

PLANNING REF : 242066
PROPERTY ADDRESS : Flat 15 Ascot House
: Finchampstead Road, Wokingham, Berkshire
: RG40 2NW
SUBMITTED BY : Mr Mateusz Kulinski
DATE SUBMITTED : 17/11/2024

COMMENTS:

I have lived in Ascot House since August 2023 as a leaseholder.

Before discussing the application as a whole, I would like to point out issues with the supplied evidence.

The submitted statement of community involvement is dated October 2021, and not relevant to this application. The consultation activities that have been carried out by the developers for the current plan which have impacted myself include: a letter received on the 8th of August to notify leaseholders of the planning application along with a notice under article 13 of the application for planning permission, and an email received on the 9th of August from Zone Property Management (the managing agents for Ascot House) describing development benefits, concerns, and a statement which mentions that Zone would be happy to act as an intermediary between the residents and the freeholder. To the best of my knowledge, no other activities have taken place.

The transport statement also misrepresents the existing parking situation in Ascot House. Figure 1.2 of the transport statement shows an existing layout which is different to today's parking situation of Ascot House. The multiple parking spots on the far west side of the car park against the west fence are not shown in this figure for example.

These are two issues which I have been able to spot. I would suggest that the supporting evidence supplied with this planning application be closely examined as other inconsistencies may exist.

The planning application has been reduced in scope and revised in comparison to the prior application (213400), this time proposing 10 additional dwellings instead of 19, however some of the same issues as before still apply.

Below are the reasons for my objection to this planning proposal.

Transport plan:

Due to the inconsistencies pointed out above in the transport report, I went out and counted the number of parking spaces which residents of Ascot House have access to. My count indicates that there are currently 38 parking spaces within Ascot House. The plan proposes 36 parking spaces, which is a reduction of 2 parking spaces. A reduction of parking spaces while simultaneously increasing the number of apartments will likely result in a very uncomfortable parking situation for both residents of Ascot House, and the residents of Kendrick Close.

Even though there may still be enough parking spots for all

apartments, the ingress and egress for the vehicles of residents of Ascot House and Kendrick Close will suffer. For the narrow street on which Ascot House is situated, it only takes 1 or 2 vehicles parked in front of the building outside of allocated parking spots to severely restrict accessibility (a situation which has already occurred numerous times).

The proposed plan for creating parking spots 6, 7, 8, and 9 would require the destruction of the existing shrub bed. While the loss would be small, any loss of green space is significant.

Noise and pollution:

While Finchampstead Road is currently a relatively quiet road, I fear that the increase in the number of residents and number of vehicles will cause a significant increase in noise and pollution.

Rats have been previously spotted in the existing bin store, and the situation is only likely to worsen with additional residents and additional waste.

Proposed elevations:

Due to Ascot House's close proximity to the small houses on Kendrick Close, Norton Road, and Carey Road, I believe the proposed building plan would have a negative impact on the character and appearance of the area. The proposed appearance of this building is inappropriate for the Denmark Street area.

The overall proposed extension of the building appears, in my opinion, to be excessive in size, particularly for the proposed west elevation, which is excessive in contrast with existing buildings. While the impact on the west side is mitigated due to occlusion by existing foliage, this cannot be said for the rest of the proposed elevations. Ascot House will stand out and tower over the surrounding houses more than it does already.

Due to the reasons laid out above, I remain opposed to the current application. As a final addendum, I would also like to politely urge planning officers and councillors to visit Ascot House and its neighbouring streets, as I believe the submitted plans do not make abundantly clear the impact of the proposed plans on the area.