

PLANNING REF : 251621
PROPERTY ADDRESS : 15 Park Avenue
: Wokingham
: RG40 2AJ
SUBMITTED BY : Mrs Patricia 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 Application reference 251621

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

1. The Transport Statement has been very poorly considered. Despite being close to the station, it is entirely unrealistic that residents will not own cars in a semi-rural market town such as Wokingham.

Providing cycle storage and assuming everyone will cycle does not take into account the increasingly busy roads around the immediate area due to an already high level of development and additional housing. Wellington Road is a narrow, busy road which makes cycling hazardous, especially given the number of lorries and large vehicles using the highway. The section of road between Albert Road and Elms Field is particularly narrow and has a blind bend. Cyclists and pedestrians often jostle for pavement space as it is due to the high volume of traffic that is already using the road. Access in and out of Park Road is also a safety concern both while construction is underway and with the inevitable increased car use from residents and deliveries etc. Parking must be restricted at the entrance to Park Road as many cars use this road to drop and collect from the station or to turn around to avoid having to use the one way system past the station. The plans do not give enough clarity about how parking restrictions will be enforced for safety reasons - never mind about where residents will park their cars on a daily basis.

2. The size and scale of the proposal is also an area for concern. The number of units at 21 seems incredibly high for the relatively small space crammed between business units. The buildings are much higher than any of the surrounding properties, dwarfing the adjacent buildings and completely changing the look and feel of the street scene. The proposal refers to the development at Elms Field as inspiration, yet these two developments are not within sight of each other and are in very different locations. Elms Field buildings are next to wide open spaces, this development is on the corner of one of the busiest junctions in Wokingham and immediately bordering on businesses and older properties. The development is out of sync with the surrounding area and will overwhelm an already busy part of town.

3. The impact on the development's neighbours is also a concern. Balconies and windows will overlook the established, older properties in Park Road (particularly numbers 1 and 4). This affects privacy as well as the potential for noise and light disruption. The loss of daylight from these overbearing buildings will be considerable at the entrance to Park Road. This is a quiet, secluded road and the new development will change the nature of this with the increased activity and disruption which comes along with 21

new homes. A smaller development with a focus on maintaining green space and trees to soften the impact would be more in keeping with the surrounding area and a smarter addition to Wokingham town centre.

Overall, the proposal should be rejected until these concerns regarding safety, design and impact are addressed.