



PLANNING STATEMENT

PROPOSAL: ERECTION OF 3 NO. DWELLINGS WITH ASSOCIATED ACCESSES FOLLOWING DEMOLITION OF THE EXISTING DWELLING.

SITE ADDRESS: 205 NINE MILE ROAD, WOKINGHAM, RG40 3QA

REVISION: A1

PREPARED BY: Y. BEKIR

1. INTRODUCTION

This Planning Statement has been prepared in support of a full planning application for the redevelopment of the site at 205 Nine Mile Ride, Wokingham.

The proposal seeks planning permission for the demolition of the existing bungalow and the construction of three residential dwellings, comprising:

- Two semi-detached dwellings fronting Nine Mile Ride
- One detached dwelling positioned to the rear of the site

The proposal has been informed by pre-application discussions with Wokingham Borough Council, and the design has evolved in response to the feedback provided.

This statement summarises the planning context and demonstrates that the proposed development represents a sustainable and policy-compliant form of residential development.

2. PRE-APPLICATION ENGAGEMENT

Prior to the submission of this application, the applicant sought pre-application advice from Wokingham Borough Council. The purpose of the pre-application process was to obtain early feedback on the development potential of the site and to identify any issues that should be addressed in the design.

The Council's response identified several matters that required careful consideration.

- **Density and Plot Subdivision.** The pre-application officer noted:

"The subdivision of the plot to provide three dwellings must be carefully considered to ensure that the development does not appear cramped or overdeveloped."

Response: The proposed layout has been revised to ensure that each dwelling benefits from adequate plot size, private garden space and separation distances. The revised layout provides a clear spatial hierarchy with two dwellings addressing the street frontage and one dwelling located to the rear, reflecting the established pattern of development in the area.

- **Relationship with Neighbouring Properties.** The officer also commented:

"Careful consideration will need to be given to the relationship with neighbouring properties to ensure there are no unacceptable impacts on residential amenity."

Response: The development has been designed to maintain appropriate separation distances between buildings and neighbouring boundaries. Window placement and building orientation have been carefully considered to minimise overlooking and ensure that neighbouring amenity is preserved. The

scale of the proposed dwellings has also been moderated to ensure that the development sits comfortably within the surrounding residential context.

- **Character of the Area.** The pre-application advice further noted:

“The design should respond positively to the character of the surrounding area, particularly in terms of scale, form and materials.”

Response: The architectural approach adopted for the proposed dwellings reflects the traditional residential character of Nine Mile Ride. The design incorporates: pitched roof forms; traditional proportions; materials that reflect the local vernacular. This approach ensures that the development integrates appropriately with the surrounding built environment.

- **Highways and Access.** The pre-application response also highlighted the need to ensure that safe and suitable access arrangements are provided.

Response: The development incorporates: retention and improvement of the existing access from Nine Mile Ride; a new independent access from Bank Side Road to serve the rear dwelling with dropped kerb of max 3.6m; parking provision in accordance with the Council’s standards. These measures ensure that the development provides safe and convenient access for residents and visitors.

3. SITE AND PROPOSED DEVELOPMENT

The application site is located on the southern side of Nine Mile Ride within an established residential area. The site currently comprises a single-storey bungalow set within a relatively generous residential plot. The surrounding area is characterised by a mix of detached and semi-detached dwellings set within landscaped plots. Development in the area displays a variety of architectural styles, reflecting the gradual evolution of the neighbourhood over time.

- The proposal seeks the redevelopment of the existing residential plot to provide three family dwellings. The development includes:
- Demolition of the existing bungalow
- Construction of two semi-detached dwellings fronting Nine Mile Ride
- Construction of one detached dwelling located to the rear of the site
- Provision of private gardens for each property
- Parking and access arrangements

The layout has been carefully designed to ensure the development responds appropriately to the site context while making efficient use of the land.

4. PLANNING POLICY CONTEXT

The proposal has been assessed against the relevant planning policy framework, including the National Planning Policy Framework (NPPF) and the Wokingham Borough Local Plan.

- National planning policy places significant emphasis on:
- Delivering sustainable development
- Boosting the supply of housing
- Achieving well-designed places

The proposal aligns with these objectives by delivering additional housing within an established residential area.

5. PLANNING BALANCE & CONCLUSION

The proposed development delivers a number of clear planning benefits:

- Efficient use of previously developed residential land
- Delivery of additional housing in a sustainable location
- High-quality residential accommodation
- Landscaping and biodiversity enhancements
- Makes efficient use of a residential plot
- Provides additional housing in an established location
- Responds positively to local character
- Protects neighbouring amenity
- Incorporates landscape and ecological enhancements

The design has evolved through the pre-application process, and the scheme has been revised to address the issues raised by the Council. For these reasons, the proposal is considered to accord with the National Planning Policy Framework and the policies of the Wokingham Borough Local Plan. Planning permission is therefore respectfully requested.

6. BIODIVERSITY NET GAIN

A Biodiversity Net Gain Assessment confirms that, while on-site provision is constrained, the development will deliver the required +10% net gain through a combination of on-site enhancements and off-site measures. **The applicant is willing to secure any shortfall via a Section 106 Agreement, ensuring full compliance with the National Planning Policy Framework and the Environment Act 2021.**

7. ECOLOGY AND PROTECTED SPECIES

Ecological surveys confirm the presence of a low-level bat roost within the existing building. Appropriate mitigation and enhancement measures will be implemented, including supervised works and provision of replacement roosting features. The development will be supported by the necessary licensing and will ensure compliance with relevant legislation, with no adverse impact on local ecology.

8. TREES AND LANDSCAPE IMPACT

The proposal involves the limited removal of low-quality hedging, with all significant trees retained. Protective measures will be implemented in accordance with the Arboricultural Method Statement. The development will preserve the contribution of trees to local character and provide opportunities for additional planting and landscape enhancement.

9. HIGHWAYS AND TRANSPORT

A Transport Statement confirms that the development has been designed in accordance with pre-application advice and incorporates all required highways measures. The Council's Highways Officer raised no objection in principle, confirming that the proposal would not result in a material impact on the highway network. The scheme therefore complies with the National Planning Policy Framework.