

PLANNING REF : 251621  
PROPERTY ADDRESS : 15 Park Avenue  
: Wokingham, Berkshire  
: RG40 2AJ  
SUBMITTED BY : Mr Christopher Beckett  
DATE SUBMITTED : 04/09/2025

COMMENTS:

Objection to the proposed development of the Land at the junction of Wellington Road and Station Road Wokingham RG40 2AH

I would like to object to the proposed development on the following grounds:

1) The Transport Statement is completely unrealistic. To propose a total of 6 car parking spaces is ridiculous. The 'car free concept' will not work - you just need to look at the number of cars parked on any new development in Wokingham. Being within walking distance of the station does not change this - people will have cars and will need somewhere to park them.

The application lacks clarity on Council adoption of Park Road. Will the part of the road to be made up to adoption standard be adopted?, will it have double yellow lines? And how will the resulting spillover parking into Park Road & Avenue be managed? All of these questions should have been answered in the Transport Statement.

2) The size and scale of the proposed development is out of keeping with the surrounding area. The houses and shops on Station Road, Park Road and Park Avenue are all two story Edwardian designs. The development would overwhelm the immediate neighbourhood. Any development should match the ridgeline of the neighbouring buildings.

3) The development would mean the loss of one of the few green spaces in central Wokingham. Losing the trees and open land would be detrimental to the environment and aesthetic of the town.

Overall the proposed development does not appear to follow normal local planning policies on design, amenity and transport. The elected members of the council should ensure that council applications are held to the same standards as private and commercial applicants.

The proposal should be rejected until these concerns are addressed.