



CREATIVE DESIGN AND STRUCTURE LTD

UNIT 1, HENSON HOUSE, NEWTOWN ROAD, HENLEY-ON-THAMES

info@creativedesignandstructure.co.uk

01491411922

PLANNING STATEMENT

FULL PLANNING APPLICATION FOR THE CHANGE OF USE OF LAND FROM
ADOPTED GRASSED AREA TO RESIDENTIAL AND REPOSITIONING
BOUNDARY HEDGE WITH A NEW FENCE
RETROSPECTIVE

At
22 Keephatch Road
Wokingham
RG40 1QJ

06/08/2024

1.0.0. THE SITE / HISTORY

The site is located on the open corner of Keephatch Road and Hughes Road. There have been two previous planning applications on this site.

231035 2 No. storey front extension including infill + part demolition of the existing + rear dormer extension.

Approved 02/06/2023

240843 Front porch +first floor rear dormer extension

Approved 25/06/2024

1.1.0. PROPOSAL

The full planning application seeks to gain permission for the change of use of the strip of adopted grassed area to residential retrospectively. The strip of land is approximately 19 metres in length from the front of the existing garage to the bottom of the rear garden tapering from 1.8 metres to 0.95 metres.

1.2.0 SCALE AND DESIGN

Changing the use of the land would provide additional 26 square metres of garden space at 22 Keephatch Road.

The additional space would be enclosed with a new timber fence that would have minimal impact on the open space of the corner plot and would require no maintenance compared to the previous hedge.

1.3.0 CONCLUSION

To conclude, the proposal is for a modest addition to the existing garden of 22 Keephatch Road Wokingham. The impact on the existing street scene would be minimal.