

6 Woodlands Avenue and Land to the rear of 4 Woodlands Avenue



planning statement

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Job No: 842

Location: 6 Woodlands Avenue and Land to the rear of 4 Woodlands Avenue, Woodley, Wokingham, RG5 3HJ

Description: This application seeks Technical Details Consent pursuant to Permission in Principle Ref: 251580, for the erection of a residential development comprising 3 no. dwellings (2 x studio units and 1 x 2-bedroom, 3-person dwelling) within a single building, together with associated works including access from Lytham Road, provision of 4 no. parking spaces (plus 1 relocated space serving existing units), private amenity space, cycle storage, refuse storage and landscaping.

1.0 Introduction

This Planning Statement has been prepared in support of a Technical Details Consent application for the redevelopment of land to the north of 6 Woodlands Avenue, Woodley.

The application seeks permission for:

The erection of 3 no. residential units (2 x studio dwellings and 1 x 2-bedroom, 3-person dwelling), together with associated access, parking, cycle storage, refuse storage and landscaping.

Permission in Principle (Ref: 251580) has established that residential development of between 2 and 4 dwellings is acceptable on the site. This application therefore addresses all detailed matters, including layout, scale, appearance, access and landscaping.

2. Principle of Development

The principle of residential development is firmly established through the approved Permission in Principle.

The Council has confirmed:

- The site lies within defined settlement limits
- Residential development is acceptable in land use terms
- A development quantum of 2-4 dwellings is appropriate

The proposal for 3 dwellings accords fully with these parameters.

In addition, the Council has identified a shortfall in its five-year housing land supply, engaging the presumption in favour of sustainable development under the NPPF. As such, significant weight should be given to the delivery of additional housing in sustainable locations.

The acceptability of development is therefore not in question; the key consideration is whether the technical details are acceptable, which this statement demonstrates.

3. Compliance with the Development Plan

The proposal has been assessed against:

- Wokingham Core Strategy (CP1, CP3, CP5, CP6)
- Managing Development Delivery Local Plan (CC01, CC03, CC04, CC07, TB06, TB07)
- Emerging Local Plan Update (DH1, DH2, H1, C1, C2, C5 - afforded moderate weight)

3.1 Design, Character and Backland Development (TB06)

A key consideration is the acceptability of development within a residential garden / backland context, as addressed by Policy TB06.

The policy does not preclude such development, but requires proposals to:

- Respond positively to the character of the area
- Respect the pattern of development and spatial grain
- Provide appropriate access, layout and landscaping

Response to TB06:

The proposed scheme:

- Maintains a subservient scale and massing, ensuring it does not dominate surrounding properties
- Reflects the varied and evolving character of the area, which includes a mix of plot types and more recent infill development
- Retains meaningful spacing and separation, avoiding overdevelopment or cramped form
- Provides a clear and legible access arrangement from Lytham Road

Importantly, the Officer Report for the PIP confirms that residential development of this site is acceptable, including in the context of garden land policy.

The proposal therefore represents a policy-compliant and well-considered form of infill development, consistent with Policies TB06 and CP3.

3.2 Residential Amenity

The scheme has been carefully designed to ensure that there is no unacceptable impact on neighbouring amenity, specifically:

- Privacy:
Window placement and orientation avoid direct overlooking of neighbouring habitable rooms and private gardens
- Outlook and enclosure:
The scale and siting of buildings ensure no undue sense of enclosure or overbearing impact
- Noise and activity:
The modest scale (3 units) ensures no material intensification beyond the established residential context
- Future occupiers:
Each unit benefits from adequate internal space and private amenity provision, consistent with Policy TB07

This accords with:

- Policy CP3
- Policy TB07
- Emerging Policy DH2

There are no technical constraints identified that would indicate unacceptable amenity impacts.

3.3 Housing Delivery and Mix

The proposal provides:

- 3 dwellings, contributing to housing supply
- A mix of smaller units and family accommodation, supporting a balanced housing offer

While modest in scale, the scheme makes a meaningful contribution in the context of the Council's housing land supply shortfall as recognised by paragraph 73 of the NPPF.

The density reflects:

- Site constraints (including TPO trees)
- The need to maintain appropriate character and amenity standards

This aligns with:

- Policy CP5
- Emerging Policy H1
- NPPF objectives for efficient use of land

3.4 Access, Parking and Highway Safety

Access is taken from Lytham Road, consistent with the parameters established at PIP stage.

The scheme provides:

- 4 parking spaces for the proposed dwellings
- 1 replacement space for existing use
- Secure and convenient cycle storage

Key considerations:

- The scale of development is limited (3 units) and will not result in a material increase in traffic
- The site is located within an accessible urban area, close to services and public transport
- The level of parking provision is consistent with local standards and is compliant with the parking standards set out within the Wokingham Borough Council Managing Development Delivery Local Plan (Policy CC07) and the adopted Wokingham Borough Council Parking Standards.
- Secure cycle storage is provided within private garden sheds serving each dwelling, as shown on the accompanying proposed site and landscaping plans and detailed within the Design and Access Statement. The proposed arrangement promotes sustainable modes of transport whilst ensuring convenient and secure cycle parking for future occupiers. The proposal therefore accords with Policy CP6 and emerging Policy C3. The finer details and specification of the cycle storage provision can, if required, be secured by condition.

No objection has been raised by the Highway Authority in principle, and there is no evidence to suggest that the proposal would give rise to severe impacts (the relevant NPPF test).

This accords with:

- Policy CP6
- Policy CC07
- Emerging Policy C5

3.5 Trees and Landscaping

The site contains protected trees, which have been a key constraint informing the layout.

The scheme has been designed to:

- Retain all significant TPO trees
- Respect Root Protection Areas
- Integrate landscape enhancements to soften the development

Any minor incursions can be appropriately addressed through:

- Construction methods
- Protective measures secured by condition

The proposal therefore complies with:

- Policy CC03

4. Planning Balance

The proposal delivers clear and substantial benefits:

- 3 new dwellings in a sustainable settlement location
- Effective use of underutilised residential land
- Contribution toward addressing housing need in the context of a shortfall
- A form of development already accepted in principle through PIP

Potential impacts relating to:

- Character
- Amenity
- Highways
- Trees

have all been carefully considered and mitigated through design.

There are no adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the Development Plan and the NPPF.

5. Conclusion

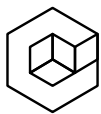
The proposed development:

- Is fully consistent with the parameters established by the approved Permission in Principle
- Represents a policy-compliant form of backland development
- Safeguards the amenity of neighbouring and future occupiers
- Provides an appropriate and sustainable level of housing delivery
- Raises no technical constraints that would justify refusal

In the context of the presumption in favour of sustainable development, and having regard to the Development Plan as a whole, the proposal represents a sustainable and appropriate form of development.

Planning permission should therefore be granted.

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