

Supporting Statement

Located at:

29 Amber Close
Reading
RG6 7ED



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1. Introduction

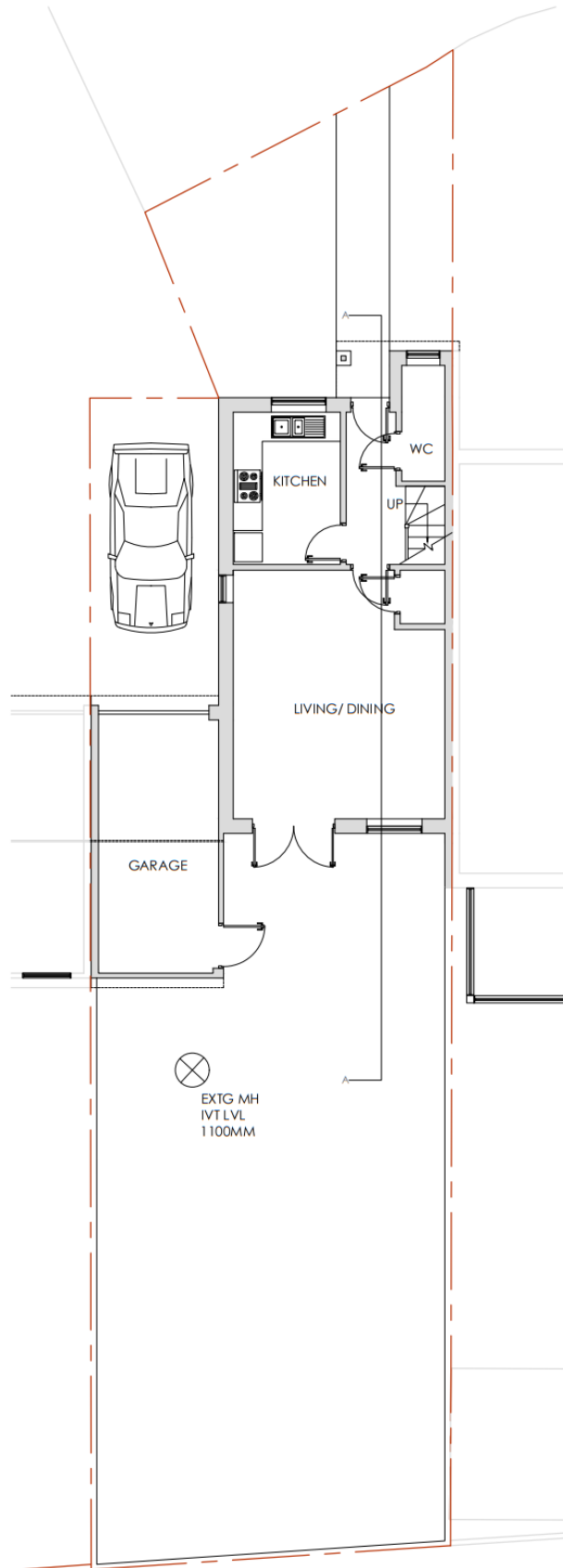
The following supporting statement has been prepared in support of the application for the *“Proposed garage conversion and single-storey rear extension”* located at 29 Amber Close Reading RG6 7ED. The statement outlines the site context and assesses the proposals in relation to biodiversity and parking, demonstrating that the development complies with relevant planning policies and will not result in adverse impacts.

2. Site Appraisal

The application site comprises a semi-detached, two-storey residential dwelling located within a well-established and predominantly suburban area of similar properties. Amber Close is characterised by modest family housing with front driveways, and private rear gardens, contributing to a residential streetscape. The property benefits from off-street parking to the front and an enclosed rear garden area.

The application site is not located within a Conservation Area, nor is it subject to any statutory heritage designations such as Listed Building status. The surrounding area does not contain any designated ecological sites, and the immediate context is highly urbanised in character, with limited vegetation beyond private garden planting. The site is therefore considered to have low sensitivity in terms of heritage and ecological constraints.

Overall, the site represents a typical suburban residential plot where minor domestic extensions and alterations are a common and established feature.



EXISTING PLAN
SCALE 1:100

3. Proposal: Proposed garage conversion and single-storey rear extension

3.1. Biodiversity Statement

The proposed development involves the conversion of the existing garage and a single storey rear extension. The property is situated within a well-established residential area composed of modern dwellings and paved driveways, with limited opportunities for significant ecological interest or biodiversity value. The development will only create an addition of 24.5 sq.m in total, of which 13.6 sq.m is built over the existing hard standing. As result the total foot print area proposed is 10.9 sq.m., which is considered to be a minor development.

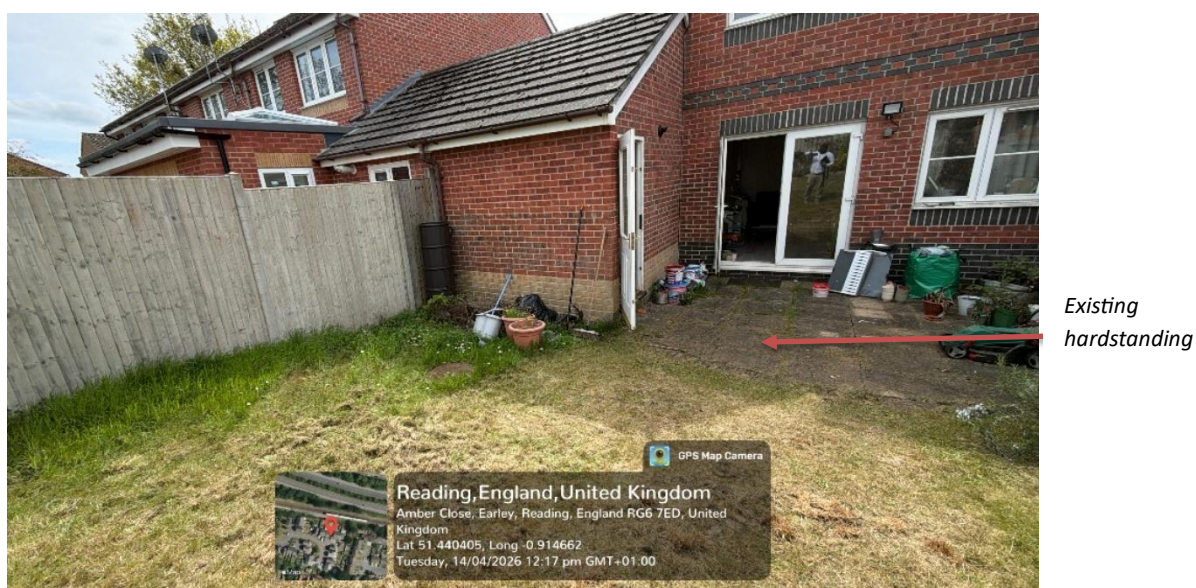


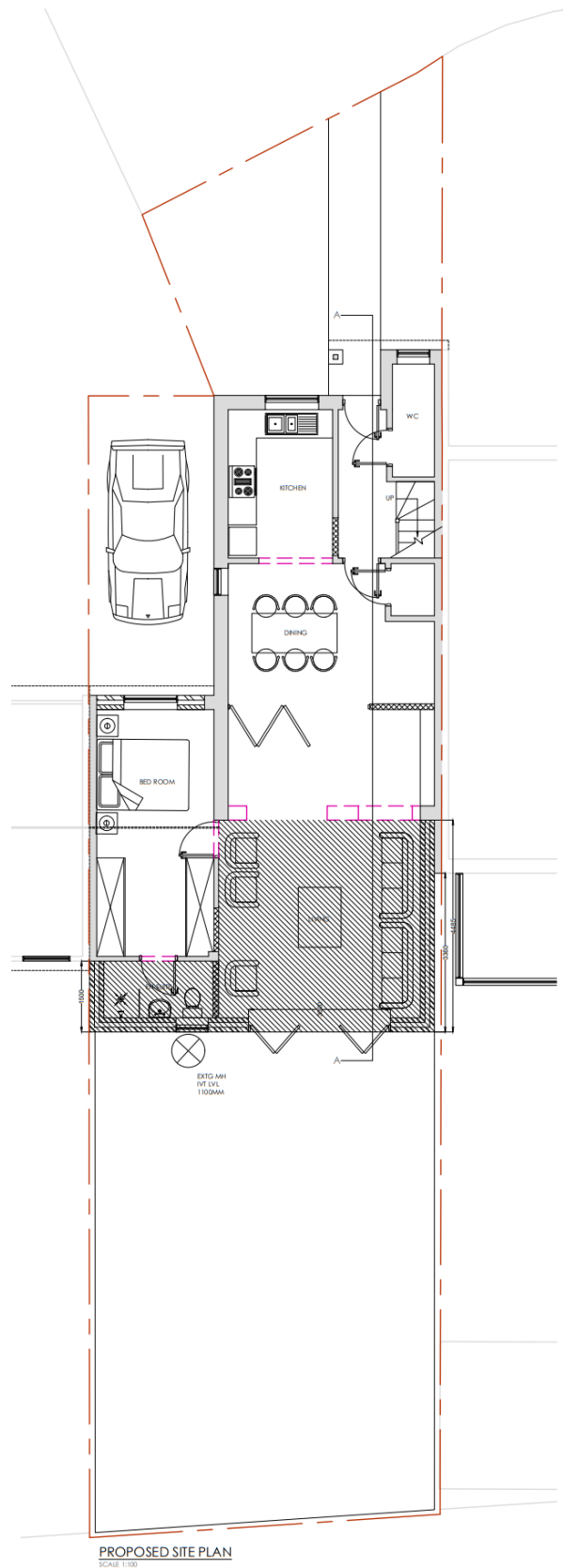
Image: Existing Rear View

The garage is made of modern brick construction with a tiled roof and no loft void or exposed wooden beams. There are no changes proposed to the garage roof. There are also no visible gaps or crevices that would offer potential roosting habitat for bats, and no signs of nesting birds or other wildlife observed. There are no trees or hedges existing or proposed on site.

The proposed works do not extend into greenfield land, and the site is not known to be located near designated ecological areas such as Sites of Special Scientific Interest (SSSI), Local Nature Reserves, or priority habitats. The local area is highly urbanised and does not support features such as ponds, woodland, or unmanaged land that might support protected species.

In accordance with Paragraph 174 of the NPPF, the proposal seeks to minimise impacts on biodiversity. Given the site's hardstanding character and absence of ecological features, the development is considered to have negligible ecological impact. As a precaution, any works will be undertaken in accordance with best practice to avoid harm to nesting birds during the breeding season.

In conclusion, there will be no reasonable likelihood of adverse impact on ecology arising from the location or nature of the proposal. Therefore, a biodiversity or ecology survey is not relevant in support of this application.



3.2. Car parking

The proposed development involves the internal conversion of an existing garage. The garage is currently not in use for car parking purposes and primarily functions as ancillary storage space. The existing 1no. car parking is accommodated on off-street parking. There are no changes proposed to the existing parking. The overall number of usable parking spaces will remain unchanged, and the proposal will not give rise to any additional demand for on-street parking.

The development therefore maintains compliance with local parking standards and will not increase demand for on-street parking or impact highway safety.

In summary, the parking provision associated with the site will remain unaltered as a result of the proposed development.

4. Conclusion

In summary, the proposed development is modest in scale, appropriate to its residential context, and will not result in adverse impacts in terms of parking or biodiversity. The proposal is therefore considered to comply with relevant planning policy and should be supported.

The development has been assessed against relevant national and local planning policy. The National Planning Policy Framework (NPPF) supports sustainable and proportionate extensions to existing dwellings where they are well-designed and do not result in unacceptable impacts.

The proposal accords with the Wokingham Borough Local Plan (Core Strategy and Managing Development Delivery DPD), which seeks to ensure that development respects local character, maintains adequate residential amenity, and provides appropriate parking.

The proposed garage conversion and single-storey rear extension are modest in scale, preserve the character of the surrounding residential area, maintain the existing parking, and result in no adverse environmental or ecological impacts. As such, the proposal is considered to comply with relevant planning policy.