



STATEMENT OF COMMUNITY INVOLVEMENT

Proposal: Garage Conversion and Extension

At

Address: 1 Miller Drive, Winnersh, Wokingham RG41 5RP

1. Introduction

This Statement of Community Involvement (SCI) has been prepared in line with the principles set out by Wokingham Borough Council's SCI (2020), which promotes effective engagement in the land use planning process.

This document outlines the community engagement undertaken by the applicant in the context of this individual planning application.

The proposal relates to a small-scale residential development, and therefore a proportionate approach to engagement has been adopted, focusing on direct consultation with immediate neighbors.

This SCI explains how the applicant has informed and engaged with the local community prior to the submission of the planning application, and how any comments received have been considered in the final design.

2. Approach to Engagement

Given the small scale and low external impact of the proposed development — primarily involving internal alterations and the loss of the garage as a parking space — a proportionate engagement approach was adopted.

The key steps undertaken were:

- **Informal Consultation with Immediate Neighbors:**
Prior to submitting the application, informal engagement was carried out with the adjacent neighbors and opposite properties along Miller Drive.

Neighbors were verbally informed of the intention to convert the garage into habitable space.

- **Transparency of Intentions:**

Neighbors were reassured that the proposals would maintain adequate parking provision on the driveway and that no major external alterations or intrusive works would be visible from the street.

- **Provision of Contact Details:**

Contact details were offered for any follow-up queries or concerns.

3. Feedback Received

- **General Support:**

The informal discussions revealed general acceptance of the proposal, provided that sufficient parking would be maintained on site to avoid pressure on-street.

- **Key Topics Raised:**

The main areas of interest and discussion were:

- **Parking:** Clarification that at least two off-street parking spaces would remain available following the garage conversion.
- **Construction Disruption:** Assurance that the construction works would be carried out responsibly and with minimal disturbance.

4. Design Response to Community Input

The proposal has responded to these concerns as follows:

- **Parking:**

The property will retain **two full-sized off-street parking spaces** on the existing driveway.

Although the garage space will be lost, the remaining driveway provision complies with Wokingham Borough Council's **parking standards** for a three-bedroom dwelling, which typically requires **two parking spaces**.

Therefore, there will be **no additional pressure** on on-street parking as a result of the development.

- **Construction Management:**

Construction activities will be carefully managed to minimize noise and disruption. Working hours will be limited to reasonable times in accordance with best practice and Council guidance.

- **Maintaining Streetscape:**

No external visual alterations are proposed that would affect the appearance of the property or the character of Miller Drive.

5. Ecology and Biodiversity Considerations

The proposed development is limited to the internal conversion of the existing garage space and a small extension within the existing residential curtilage.

No vegetation, trees, or natural habitats will be affected by the proposal.

Consequently, the development will have no adverse impact on biodiversity or protected species, and no habitat surveys are considered necessary for this application.

6. Conclusion

The applicant has taken a responsible and transparent approach by engaging with immediate neighbors early in the process and addressing concerns about parking and construction disruption.

The loss of the garage space has been mitigated by the retention of two compliant driveway spaces, ensuring that there will be no adverse effect on the surrounding community or parking availability.

The proposal supports the principles of sustainable, sensitive development and remains consistent with Wokingham Borough Council's policies on residential amenity, parking, and community involvement.

Accordingly, it is respectfully requested that the planning application be considered favorably.