

Planning Application: 251621 Objection

Submitted by: Chiara Tuckwell

I wish to raise the following concerns regarding this application and request that they are given careful consideration when determining the proposal.

1. Parking Provision

The proposed parking provision appears inadequate for a development of this scale. There should be a minimum of one dedicated parking space per flat to prevent additional pressure on surrounding roads.

The applicant should investigate underground parking or other alternative solutions to provide sufficient off-street parking without adversely affecting the local area.

2. Impact of Balconies on Residential Privacy

The plans show balconies on the north, south and west elevations. It is essential that these do not overlook neighbouring properties, particularly 1A, 4 and 8 Park Road.

Without appropriate design amendments or screening, there is a significant risk of overlooking and loss of privacy. The development should not result in an unacceptable impact on neighbouring residential amenity.

3. Excessive Height and Scale

Whilst I acknowledge that part of the building is proposed as two storeys adjacent to No. 4 Park Road, the overall scale and massing remain excessive.

The proposal effectively comprises three storeys plus a pitched roof, creating an overly dominant form of development. A two-storey scheme would better reflect the character and scale of surrounding residential properties.

The nearby Jewson's building (On the corner of Oxford Road and Barkham Road formally addressed as: JEWSON, 1 BARKHAM ROAD, WOKINGHAM, RG41 2XR) is already out of scale with the character of the area. Similar heights should not be used to justify further overdevelopment. The proposal should respect the prevailing height of neighbouring houses and ensure no unacceptable loss of daylight or sunlight to nearby residents.

4. Lifts and Noise Considerations

I have been unable to find clear information regarding lifts within the application documents.

If lifts are proposed, the application should demonstrate the amount, location, and how associated noise and vibration will be mitigated. Appropriate acoustic measures should be secured to prevent disturbance to neighbouring residents.

5. Incorrect Assumptions Regarding Park Road Parking Capacity

The Parking Capacity Measurement document appears to identify Park Road as unrestricted parking. This is misleading and should be corrected.

Park Road is a private road and not part of the adopted public highway. The parking assessment should not assume that residents, visitors or workers associated with the development can rely upon parking availability there.

6. Landscaping, Tree Loss and Biodiversity

I am concerned about the loss of existing trees and established vegetation. While replacement planting is welcomed, newly planted trees will take many years to provide the visual, environmental and biodiversity benefits currently offered by mature trees.

Given the failure of several newly planted trees on developments within Wokingham due to inadequate aftercare, any approval should include a robust landscape management plan with watering, maintenance, monitoring and replacement of failed trees for at least five years.

The proposed Hornbeam (*Carpinus betulus*) replacing the protected Poplar (*Populus*) is welcomed. However, additional space for tree planting should be considered around this location to better compensate for the loss of tree cover and wooded character.

The entrance area near the Hornbeam could be redesigned to incorporate further native tree planting, creating a small, wooded feature that would enhance biodiversity, soften the appearance of the development and help replace the wooded character currently experienced alongside Park Road.

Overall, the landscaping scheme should seek to restore not only tree numbers but also the site's character, screening value and biodiversity.

7. Consultation Information

The application homepage states that the consultation period ended on 10 December 2025. This should be reviewed and corrected, as the consultation remains open and the published date appears inaccurate.

Conclusion

For the reasons outlined above, I believe this proposal represents an overdevelopment of the site. Concerns relating to parking provision, privacy, excessive height and scale, potential noise impacts, loss of trees, inaccuracies within the parking assessment and consultation information should all be addressed before any decision is made.

I therefore urge the Planning Authority to seek significant amendments to the scheme or, should these concerns remain unresolved, refuse the application. Emphasis should be placed on reducing the scale of the development's height, protecting neighbouring amenity and providing adequate parking for residents, visitors and workers such as delivery drivers.

Thank you for considering these comments.