

PLANNING REF : 242171
PROPERTY ADDRESS : 54 Commons Road
: Wokingham, Berkshire
: RG41 1JG
SUBMITTED BY : Mr Simon Spilsbury
DATE SUBMITTED : 06/10/2024

COMMENTS:

It is frustrating that this planning application was only identified when as a matter of curiosity, I looked on the planning portal to realise that this had been submitted. A site notice to alert neighbours would have been useful.

To start, I am pleased that something is to be done about the property at 37 Commons Road.

Para 1.05 - Introduction - The statement "no architectural style is prevalent" whilst true, the properties along the road were largely built during the 1950's and 1960's and the inclusion of a new larger building which has a much more modern style will not be in keeping with the surrounding properties.

Whilst not my property, the statement that neighbouring property at no 39 is "above the original ridge line" is true, but it has to be in context that if anything, it is only a few centimetres above the original roof line.

Para 3.03 - Design - "similar to those elsewhere in the street scene" - as above, this is a statement that I believe is incorrect.

Para 4.02 - Site access - I am concerned that Site access when the building works are taking place will be an issue. Commons Road is a relatively narrow road which is used as an access road to the local schools. At school times there are buses, extra cars, families and local child carers with children walking to and from the schools. Whilst there are no parking restrictions on the road, during the building works with builders' vans and deliveries, this is highly likely to cause a danger to the many users of the road. Whilst there is the service road opposite which is a public highway, many houses front on to this and the daily parking for the period of demolition and construction of vans and trucks will cause considerable inconvenience to the residents. It has also been noted in the past that when skips or similar have been delivered to no 37 that to line up for the drive, the drivers often mount the central reservation which causes damage.

Para 7.02 - Scale of property - The proposed dwelling would be considerably larger than anything in the surrounding area and will have a huge impact on the street scene being completely out of character for the area. The two storey properties along Commons Road are typically quite conservative with relatively shallow pitched roofs. The proposed new development would dwarf the surrounding properties and be completely out of keeping with the area.

Para 9.02 - There is an existing bus stop outside of no 37. As commented above about para 4.02, during the period of the building works this could impede the bus and impact the users of the bus service.

Para 11.02 - I am sceptical that the statement about T006 and T007

and their replacement will ever happen. When the trees are removed, I am sure that they'll never be replaced. And as for replacement with her suitably sized and sufficiently mature trees" - that would be impossible.

Para 13.00 - "impact on neighbours is negligible" - I don't believe that this is the case with a multitude of vans and deliveries throughout the build, this is highly likely to cause significant disruption.

"numerous examples of applications ..set a comparable precedent" - This may be the case, but it doesn't mean that these similar roads provide a tasteful street scene. The Commons Road street scene is one where there are mature properties with a good deal of "greenery" and the build of a modern exceptionally large house will completely disrupt this in what is currently a highly desirable area.

In summary my concerns are: the sheer size of the proposed replacement house, the loss of the existing mature trees and the traffic disruption whilst the works are underway which does not seem to have been addressed, (although I know that disruption would be highly likely however the development was to take place). Before the planning department reviews/approves this application, I would urge that they come and observe the traffic along the road during school drop off and pick up times to see for themselves the risks that exist for road and pedestrian users.