

PLANNING REF : 251621  
PROPERTY ADDRESS : 4 Park Road  
: Wokingham, Berkshire  
: RG40 2AH  
SUBMITTED BY : Miss Emily Yorke-Goldney  
DATE SUBMITTED : 26/08/2025

COMMENTS:

Objection to Planning Application 251621 (Station Road / Park Road Development)

As the immediate neighbour at 4 Park Road, I wish to register my strong objection to this planning application. My property will be directly and severely affected by the proposals, particularly in terms of safety, access, and residential amenity. The scheme poses severe risks, ignores the Council's own design policies, and will cause unacceptable harm to surrounding residents.

1. Highway and pedestrian safety

- Park Road/Wellington Road junction is already hazardous due to the speed of traffic turning from Station Road. Introducing significantly more vehicle movements from this development, including residents, visitors, and service vehicles, will increase the likelihood of accidents.

- The application proposes disabled bays and visitor parking on Park Road, pushing congestion closer to the junction and further heightening accident risk.

- Delivery lorries and construction vehicles have no safe turning provision. They will either reverse into Park Road or obstruct it entirely, creating dangers for pedestrians, cyclists, and vehicles.

2. Safety during construction

- All construction traffic will be routed down Park Road, which is a narrow, privately maintained road not built for HGV use. This poses risks both to residents' safety and to the structural integrity of the road itself.

- No enforceable measures are set out to prevent workers from parking on Park Road, which would obstruct residents and emergency access.

- The current boundary line for 4 Park Road observed in the plan is incorrect. Our land registry documentation proves the boundary line of 4 Park Road is set roughly a meter wider than what is proposed. This creates further danger of vehicle use, and the respective proximity and safety of our property, given the dirt track size and unsuitability for SUV, let alone HGV, access.

3. Impact on immediate neighbours (including 4 Park Road)

- The height and bulk of the building will cause serious loss of light to my property and create a dominating, overbearing presence. The council's light survey already indicates 'fails' against two windows directly overlooking the dirt track/proposed plans. Our independent surveyor will be contacting the council direct with

their findings.

- Balconies and windows will directly overlook my home and garden, destroying privacy and security. We have a young family and the proposed elevation will enable viewing directly into our son's bedroom at the rear of the property. He has just turned one and this will impact the use of his bedroom significantly - removing our enjoyment of natural day light and open windows to prevent direct viewing from residents into his bedroom. The safety of our child will be heavily compromised.

- The proposal for 21 flats will inevitably generate significant noise and disturbance, which is wholly inappropriate for this quiet cul-de-sac setting, especially when raising a young family in a property we purchased to enjoy a town centre location but one that is peaceful and located next to beautiful green space.

#### 4. Parking and enforcement risks

- The so-called "car free" concept is unsafe and unworkable. Public transport links are not frequent or fast enough to replace car ownership. Overspill parking will inevitably fall on Park Road and Park Avenue, narrowing access and creating a serious risk if emergency vehicles are obstructed.

- Unless the Council adopts and enforces restrictions on Park Road, the "car free" premise cannot be policed in practice.

#### 5. Environmental and infrastructure concerns

- The removal of the protected poplar tree and other vegetation is unjustified and will reduce biodiversity in an already overdeveloped town centre. The planning proposal dismisses the significance of the other vegetation currently on the site and the habitat it has offered for over two decades. The site does not achieve the mandatory Biodiversity Net Gain of 10% uplift, where will this be provided off site?

- Park Road is privately maintained at residents' expense. Construction traffic will damage the road, yet no guarantee has been offered for its repair or long-term maintenance.

#### 6. Ridge-line principle and overbearing massing

- Existing houses on Park Road and Park Avenue are consistently two storeys with pitched roofs that respect the established ridge-line - the highest horizontal point where roof planes meet. This has been the defining scale of this cul-de-sac for over a century.

- The proposed development disregards this principle. By adding a third storey plus a pitched roof, the bulk and height of the new block would project far above the ridge lines of existing houses, making it visibly and physically dominant.

- For neighbours such as 4 Park Road, the building will loom over gardens and principal rooms, blocking light, intruding on privacy,

and creating an oppressive outlook.

- The Council's Borough Design Guide (R9, R10, R11) requires that new development should relate to the rhythm, scale and height of surrounding streets. This proposal does the opposite - it imposes an alien mass out of character with the surrounding Victorian and Edwardian homes.

This scheme represents overdevelopment that disregards the ridge-line principle and the established character of Park Road. Its scale and massing are wholly inappropriate and will cause lasting harm to the safety, amenity, and environment of immediate neighbours,  
particularly my home at 4 Park Road.

On safety grounds alone - traffic, construction access, highway danger, and emergency access - the proposal is unsound. Combined with the design failings, loss of amenity and privacy/safety risks to our young family, it is clearly contrary to Wokingham Borough Council's own policies.

I therefore respectfully request that the Planning Committee refuse this application.

Emily Yorke-Goldney  
4 Park Road