double standards) and losing

valuable green space, which is important for local wildlife and the

community's quality of life. There is so much opportunity to increase residential properties by converting existing and empty office buildings, why do we need to remove more green space in the very busy and noisy junction. I wonder what day the noise survey was done, resume not on a Friday or a Saturday night, when revellers are in full swing at Station Tap. Residents currently maintain the road themselves, and construction will likely cause damage that they'll have to fix. Also, the application doesn't make it clear if the Council will take responsibility for Park Road or enforce parking restrictions properly.

Overall, this plan feels like overdevelopment that goes against local policies on design, neighbourliness, and transport. It risks harming the area's character and safety in the long term. Unless the Council can show how this fits with its own rules, then I fervently object to this application.