

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

COMMENTS:

Objection to Planning Application

Road Safety & Traffic:

The junction at Wellington Road and Park Road is already tricky and unsafe. Cars from Station Road appear with little warning, and it's difficult for drivers and pedestrians to navigate. Adding more traffic from this development would make the situation worse. Without proper changes the junction simply can't handle the extra pressure. Adopting Park Road would also encourage more vehicles to use the road for turning, and with delivery vans and visitor vehicles from the development, the risks on this stretch of road will only increase.

Parking:

The idea that this will be a "no car ownership" development isn't realistic. People will still own cars, and without proper parking, surrounding streets will bear the impact. This isn't fair on existing residents and will create ongoing problems for years. It feels like the proposal is focused on squeezing in housing numbers rather than creating a practical, livable development.

Scale, Privacy & Light:

The building is too tall and overbearing for the site. It will overshadow neighbouring homes and take away privacy. A reduction of even one storey would make a significant difference and allow the development to add housing without causing avoidable harm to those already living nearby.

Design & Character:

The design and massing don't fit with Park Road's existing character, which is mainly Victorian and Edwardian homes. The scheme goes against the council's own design guidance, which requires new housing to reflect the scale, height and materials of its surroundings. Comparing it to Elms Field isn't appropriate as the two locations are completely different in context.

Summary:

This development creates serious road safety concerns, ignores the reality of parking needs, is too large for the site, and doesn't respect the character of the area. It would negatively impact current residents and shouldn't be approved in its current form.