

PLANNING REF : 242066
PROPERTY ADDRESS : 16 Mornington Avenue
:
: RG40 4UE
SUBMITTED BY : Mr Chris Cooke
DATE SUBMITTED : 18/11/2024

COMMENTS:

I would like to lodge my objections to this planning application and request that it be refused.

A visit to this site in person is recommended as the location and elevations in the technical documents do not clearly convey the domineering bulk that the scale of the proposed development will become in the local area, particularly to the other residential roads in the immediate vicinity of the proposed development.

General

- Not met or fulfilled prior multiple planning conditions for site, such as covered cycle storage and removal of invasive species weeds
- Not fulfilling existing obligations including planning conditions, maintenance, and environmental health

Parking

- Additional residential parking proposed in a shared access road not currently used for parking, reducing width of area
- Majority of planned parking spaces notably smaller than WBC guidelines
- Disabled spaces don't have minimum required aisle widths
- Previously approved, not-yet-installed EV spaces being removed entirely from this plan, with no alternate provision for EV charging points.
- No provision or allowance for temporary parking including grounds, maintenance, visitors, deliveries
- Over-parking as a result, and with the additional spaces in the north area, will likely impact large vehicles such as emergency vehicles and waste collection vehicles.

Overdevelopment

- Increased density beyond what is appropriate for the area
- No affordable homes provision
- Much taller than surrounding residential buildings including other flats
- This extension would substantially enlarge the existing building, being in no way "subserving" to it, as per WBC Core Strategy & Design Guide
- Insufficient communal garden/private amenity space relative to the proposed housing density
- 40% of proposed additional flats do not meet the required daylight provision targets
- Speculative development on a previous windfall site, not earmarked for additional development in either the current Local Plan nor the new Local Plan which is in an advanced state towards adoption.

Impact on neighbouring properties

- Some overlooking from existing flats will become significant

overlooking and loss of both privacy and light from 2 additional storeys

- Ascot House is up a slope from neighbouring properties, increasing the effect and impact of the mass bulking of the proposed building -
- No community engagement for this proposal - including with existing residents of Ascot House

Development Process Concerns

- Loss of 15 parking spaces for current residents for duration of build

- Substantial noise & pollution impact on existing residents of Ascot House

- Over ambitious timelines that do not reflect past demonstrated experience of original redevelopment of site.