

PLANNING REF : 251621
PROPERTY ADDRESS : 16 Park Road
: Wokingham, Berkshire
: RG402AH
SUBMITTED BY : Mrs Louise Charles
DATE SUBMITTED : 27/08/2025

COMMENTS:

As a local resident, I feel strongly that this planning application should be refused. The development is far too significant for this site, out of character with our neighbourhood, and will have a serious impact on those of us living nearby.

Parking and Road Safety

The suggestion that this is a "car-free" development is unrealistic; all recommendations stipulate an absolute minimum of 1 car per dwelling. Public transport here is not frequent or reliable enough for residents not to own cars; trains only go to Reading or Bracknell, so they are not comparable or replaceable with direct car journeys. There is a suggestion in the planning that those who require cars can always 'rent them'... It's absurd to think that this would be an affordable or viable option for anyone, let alone those needing affordable

housing. With so few spaces being provided, overspill parking is inevitable and will add to the congestion we already face on Park Road. The construction period will also bring heavy lorries and delivery vans, worsening safety concerns at the already dangerous junction with Wellington Road.

If the road is to be in adoptable condition, it simply must be a condition of the plans that the front section of Park Road is adopted by the council so that double yellow lines can be in place and enforced. There is daily parking on the pavements in Outfield Crescent, where the road has not been adopted. If this were to happen at the entrance to Park Road, we would face serious safety issues in providing safe routes for children to access Wellington Road during their school journeys.

Size and Design

The height and bulk of the building are entirely out of proportion compared with the surrounding Victorian and Edwardian houses. The Town Centre Masterplan clearly states that this location should be limited to three storeys; however, this proposal exceeds that limit and would dominate Park Road and the surrounding streets. It ignores the established roofline and takes design cues from developments elsewhere that don't fit this historic setting. The images in the application all refer to properties on Wellington Road and Station Road. It is clear that with the main entrance and vehicular entrance on Park Road, this application is on Park Road and therefore should reflect the character of Park Road.

Impact on Neighbours

Those of us living close by, particularly on Park Road, will lose both privacy and light. Windows and balconies will overlook our homes and gardens directly, and the size of the building will feel overbearing. This will have a real effect on the quality of life in what has

always been a quiet residential area. The increase in noise and general activity from 21 flats will change the character of the cul-de-sac completely.

Environmental Concerns

It is unacceptable that a protected tree and much-needed green space would be lost. These contribute to local wildlife and the character of the area. Once removed, they cannot be replaced. There are several trees similar to this in Wokingham on private property in conservation areas that do not have TPO; however, their removal is routinely denied. It would be inconsistent to allow this.

Construction disturbance and safety

Additionally, residents currently pay to maintain Park Road and Park Avenue, and the application does not explain how damage caused by construction traffic would be addressed.

The size of the development is unnecessary. It would be much more reasonable to create a building with 8-10 dwellings all with their own parking spaces. This would be smaller, protect green space (including TPO trees) and be more sensitive to the road safety of pedestrians on Park Road