

PLANNING REF : 251621
PROPERTY ADDRESS : Quakers Hat
: 38 Wellington Road, Wokingham, Berkshire
: RG40 2AG
SUBMITTED BY : Mrs Judith Scott
DATE SUBMITTED : 29/08/2025

COMMENTS:

The proposed development will a substantially larger building than any locally which are 2 story houses with gardens. It will also be higher than the surrounding buildings. The Council's guidance is that developments should be in keeping with the surrounding buildings and this clearly will not be in keeping both in appearance and scale.

The provision of virtually no parking will be a problem for surrounding roads which already have problems. The worst affected will be Park Road and Avenue, but it will also affect Albert Road, which is much narrower and is private property. We have had recent problems with people parking and going away, in some cases leaving their vehicles in such a way that the refuse collection cannot take place. There is little evidence that lack of parking deters people from having cars. This is a partly rural area and public transport is generally poor and infrequent. There is evidence from Slough that building without parking does not work, it just creates a parking problem. There should be at least one space per unit, although I believe this is below the recommended allotment in planning guidance. I note that the development across the level crossing on the old Jewsons site has had to provide parking. Why would this site be exempt

I also anticipate that with so little surrounding space delivery vehicles will use the double yellow lines instead. The A321 is a busy road, and obstructions caused by delivery vehicles will affect the flow of traffic through and round Wokingham. Stationary traffic outside the gardens of houses on Wellington Road will increase pollution, and risk endangering health.