

PLANNING REF : 251621  
PROPERTY ADDRESS : 5  
: Park Avenue, Wokingham, Berks  
: RG40 2AJ  
SUBMITTED BY : Mr James Heighway  
DATE SUBMITTED : 27/08/2025

COMMENTS:

The proposed development should be rejected due to its excessive scale, inappropriate design, and insufficient parking provision, all of which conflict with Wokingham Borough Council's Town Centre Masterplan and established planning policies.

The building's height surpasses that of surrounding properties, which are mainly two storeys. This disproportionate scale would result in a visually dominant structure that disrupts the existing streetscape and erodes the character of the neighbourhood.

I believe development would lead to a loss of privacy, increased overshadowing, and elevated noise levels. The minimal parking allocation is naive and inadequate for the number of units, inevitably causing overflow on to Park road and Park Avenue (both private roads). The suggested parking access will also compromise safety particularly at the already problematic junction of Park Road and Wellington Road.

Additionally, but of no less importance to me and my family, I strongly oppose the removal of a tree protected by a Tree Preservation Order (TPO), as well as the loss of valuable green space, both of which contribute significantly to the environmental and visual quality of the area. Wokingham's natural heritage should be protected, particularly while we see the destruction of our green space to the south of town.