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COMMUNITY INVOLVEMENT STATEMENT

7 Lanark Close, Woodley, Reading, RG5 4DF

Proposed Development

Change of use of amenity land to residential garden at 7 Lanark Close, including removal of the existing brick boundary wall and erection of a replacement fence.

1. Introduction

This Community Involvement Statement has been prepared in support of the full planning application for the above development.

The proposal is to incorporate the amenity land within the applicant's ownership into the existing residential garden at 7 Lanark Close. The associated boundary works comprise removal of the existing brick wall and erection of a new fence along the public footpath.

The purpose of this statement is to identify the main matters that may be of interest to neighbouring residents and other users of the surrounding area, and to explain how these matters have been considered in developing the proposal.

The proposal has been considered in the context of the established residential character of Lanark Close and Colemans Moor Road, the relationship with neighbouring properties, the public footpath, visibility and highway safety, boundary treatment, vegetation and the appearance of the site.

2. Approach to Community Involvement

The applicant recognises that changes to land and boundary treatments in an established residential area can affect neighbouring occupiers and people using nearby public routes. The proposal has therefore been considered with regard to the local context and the following matters:

- the character and residential context of the application site;
- the relationship between the site, adjoining properties and the public footpath;
- the position and height of the proposed fence, including the need to maintain visibility;
- pedestrian safety and the management of vegetation alongside the footpath;
- the condition of the existing tree and the intention to replace the dead tree; and

- appropriate maintenance of planting and boundary areas so that vegetation does not encroach onto the footpath.

The proposal has been developed with regard to these site-specific considerations. Any representations received through the local planning authority's consultation process can be considered as part of the determination of the application.

3. Local Context and Character

The application site lies within the established urban area of Woodley. Its southern boundary adjoins the public footpath alongside Colemans Moor Road. The property at 7 Lanark Close also adjoins 179 Colemans Moor Road to the east.

The surrounding area is predominantly residential. The proposed boundary treatment is intended to provide a clear and managed edge to the garden while having regard to the neighbouring property and the safety and convenience of people using the adjacent footpath.

4. Matters of Particular Relevance to the Community

4.1 Relationship with 179 Colemans Moor Road

The proposal has taken account of the parking area associated with 179 Colemans Moor Road near the eastern boundary of the application site. The fence alignment is intended to respect the visibility requirements at this location and to connect with the proposed boundary fence along the public footpath. The visibility area is to be kept free from obstructions above a maximum height of 0.6 metres, as indicated by the submitted proposal.

4.2 Public Footpath and Highway Safety

The existing shrubs have reportedly become overgrown and encroach onto the public footpath. The proposed fence would provide a clearer boundary between the garden and the footpath, while the applicant will maintain shrubs within the property so that they do not overhang or obstruct the public route.

The existing tree is understood to be dead and may present a potential hazard if branches or the tree itself were to fall. The applicant proposes to replace it with a new tree. The choice and position of the replacement should be appropriate to the site and should not compromise visibility or the safe use of the footpath.

5. Conclusion

The proposal seeks to bring the amenity land into use as part of the existing residential garden and to provide a more clearly defined and maintained boundary alongside the public footpath. In developing the proposal, particular attention has been given to the relationship with 179 Colemans Moor Road, visibility at the adjoining parking area, pedestrian safety and the ongoing management of vegetation.

The applicant recognises the role of neighbouring residents and other interested parties in the planning process and will take account of relevant comments received by the local planning authority when the application is considered.