

PLANNING REF : 243229
PROPERTY ADDRESS : 113 Victoria Road
:
: RG10 8AG
SUBMITTED BY : Mr David Hodgkinson
DATE SUBMITTED : 05/02/2025

COMMENTS:

I am objecting to the proposed development based on its impact to the current residents of Victoria Road and road safety concerns.

Firstly, the impact on parking in Victoria Road has been underestimated.

- The planning visuals show four cars parked outside the Convenience Store and properties 113 & 113a. This is misrepresentation. The actual capacity is only 3 cars maximum. Any fourth car would partially block either the access to the proposed development or the driveway to the side of 113a.
- The proposal also states that nursery traffic has previously parked on Victoria Road. This is rarely the case, most - if not all - nursery vehicles park on the gravel area. Therefore the parking shortfall admitted in the proposal would create extra pressure on Victoria Road.

Secondly , visibility exiting junction of the proposed development has also been underestimated.

- Whilst the proposal quotes compliance with Manual for Streets on visibility splays, this does not take into account the reality of the situation. Customers' cars are regularly parked outside the Convenience Store level with or beyond the line of the Store's western most wall. Seeing over/around vehicles from the proposed junction will be almost impossible.
- The proposal also shows the site slopping down south to north, further reducing the ability to see over cars parked outside the convenience store. All of the above would increase the likelihood of accidents.

A reduction in the number of proposed properties and therefore the associated volume of vehicles would help. But it would not address the road safety issues.