

PLANNING REF : 251621
PROPERTY ADDRESS : 12 Sandy Lane
: Wokingham, Berkshire
: RG41 4DB
SUBMITTED BY : Mr Paul Edwards
DATE SUBMITTED : 28/08/2025

COMMENTS:

Having been a resident and with having a local architects business in Wokingham for over 30 years I am very concerned about the amount and quality of development being proposed for this site. This prominent corner site is an important and strategic piece of land and should have building that has been designed to respect the neighbouring properties and the street scene. The current proposal is just mimicking the development in Elms Field to gain the maximum number of units on the site. It is understood that there is a great need for affordable housing and this is a suitable site being in a sustainable location. However having a building of three storeys in height and then a steeply pitched giving a greater ridge height shows a considerable lack of understanding of the value of this site by both the architects and Wokingham Borough Council for commissioning the project and application as it stands. There are a number of planning policies both national and local that hopefully the planning officers will consider in making their recommendation to the committee which I trust will be a recommendation for refusal. The National Planning Policy Framework (NPPF) calls for "delivering sustainable development with the emphasis on the importance of design quality and promoting locally distinctive developments. Wokingham Borough Councils Core Strategy also backs up the NPPF principles with their Managing Development Delivery Local Plan Policies and the Borough Design Guide. Wokingham Borough Councils Policy WOS2 promotes the principle of development, providing there is no adverse impact on the character of the area. Unfortunately the proposed design has a serious impact on the character and particularly the street scene. The proposed drawings clearly show the detrimental impact the proposed three storey building has on the single storey furniture building in Station Road. It also has the same detrimental impact in the Wellington Road street scene, although the single storey building has been omitted from this elevation.

This site is viewed not just by pedestrians and road users but passengers on the railway so therefore it has an important statement to make for Wokingham and the building should be of a maximum two storey design that respects to neighbouring properties and makes a contribution to the street scene and enhances the character of the area.

Being close to the town centre and the railway station it is understandable that the need for vehicle parking should be reduced, however in practical terms there will be some problems for local residents with users of the new development want to park their cars unless the council can provide them with suitable arrangements. The proposal at present is a clear over development of the site and goes against the majority of the councils policies and Borough Design Guide and should be refused