

Planning, Design and Access Statement

HOUSEHOLDER PLANNING APPLICATION FOR INSTALATION OF WALL AND GATES



Photo of the front elevation from Nine Mile Ride

Introduction:

This statement has been prepared to seek full planning permission for the construction of a brick wall and metal gates to the front of the driveway to improve highway visibility splays from the existing driveway and provide enhanced security for the driveway and property.

Existing Site Information

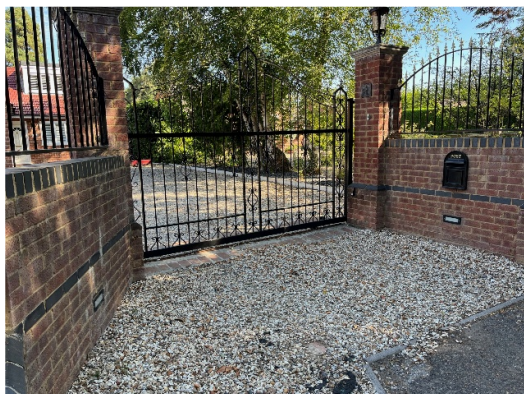
The application site extends to approximately 750 sqm and comprises a detached dwelling with a private driveway to the front, accessed directly from Nine Mile Ride and a private garden to the rear. The property is set back from the road, with a spacious driveway providing parking for up to four vehicles together with sufficient turning space to allow vehicles to enter and exit in a forward gear, which is appropriate for a dwelling of this size.

Pedestrian access to the rear garden is available to the right of the house via a private path. At present, the dwelling is screened from Nine Mile Ride by mature laurel hedge planting along the verge outside the property frontage. While this vegetation contributes to the green character of the site it also severely restricts visibility for vehicles exiting the driveway. This creates a highway safety concern by obstructing the required visibility splays onto the busy roadway for the residents of 15a and 17 Nine Mile Ride.

The residents wish to retain an element of screening and security while addressing the current access and visibility issues. It is therefore proposed to replace the existing shrubs at the frontage with a carefully designed low wall, railings and gates, providing an appropriate balance between safety, security, privacy and visual amenity.

Examples along Nine Mile Ride

Below are some comparable examples of boundary walls and gates present along Nine Mile Ride within approximately half a mile of the application site, proving the proposal is in keeping with the character of the area.





The Proposal

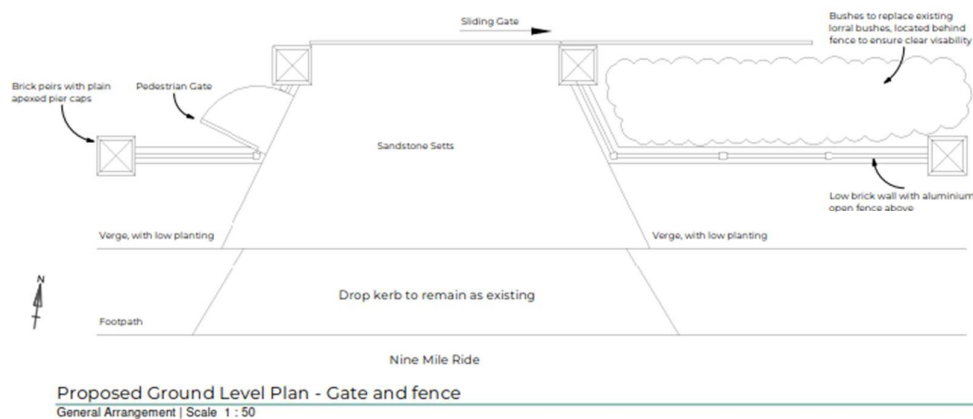
Proposed Development:

The proposal seeks to introduce a part low red brick wall (to match the existing house) with a metal fence above, an electric sliding vehicular gate and a separate pedestrian gate to the frontage of No. 15A Nine Mile Ride. The primary purpose of these features is to improve the visibility splays from the driveway, while also improving the privacy, security and ensuring the development integrates positively with the surrounding street scene.

The combination of low wall and open metal fencing has been carefully chosen to maintain an appropriate level of transparency, avoiding a dominant appearance and ensuring that the property continues to contribute positively to local character. The materials proposed are in keeping with the area, aligning with Wokingham Borough Council's design policies relating to boundary treatments and visual amenity.

The installation of electric sliding gates provides an important security measure for residents by preventing unauthorised vehicular access, while also offering convenient operation for daily use. A pedestrian side gate will provide safe and practical access for residents, visitors and service providers including postal deliveries, ensuring continued functionality in line with day-to-day needs.

Overall, the proposals balance resident needs for privacy and security with the wider objectives of good design, vehicular safety and a well-maintained street scene, in accordance with local planning guidance.



Access:

Vehicular access will remain in its existing location. The entrance to the driveway is proposed to be widened within the limits of the existing dropped kerb, which will remain unaltered in width. The new entrance gates will be set back from the highway to provide sufficient space for vehicles to wait and will provide unobstructed visibility of the road. This arrangement will improve safety when entering and leaving the site, as current visibility is partially restricted by established boundary vegetation. The proposal will therefore enhance highway safety for the occupiers of No. 15A and neighbouring properties, including No. 17, by ensuring that vehicles can manoeuvre with improved sightlines in accordance with Wokingham Borough Council's access and visibility standards.

Parking and Turning:

The driveway will remain largely unchanged, other than the introduction of entrance gates. The site provides sufficient on-plot parking, with capacity for at least four vehicles, together with adequate turning space to allow vehicles to enter and exit the highway in a forward-facing gear. This arrangement accords with

Wokingham Borough Council's minimum parking standards for a dwelling of this size and ensures safe and convenient access without adverse impact on the surrounding highway network.

Landscaping

The existing mature laurel bushes located at the front of the site are to be removed in order to achieve clear visibility splays when exiting the driveway onto Nine Mile Ride. This will improve highway safety for both No. 15A and No. 17 by ensuring unobstructed sightlines when accessing the carriageway of this busy road. As part of the proposals, new landscaping will be introduced to maintain the green character of the frontage. Low-level planting will be provided in front of the proposed wall to ensure visibility is not impeded, with larger shrubs and planting positioned behind the wall but visible through the fencing above. This will retain a sense of greenery and contribute positively to the street scene, replacing the existing vegetation in a more appropriate and policy-compliant form.

Ecology

The proposed works have been designed to minimise impact on the local ecological environment. The removal of existing vegetation will be limited to that necessary for access and visibility. Replacement planting, including low-level shrubs, will be incorporated to enhance biodiversity and contribute positively to the local ecological network, in line with Wokingham Borough Council's policies on green infrastructure and biodiversity.

Waste and Recycling

Refuse and recycling collection for No. 15A Nine Mile Ride will continue to be undertaken from the existing collection point at the front of the property. A pedestrian gate will provide convenient access for residents to move bins to the collection point on refuse days. All bins will be stored beyond the proposed boundary wall when not in use, ensuring they are screened from public view and maintaining a tidy and attractive street scene in accordance with Wokingham Borough Council's design guidance.

Conclusion

In summary, the proposed boundary treatment and associated access arrangements at No. 15A Nine Mile Ride have been carefully designed to balance the residents' needs for privacy, security and convenience with the wider objectives of good design and safety. The use of high-quality, durable materials ensures the development integrates positively with the local character, while the set-back electric gates and removal of obstructive vegetation will deliver clear visibility splays and improved highway safety. Adequate on-plot parking and turning space is retained in accordance with Wokingham Borough Council's standards and new landscaping will provide both ecological and visual benefits to the frontage. Overall, the scheme represents a sensitive and policy-compliant enhancement to the property, contributing to both resident amenity and the quality of the street scene.