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PLANNING STATEMENT

Project: 14 Grovelands Road,
Spencer's Wood
RG7 1DP

Client: Mr J Linehan

Ref: 2873-RDJWL-XX-XX-RP-A-0006

Status - Revision	Date Issued	Comments	Author	Checked
S3-P1	14th August 2026	First Issue	ZH	KMD
S3-P2	22nd September 2026	Minor amendment	ZH	RN
A3-C1	28th September 2026	Issued for planning	ZH	RN
A3-C2	9th October 2026	Proposal amended	ZH	KMD

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CONTENTS

1.0 Introduction

2.0 Background and Proposed Development

3.0 Design and Appearance

4.0 Planning Considerations

5.0 Conclusion

1.0 Introduction

This statement has been prepared in support of a full planning application for the change of use of amenity land to residential use (Class C3), to be incorporated into the existing residential curtilage of No. 14 Grovelands Road, Spencer's Wood, RG7 1DP, including the erection of limited fencing to the front of the site.

2.0 Background and Proposed Development

The area of land to the south of No. 14 currently forms part of an area of amenity land associated with the wider residential development. Correspondence with Mark O'Leary, Senior Planner, has confirmed that the garden area to the south side of No. 14 falls within the area identified on the approved site plan for the housing development under planning application F/2013/2567.

Following discussions with the Local Planning Authority, it was advised that a planning application should be submitted to formally change the use of this amenity land to residential use and incorporate it into the existing residential curtilage of No. 14.

The proposal therefore seeks to regularise and establish the land as part of the private residential garden associated with No. 14. The land will remain as green garden space, with no new buildings, parking areas or other substantive development proposed. The application includes only limited fencing to the front of the site.

3.0 Design and Appearance

The proposed change of use will allow the land to function as an extension of the existing residential garden. Its green and landscaped character will be retained, maintaining the open appearance of the site and its contribution to the surrounding residential environment.

The limited fencing proposed to the front of the site will provide a clear definition of the residential curtilage. Its extent and position will be restricted to the front of the site, avoiding the need for extensive boundary enclosures or significant physical alterations to the land.

No new buildings, structures or impermeable surfaces are proposed. The existing green garden character will therefore be maintained, with no significant change to the established built form or appearance of the surrounding area.

Site photos and context images overleaf



View of access road from Grovelands Road looking east. Google®



View of access road, existing garage looking east. Google®



View of access road and amenity land looking east. Google®

4.0 Planning Considerations

The proposed change of use is limited in scale and relates to land immediately adjoining the existing residential curtilage of No. 14. The proposal would create a logical extension to the private garden area and would not alter the established pattern of development or result in the loss of any significant area of public open space.

The amenity land also contains an existing garage which will be retained for the use of No. 14.

The limited fencing at the front of the site is considered appropriate to its residential setting and will allow the boundary of the garden to be defined without materially affecting the character or appearance of the wider area.

The proposal has also been informed by discussions with the Local Planning Authority, with Mark O'Leary, Senior Planner, confirming that the land falls within the approved site plan associated with planning application F/2013/2567 and advising that an application for the change of use and incorporation of the land into the curtilage of No. 14 should be submitted.

5.0 Conclusion

The proposal seeks permission for the change of use of amenity land to residential use (Class C3), to be incorporated into the existing residential curtilage of No. 14 Grovelands Road, together with limited fencing to the front of the site.

The land will remain as green garden space, with no new buildings, impermeable surfaces or other substantive development proposed. The development will therefore preserve the open and landscaped character of the site and will not result in a significant adverse impact on the surrounding residential area.

The proposal represents a modest and logical extension to the existing residential garden and is considered appropriate in its context. Planning permission is therefore respectfully requested.