

PLANNING REF : 251621
PROPERTY ADDRESS : 12 Park Avenue
: Wokingham, Berkshire
: RG40 2AJ
SUBMITTED BY : Mrs Gail Wood
DATE SUBMITTED : 28/08/2025

COMMENTS:

I have the following objections to the proposed development at Wellington Rd/Park Rd.

The scale and design of the development is out of character with the surrounding buildings and the "design cues" from the Elms Field development are not relevant as they are not within sight. The plans do not show all the existing properties at the end of Park Rd, if it did you would see how this new development is so overbearing.

Loss of light. Neighbours will be overshadowed and overlooked and the additional noise 21 homes will bring will have a very negative impact.

Parking. The development will bring a great deal of nuisance parking to adjacent roads, Park Rd and Park Ave. A car free development where all the new residents will use public transport is unrealistic. The trains and buses may be nearby but this only works if your destination is also near a station or bus stop. People use cars. If the council does not fully adopt the lower end of Park Rd, paint double yellow lines and "police" it parking will inevitably happen. This will make an already busy junction more dangerous. Also, where will all the construction vehicles go ?

Wildlife and environment. The removal of the TPO and the dense building over this green space is concerning. The cricket ground and part of Elms Field has been built on in recent years, where will it end ?