

PLANNING REF : 251621
PROPERTY ADDRESS : 1 Park Road
: 1 Park Road, Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Mrs Ellie Eagle
DATE SUBMITTED : 28/08/2025

COMMENTS:

1. Impact on neighbours - objection on the basis the 21 flats will have a negative impact on current park road & avenue residents quality of living due to noise, disruption and light reduction on their homes.

- 21 flats and their occupants will significantly increase the noise and disruption to what is a quiet road, notwithstanding its central location.

- Due to the unrealistic "car free development" concept (see below), It will result in nuisance parking outside residents' properties.

2. Parking - objection on the basis of unrealistic 'car free development' concept resulting in 21 + residents parking in authorised places on park road / avenue limiting access to residents and even worse emergency / and service vehicles.

- Living near public transport / town centre is not a valid reason to assume residents will not own cars. Examples set by current Wellington Road, Park Road & Park Avenue residents - majority of which own cars (1+)

- What is the plan for construction worker traffic / parking ? They are unlikely to want to pay to park all day in the train station car park. What will be done to ensure construction vehicles and construction workers do not park on Park Road?

3. Environmental concerns - Objection on the basis that current habitat will be destroyed with no adequate replacement provision contrary to R13 of section 4.6 of Wokingham Borough Council's Design Guide (page 45).

- The removal of a significant protected tree (with TPO) and green space is unacceptable given the loss of open land elsewhere in the town centre. Have the council considered other uses of the land to maintain the green area - for example leaving for wild flowers etc this would have a positive impact on environment and local resident wellbeing

- Significant loss of green space attached to wildlife and subsequent landscape degradation. If maintained this green space would contribute positively to the local area.