

PLANNING REF : 251621
PROPERTY ADDRESS : 5a Park Road
: Wokingham, Berkshire
: RG40 2AH
SUBMITTED BY : Ms Melanie Stevens
DATE SUBMITTED : 09/12/2025

COMMENTS:

I strongly reiterate my comments of 28th August 2025 and additional objections as follows:

1. Serious Road Safety Concerns on Wellington Road

The refuse vehicle tracking plan indicates that the proposal is for refuse vehicles to reverse out of Park Road and on to Wellington Road. In my opinion, this is a ludicrous idea and is highly dangerous. The traffic coming around the corner from Station Road and from the leisure centre poses a potential threat to life driving forwards out of Park Road, let alone reversing. Wellington Road is frequently used by large and medium size commercial vehicles, domestic cars, cyclists and pedestrians including children, vulnerable elderly and those with pets. Crossing the road is often a tricky decision let alone with large commercial vehicles reversing.

2. Lack of Consideration for Many Objective Comments Already Submitted

Many people took the time to provide constructive objection feedback during the consultation process and in my opinion, these appear to be blatantly ignored and not considered in any way, shape or form. For example:

a. The sheer mass and imposing volume of the proposed development will have to the existing dwellings and buildings is preposterous. The peak of the roofs of the proposed development is a whole storey higher. It is completely overbearing and is higher than the plans proposed in 2022 which were rejected.

b. The neighbouring properties will have their natural light withdrawn and their privacy highly compromised.

3. Necessity of this Development

As others have stated, is this truly necessary? With the completion of the social housing opposite the leisure centre plus other developments that remain empty. Surely there are an abundance of empty commercial properties that could be configured and used for this requirement as is deemed necessary. Wouldn't converting a commercial property that may have adequate parking be more budget efficient than building this proposed development that is deemed to be unsafe for its location?

4. Green Space and TPO on Black Poplar Tree

In my previous application, I mentioned the green space and the removal of the Black Poplar tree that has the tree preservation order.

I am not sure if you are aware that the native Black Poplar is protected under the Wildlife and Countryside Act 1981 in the UK. Due to its status as Britain's most endangered native timber tree, it is the subject of numerous conservation efforts by organisations like the National Trust, Woodland Trust, and others. I am aghast that this isn't included as one of the primary considerations for even considering this planning proposal.

In conclusion, the proposed development has an unsympathetic design and is not in keeping with the architectural nature of the surrounding dwellings, it compromises neighbouring property privacy, the removal of green space and an endangered tree, the right to natural light and privacy, and is a severe road safety risk.

I sincerely hope that the council carefully considers these and my previous points and refuses planning permission for application 251621.