

PLANNING REF : 251621
PROPERTY ADDRESS : 5a Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Ms Melanie Stevens
DATE SUBMITTED : 28/08/2025

COMMENTS:

I am writing to formally object to the planning application for the following reasons:

Highway and Pedestrian Safety

The proposed development is located at the bottom of a private road which leads to Wellington Road which is already dangerous to ians, cyclists, pedestrians and motorists alike.

The proposed sheer scale and design of the development that is a three storey, PLUS, roof, poses extensive risks to pedestrians, cyclists and motorists with the additional traffic that will be generated. This will ultimately increase the likelihood of accidents or worse, mortality. The proposed development shows trees aligned with Wellington Road, that will surely impact visibility. Also, there was a cycle path installed along that stretch, I don't see that in the plans? As far as I can tell, it is the opposite of Wokingham Borough Council's Town Centre Masterplan and adopted planning policies.

Insufficient Parking Provision

The proposed development does not provide adequate parking for residents and/or visitors. The surrounding roads and new estates such as Outfield Crescent don't have enough parking for the residents let alone visitors. The younger generations who will learn to drive, get a car and start their career journey. The cost of living is driving that generation to live longer at home with their parents, that also hasn't been considered. The proposed development is being submitted as a 'car free development'. Really? How will this be managed or enforced? No other developments in the borough have been approved without car parking provision so why this one?

All other developments such as Elms Field, Latimer Road, Carnival Place, and others, have dedicated spaces, per development, as this clearly demonstrates, even those allocated spaces are not sufficient for the number of residents that own a vehicle. Please remember that not all vehicles are cars, there are larger vehicles such as vans too.

Is Park Road to be adopted with double yellow lines to prevent residents, visitors and friends etc from parking there. Making it suitable for adoptable standards is not good enough, there is no point having yellow lines or No Parking signs as those the rules cannot be enforced. This will be dangerous for those entering from Wellington Road. This is a problem now let alone with more traffic.

Environmental and Ecological Impact

The removal of the current green space that includes the unjust and immoral removal of a TPO protected and endangered Poplar tree together with established Silver Birch and hedgerows. I have to ask the

question, if I had a tree with a TPO, could I rip it out? You say that the development will replace the trees removed but with what? Saplings that are never planted correctly, in poor soil, never watered and take 30 years + to get to a small percentage of the height of what is already there. Such ecological loss is contrary to Wokingham

Borough Council's own policies on biodiversity protection and the wider national planning guidance. We only have to look at the Tesco development to know that isn't the case.

Overdevelopment, Inappropriate Scale and Design, Privacy and Light

A three storey, PLUS, roof is wholly out of character with the surrounding Victorian and Edwardian homes that predominantly date from the early 1900s and are of the traditional design and scale. It is too tall and overbearing and will overshadow and dominate neighbouring homes, one more or less inches away from their upper window. The materials proposed goes against the council's own design guidance for the area. This not only leads to a loss of privacy, overshadowing and substantially increased noise levels. Introducing an incongruous, modern mass of building fails to respect local character and undermines the heritage value of Park Road and Park Avenue.

Summary

- The proposed development will create serious highway and pedestrian risks
- Ignores the need for parking
- Cause significant environmental and ecological, irreversible harm
- Failure to respect the architectural integrity and privacy of the surrounding dwellings.
- For these reasons and others mentioned above, I believe that this proposal is contrary to Wokingham Borough Council's policies and as a result, I request that the Council refuse the application.

Melanie Stevens