

PLANNING REF : 251621  
PROPERTY ADDRESS : 10 Bell House Gardens  
: Wokingham  
: RG412BD  
SUBMITTED BY : Miss Rebecca Wells  
DATE SUBMITTED : 17/08/2025

COMMENTS:

I wish to object to the proposed development of 21 council flats near Wellington Road for the following reasons:

1. Overdevelopment of the Site - The proposed number of units is far too high for such a small plot of land. Placing a three-storey block of flats in this location would feel out of scale with the surrounding properties and would create an overcrowded and oppressive appearance in what is currently an open and green part of the street.

2. Loss of Green Space - The land currently contains valuable vegetation. Although modest in size, this green space is important for the community. It provides visual relief from built form, supports local biodiversity, and is a valuable amenity for residents. In particular, it serves as a practical and much-used area for dog owners. Losing this space to a dense block of flats would remove one of the few accessible green pockets available locally and erode the quality of the local environment.

3. Highway and Pedestrian Safety - Wellington Road already suffers from narrow pavements, making it difficult for pedestrians to pass safely, particularly parents with prams, the elderly, or wheelchair users. Increasing the number of residents in this area will place additional strain on already inadequate pedestrian infrastructure.

4. Parking and Traffic Pressure - With 21 new flats and insufficient parking provision, it is inevitable that residents' vehicles will overspill onto neighbouring streets, which are already congested. This will not only worsen parking availability for existing residents but also increase traffic movement, raising safety concerns on already busy roads.

In conclusion, the scale and density of this proposal is wholly inappropriate for such a confined space. It would result in overdevelopment, the loss of valued green vegetation, harm to the character of the area, and increased parking and traffic issues. I therefore strongly urge the council to refuse this application.