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To: [Planning Enquiries](#)
Cc: [Daniel Ray](#)
Subject: Comments on 163058 Hewden Plant Hire, Old Forest Road, Wokingham
Date: 22 December 2016 08:55:04

163058 Hewden Plant Hire, Old Forest Road

Full application for proposed erection of 45 dwellings (8 x 1 bedroom apartments, 12 x 2 bedroom apartments, 17 x 3 bedroom houses and 8 x 4 bedroom houses) together with associated access improvements, parking and refuse storage following the demolition of existing buildings.

Planning Officer: Daniel Ray

Wokingham Town Council objects on the following grounds:

- The housing density of 56dph represents an overdevelopment of the site, contrary to policy CP3 of the adopted Core Strategy
- The parking arrangements fail to comply with policy CC07 of the adopted MDD because:
 - The parking allocation should not include tandem parking in back gardens
 - Insufficient parking provision because there is no potential for parking on the estate road or Old Forest Road. While the application may meet the guideline parking standards these are minimum and not maximum. On-street parking will undoubtedly occur leaving little or no room for emergency vehicles.
 - Parking spaces and road width are too narrow to allow cars to manoeuvre in or out when adjacent spaces are occupied. This is especially true for the bays provided at the bottom of the site where it is suggested cars could not safely enter and exit these bays.
 - It is also noted that the depth of parking bays would appear to be below standard at 4.75m which may cause vehicles to protrude into the shared surface
- Most of the gardens fail to meet the minimum length specified in the Borough Design Guide
- Small gardens will lead to pressure from future residents to remove the TPO trees

Regards

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