

PLANNING REF : 251621
PROPERTY ADDRESS : 4 Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Mr Henry Norris
DATE SUBMITTED : 27/08/2025

COMMENTS:

As the immediate neighbour at 4 Park Road, I wish to register my strong objection to this planning application. My property will be directly and severely affected by the proposals, particularly in terms of design, safety, access, and residential amenity. The scheme fails to comply with the Wokingham Borough Local Development Framework Adopted Core Strategy (January 2010) and associated design guidance.

1. Design, Appearance, and Materials: Policy CP3 states that planning permission will only be granted for proposals that are: "of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users."

This proposal fails every element of that test:

- Context and Character: Park Road and Park Avenue are described in the Wokingham Town Centre Masterplan (June 2010) as: "fine nineteenth century and Edwardian properties built of red brick with fine Edwardian detailing." (paras 3.5.76 & 3.5.79)

The Masterplan emphasises that new development must "blend in strongly with the existing character" and "relate well to neighbouring land use." The proposed 21-flat block is a complete contrast to this setting. It takes cues from Elm s Field - a scheme neither visible from nor relevant to Park Road - rather than the immediate Edwardian context.

- Materials and Detailing: The proposed flats lack the red brick, proportions, set-backs, and garden spaces that define Park Road. Instead, the building introduces a monolithic block that bears no relationship to its surroundings. This is contrary to Borough Design Guide Policy R2, which requires new housing to "respond to its context, relating well to neighbouring land uses and properties."

- Height and Massing: The Masterplan limits development on this site to three storeys at most, carefully related to its residential neighbours which is neither accurate or true. Yet the scheme still proposes two second-floor flats facing Park Road (units 20 and 21), after which height reduces. This fails to respect the cul-de-sac's established scale.

- Ridge-Line Principle: Park Road and Park Avenue houses are consistently two storeys with pitched roofs aligned along a common ridge line, which has been the defining rhythm of the street for over a century. The proposed block breaks this principle by projecting a third storey and pitched roof well above neighbouring ridge lines. For 4 Park Road specifically, the new block will loom directly over gardens and principal rooms, blocking light, intruding on privacy (children), and creating an oppressive, unsafe

outlook. The Borough Design Guide (R9, R10, R11) allows taller buildings only where of "exceptional design quality" and in specific limited circumstances. None of these apply here.

2. Highway and Pedestrian Safety: The Park Road/Wellington Road junction is already hazardous due to speeding traffic from Station Road. Additional resident, visitor, and service vehicles will increase accident risk and noise pollution (moped engines and respective idling attached to deliveries). Proposed parking bays on Park Road push congestion closer to the junction. Delivery lorries and refuse vehicles lack turning space and would be forced to reverse into Park Road, endangering pedestrians, cyclists, and cars.

3. Safety During Construction: Park Road is a privately maintained road not built for HGVs, and the dirt track road running adjacent to 4 Park Road is very narrow. Construction traffic will endanger residents at 4 Park Road as the area is unsuitable for high-flow traffic. No enforceable worker parking plan has been proposed. The boundary line for 4 Park Road is shown incorrectly on submitted plans. Land Registry records confirm our boundary is approximately one metre wider than shown, bringing HGV access even closer to our property and increasing safety risks.

4. Impact on Immediate Neighbours (including 4 Park Road): The building will cause serious loss of light to my property. The Council's own light survey already records failures for two windows directly affected; our independent surveyor will be submitting further evidence. Balconies and windows will directly overlook my family home and garden, including my infant son's bedroom, destroying privacy and compromising safety. To cite 4 Park Road's recent decision notice for application no 231356 as conducted by Marcia Head Head of Development Management - Place & Growth: 'The proposed two rooflights in the eastern side elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained. Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.' As per the Wellington Road plans there is zero safeguarding of residential amenities which is in complete contrast to this feedback. Furthermore, a block of 21 flats will generate constant noise and disturbance, out of keeping with this quiet cul-de-sac. Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Council's Borough Design Guide (BDG) stipulates that alterations and extensions to buildings should relate well to neighbouring properties. This proposed new massing completely disregards these stipulations.

5. Parking and Enforcement Risks: The proposed "car free" concept is unrealistic. Public transport services are insufficient to replace car ownership. Overspill parking will inevitably clog Park Road and Park Avenue, obstructing emergency access. Unless Park Road is

adopted and restrictions enforced, the car-free premise cannot be made to work in practice.

6. Environmental and Infrastructure Concerns: The removal of the protected poplar tree (TPO) and other vegetation is unjustified and reduces biodiversity. The application does not achieve the required 10% Biodiversity Net Gain, nor does it specify off-site provision. Park Road is privately maintained at residents' expense. Construction traffic will cause significant damage, yet no binding commitment to repair or adopt the road is proposed.

This application is contrary to Core Strategy CP3, the Town Centre Masterplan, and the Borough Design Guide. The design, appearance, height, and materials are out of keeping with Park Road's historic Edwardian character. The proposal ignores the ridge-line principle, introduces unsafe highway conditions, compromises neighbour safety, and fails to meet biodiversity and infrastructure requirements.

For these reasons, I respectfully request that the Planning Committee refuse this application.

Henry Norris
4 Park Road