

PLANNING REF : 251621  
PROPERTY ADDRESS : Park Road  
: Wokingham, Berkshire  
: RG40 2AH  
SUBMITTED BY : Mr Michele Riccio  
DATE SUBMITTED : 22/08/2025

COMMENTS:

Planning Application Reference 251621.

We have lived in Wokingham for more than 60 years and have always taken pride in the character and community feel of the town particularly in and around Park Road. We've seen a lot of changes over the decades, and while we understand that towns need to grow, we believe growth must be done thoughtfully and in line with the area's existing identity. Unfortunately, this proposed development falls well short of that.

Scale and Design

The building proposed is simply too large and too tall for this location. It goes beyond the three-storey limit set out in the Town Centre Masterplan and doesn't respect the surrounding two-storey Victorian and Edwardian homes that give this part of Wokingham its distinct charm.

Locals have long followed an unspoken agreement to respect the "ridge-line" keeping roof heights consistent with neighbours. This new development would disregard that and introduce a level of bulk and scale that would overwhelm Park Road, Wellington Road, and Station

Road. It also appears to draw design influence from developments in completely different parts of town, rather than blending with what's actually around it.

Impact on Neighbours

The effect on neighbouring homes would be significant. Balconies and windows would directly overlook properties impacting privacy in ways that most would find unacceptable.

The size and proximity of the building would also block light and create an overbearing presence, completely changing the experience of living in this quiet corner of town. Adding 21 flats into a small cul-de-sac setting would also mean a noticeable rise in noise and general disruption.

Parking and Road Safety

The proposed parking provision is far from adequate. A "car-free" model might work in areas with fast, frequent public transport but not here. Local buses simply aren't reliable enough to replace the need for a car.

With only a couple of disabled bays and four visitor spaces, the reality is that residents will have to park on nearby streets, adding to congestion on Park Road. Construction traffic and deliveries will also increase pressure on the already awkward and busy junction with Wellington Road, which many of us already find hazardous.

Environmental and Infrastructure Concerns

We're also very concerned about the loss of green space and the removal of a protected tree. Small as it may seem, this greenery is part of the local landscape and supports wildlife. With green spaces disappearing across town, it feels particularly short-sighted to

take away another one.

And because Park Road and Park Avenue are maintained by residents, not the Council, we will be the ones footing the bill for damage caused during construction. There's also no clear commitment about whether the Council would adopt the road going forward making any enforcement of double yellow lines questionable at best.

#### In Summary

This planning application should be refused because the scale, design, parking provision, and impact on neighbours are inconsistent with Wokingham Borough Council's own Town Centre Masterplan and planning policy. The proposal represents overdevelopment, threatens residential amenity, and creates real highway and safety risks.

We're not opposed to change but it must be the right kind of change, and in this case, it simply isn't. This development would cause long-term harm to the character, safety, and livability of this part of Wokingham.

We hope very much that the Council will listen to the concerns of local residents and reject this application.

Mr & Mrs Riccio