

PLANNING REF : 251621
PROPERTY ADDRESS : 10
: Park Avenue, Wokingham
: RG40 2AJ
SUBMITTED BY : Mr Mark Sanders
DATE SUBMITTED : 01/12/2025

COMMENTS:

I restate my previous comments of 28 August 2025. No material changes have been made to the plans to necessitate any change to my comments. My 28 August comments go in to specifics about how the development is contrary to so many aspects of the local design guide. These still apply.

Wokingham Borough Council's letter of 26 November states that my previous comments will still be considered when determining the application.

It is unclear from the refuse vehicle tracking drawing how the vehicle turns round or whether it reverses out. If the latter, that is a highways hazard.

The "Proposed Sections A & B" document, submission date 14 November 2025, shows how much higher the development is than surrounding houses and how overbearing this will be on neighbouring properties. Too much mass and out of character.

In summary this is an inappropriate development arising from a desire by the applicant to build something that is too big for the site. The problems this will cause will adversely impact amenity in the surrounding area.

I object to the proposed development.