

PLANNING REF : 251621
PROPERTY ADDRESS : 20 Park Avenue
:
: RG40 2AJ
SUBMITTED BY : Mr Christopher Bayley
DATE SUBMITTED : 27/08/2025

COMMENTS:

Consultation Feedback

Highway safety / Traffic

Objection on the basis that the proposed development will create an unreasonable level of highway safety risk at the Wellington

Road/Park Road junction:

- The junction from Wellington Road into and out of Park Road is insufficient for any development of the scale proposed on the site and would likely require the inclusion of a mini-roundabout or similar to slow traffic to allow safe traffic flow along Wellington Road and in/out of Park Road.

- The junction from Wellington Road into and out of Park Road is already proving hazardous with the traffic from Station Road appearing with very little notice as vehicles attempt to pull in or out of Park Road. Any development that does not address the risks associated with this junction will inevitably increase these risks through the associated increase in vehicles using the junction.

- Risks to pedestrian safety will increase with any development on the proposed site due to the increased volume of vehicles using the Wellington Road/Park Road junction.

- The proposed making up to adoption standards for the part of Park Road that joins Wellington Road will make the road even more appealing for the many vehicles that currently use the areas to wait, or U-turn in order to make their way to the train station. No amount of double yellow lines is going to make this behaviour stop. With the proposed new development there will be increased traffic, whether delivery vehicles, visitors, emergency services, utility services, etc and together with the U-turners this will create much increased traffic risk at the junction with Wellington Road and on Wellington Road itself.

Parking

Objection on the basis of a lack of suitable vehicle parking included within the design:

- The authors of the proposed development design clearly understand the lack of suitable parking through their proposal to make this development a so called no car ownership development.

- The authors are aware that a no car ownership development is completely unrealistic, unenforceable and purely included to deflect from the practical issues related to not including suitable parking provisions. The issue is that it will be those who would be living in the new development, and those who live in the surrounding areas, that will find themselves dealing with the repercussions for years to come.

- As such this is a blatant attempt to prioritise achieving housing development numbers over creating living situations that work for new residents, when the council should be prioritizing the wellbeing for their residents.

- The onus is on the council to create a development plan that achieves the right balance between providing the amount of

accommodation required for the target occupant groups, and making sure that it provides long term practical everyday use. This has clearly not been achieved by the design of this new development.

Overlooking/loss of privacy / Loss of light or overshadowing /
Layout and density of building

Objection on the basis that the proposed development is completely over-bearing for the site, for the nearby properties and creates light and privacy issues for neighbouring properties:

- The proposed development negatively impacts the privacy and loss of light for neighbouring buildings, when there is no need to do so if the design of a development on the site would see a lower building height, ideally at least 1-storey less.
- The impact on existing residents and businesses should be prioritized over the benefits of the few additional accommodations created by the extra height on the proposed development for the wellbeing of existing residents who have invested in their properties and in their lives in Wokingham.

Design, appearance and materials

Objection on the basis that the proposed development is not in keeping with surrounding buildings due to its design, style and the materials used:

- The proposed development breaches Wokingham Borough Council's own Design Guide, specifically R1, R2 of section 4.2 and R11 of section 4.5.
- R11 states that "New housing should be designed to create street scenes with a coherent character, that relates well to, or enhances, existing street scenes (in terms of scale, rhythm, proportion, height, materials and colour), particularly in areas where built form contributes significantly to the local character". This proposed development is not this. As such, it is out of character with its surrounding buildings. The reference to a development on Elms Field is too distant to be relevant to the site.
- The scale of the proposed development is not in line with surrounding buildings as the proposed development sees the building walls up to the height of surrounding roofs, and therefore the developments roofing is 1-storey higher.
- When looking at the mass of the proposed development, it is significantly larger than existing properties on Park Road, which are predominantly Victorian/Edwardian houses. Any development on Park Road, should reflect the scale, height and mass of the existing properties on Park Road.