

Design and Access Statement

21 Wickham Road, Lower Earley, Reading RG6 3TE

Removal of Conditions – September 2025



Purpose of Document

This Design and Access Statement has been prepared to support the removal of *Condition 6* (as set out in planning consent reference **39117**) in relation to the planning application at **21 Wickham Road, Lower Earley, Reading, RG6 3TE**. It should be read in conjunction with the submitted drawings and supporting documents.

Site Location



Transportation Situation

21 Wickham Road is located within a well-established residential area of Earley, Reading. The property benefits from good access to the local road network, including the A327 and A329(M), which provide convenient links to Reading town centre and the wider strategic road system.

Public transport provision is readily available, with regular bus services operating along Lower Earley Way and adjacent routes, connecting to Reading town centre, Earley railway station, and surrounding neighbourhoods. Earley station offers direct rail services to London Waterloo, Reading, and Guildford, further enhancing regional accessibility.

The area is also well served by pedestrian footways and cycle routes, providing safe and sustainable travel choices for local residents. Essential amenities such as schools, shops, and community facilities are within walking and cycling distance, reducing reliance on private car use.

On-site parking is available within the curtilage of the property, in line with local standards.

Planning History

The planning history of 21 Wickham Road has been set out in the Planning Officer's Report for application reference **251868**. This includes the consideration of previous approvals and subsequent applications involving **variations of conditions** attached to earlier consents.

In summary, the relevant history can be described as follows:

- **Original Consent (Ref. 39117):** Approval was granted subject to a number of planning conditions, including Condition 6.
- **Subsequent Applications:** Applications have since been made seeking variations and amendments to certain conditions, including those relating to design, access, and parking arrangements.
- **Planning Application Ref. 251868:** Most recently, the application sought a variation of conditions attached to the earlier consent. This was considered in detail by the Planning Officer, as outlined in the published report.

This current submission seeks the **removal of Condition 6** from consent 39117, in line with the ongoing evolution of the site's planning history and in response to updated design and access considerations.

Conclusion

Condition 6 was originally imposed to restrict uncontrolled alterations to the dwelling. However, planning policy, legislation, and local circumstances have since evolved. If the Local Planning Authority is satisfied that the condition is no longer necessary, reasonable, or proportionate, its removal would be justified. This would restore the property's normal permitted development rights, bringing it into line with comparable dwellings in the area and allowing the household to make modest alterations without undue restriction.

In summary, the condition is now considered overly restrictive, unnecessary under current planning policy, and inconsistent with the approach taken for similar dwellings nearby. Its removal would provide a fair and balanced outcome, enabling the property owner to carry out minor changes under permitted development rights without the need for repeated applications.