



PLANNING STATEMENT

477 Wokingham Road, Reading, RG6 7EL

Client: **Mr Aneel Sabir**
Job Title: **Proposed boundary wall with brick piers and main gated entrance**
Job No: **0303**
Date: **11.06.25**
Rev: **02**
Author: **KR**

1.0 Introduction

This planning statement has been prepared in support of a planning application for the proposed boundary timber fence to the sides and front of the property. In addition the front will have solid brick piers with a timber gate at a height that offers privacy from the main road. The application is part retrospective for permeable paving replacing the existing tarmac surface finish.

2.0 Site Location and Description

The site is located at the junction of Wokingham Road and Loddon Bridge Road and is the last residential unit before “The George” Public House on the adjacent corner, a redundant and vacant car showroom/workshop and a petrol station opposite the site.

The properties are of mixed styles predominantly 1930’s detached and semi- detached on large garden plots.

No 477 is a detached property located in Earley with excellent access to Wokingham and Reading town center. The property is not in a conservation area and is not listed. The ambition is to provide a timber fence to the entire perimeter of the house. Furthermore the entrance will have 2no. Brick posts to support 2no. timber gate. The building on the site was granted planning permission in 2012 under planning reference 120127 and an existing certificate of lawfulness exists. Thus, it is still considered to be an HMO and no application has been submitted to revert the dwelling from an HMO to a single household.

3.0 Access

The site is located approximately 5 miles from Reading town centre and within 4 miles of Wokingham,, and a short journey to the main Woodley Centre which is well located for access to the main facilities including shops, pubs and restaurants, banks and post office.

There are bus stops on Wokingham Road, providing links to the Woodley Centre, and to the main town Centre of Reading, and to outlying local areas.

Parking is currently available within a double garage integral to the building, and there are parking spaces that can be used formally without tandem parking on the front drive.

No on street parking is required with both the current use and of that proposed.

There is a park and ride facility operating at the Showcase cinema with journeys to Reading.

4.0 Landscaping and Context

The existing boundaries of the rear garden are predominantly 1800mm high close boarded fences to achieve a coherent appearance and achieve a good sense of enclosure. The garden is a private amenity with much of the existing garden to the side and rear laid to lawn. The front drive is paved with permeable material that allows natural drainage of surface water to offer a sustainable means of disposing of rainwater.

The combination of this with soft landscaping and surface treatment will help to create an environment that feels pleasant, safe and secure. The materials selected for the external surfaces are considered to be practical and sympathetic to the building form.

5.0 Appearance and Scale

The plot is in the form of a large detached dwelling, the appearance of which is not to be altered. Therefore the plot will remain similar in appearance to a number of other properties in Wokingham Road and therefore lend itself to be split without adversely affecting the streetscape.

There is the added benefit that it is a corner plot thereby having little or no effect/impact on other properties in terms of overlooking and any other privacy issues. Houses are all of two storeys high and are positioned on this street scene and sufficiently set back from the footpath.

There are no proposals to significantly alter the appearance of the property other than the boundary appearance which will be like for like replacement in height for the side and lowered in the form of a 1.2m high fence to replace the existing lower section of timber fencing including a 0.3m high trellis. Furthermore two brick piers and gated access will be to the front of the drive to access the site, which is set back over 5m from the edge of the pavement. The driveway was previously tarmac and part of this application the applicant has resurfaced the driveway with permeable block paving.

6.0 Summary

As the works purely replace the timber fencing within the curtilage of the site, there is no effect on neighbours. The boundary fence in terms of scale and character offers an obvious improvement to reduce nuisance and noise. Part retrospective approval of the surface finish offers an improvement to the previous tarmac surface as it a sustainable drainage solution with the block paving.

We therefore conclude that the proposal to replace the timber fencing would improve the appearance in order to clearly delineate the front boundary, to enhance security, to maintain privacy and to provide safety with the fencing and double gates along the front / side boundary and thus meets with the approval of Wokingham Council.