

PLANNING REF : 242066
PROPERTY ADDRESS : 6 Norton Road
: Wokingham, Berkshire
: RG40 2BD
SUBMITTED BY : Mr Andy Moore
DATE SUBMITTED : 17/03/2025

COMMENTS:

The amended plans have done nothing to convince me to agree with the planning application.

My objections remain:-

The addition of an extra floor onto Ascot House will cause the properties in Norton Road, Carey Road and Kendrick Close to become further overlooked than they already are. Outside space is a premium commodity for home owners and prospective purchasers. The erection of an additional floor will diminish the value of this space and adversely affect property values.

The additional 14 parking spaces for 10 extra dwellings seems to be far too little. According to the Office of National Statistics, the 2021 Census reported that, 26.2% of households (6.5 million) had two cars or vans (up from 24.7%, 5.8 million in 2011).

This area of Wokingham including Norton Road, Kendrick Close and Carey Road already see high levels of parked vehicles on a daily basis, thanks partially to the location of businesses surrounding the Premier Inn and Aldi at the bottom of Denmark Street. This situation will only be exacerbated if these extra dwellings are allowed to proceed as I'm confident that the owners of the properties will have at least two vehicles each.

These extra vehicles will be trying to cross the roundabout at the end of Denmark Street to access Kendrick Close and the local area, this is an extremely busy junction at present and definitely does not need any further traffic added to it.

During peak hours, it is currently very dangerous to try and exit Norton Road due to the levels of traffic and lack of speed reducing measures in Denmark Street.

In addition, I can see nothing in the amended plans which detail how the extra construction traffic, deliveries etcetera will be managed.

As per the above, if it's already difficult to park close to your residence, how will this help the situation?

I note that other objections mention that this development is not earmarked for additional housing in the local plan from 2010, and neither is it in the latest update.

The planning committee should make some time to visit this area at different times of day to assess the traffic throughput, parking issues and understand the concerns of local residents re the proposed increased elevation of Ascot House.

I object in the strongest possible terms to this application.

