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Community Involvement Statement
Change of use of the first-floor retail accommodation to a two-bedroom dwelling; construction of an external access staircase and formation of a new entrance door to serve the dwelling; installation of a new shopfront and alterations to the existing forecourt to provide ramped access to the retained ground-floor retail premises.
14 Beke Avenue, Shinfield, Reading, RG2 9UW.

1. Introduction:

This Community Involvement Statement has been prepared in support of a full planning application for the change of use of the first-floor retail accommodation to a two-bedroom dwelling, together with the construction of an external access staircase and formation of a new entrance door to serve the dwelling. The proposals also include the installation of a new shopfront and alterations to the existing forecourt to provide ramped access to the retained ground-floor retail premises.

2. Wokingham Borough Council's Statement of Community Involvement:

Wokingham Borough Council's Statement of Community Involvement (SCI) encourages proportionate and meaningful engagement with the local community, having regard to the scale, nature and potential impacts of development proposals. This Statement sets out the community engagement undertaken by the Applicant in advance of the submission of the planning application.

3. Proportionality of Community Involvement:

The proposed development is modest in scale and principally comprises the change of use of part of an existing building to provide a single dwelling. The associated physical alterations are limited to the provision of an external access staircase and a new entrance door, together with a new shopfront and alterations to the forecourt to provide ramped access to the retained ground-floor retail premises.

Having regard to the nature and limited scale of the proposals, the Applicant has undertaken community engagement by notifying the immediate neighbours by letter of the submission of the planning application. A wider public consultation exercise was not considered necessary given the limited scope of the development and its anticipated localised impacts.

The level of engagement undertaken is considered proportionate to the scale and nature of the proposals and consistent with the principles of Wokingham Borough Council's SCI.

4. Community Engagement:

The Applicant has written to the immediate neighbours to notify them of the proposed development and the submission of the planning application to Wokingham Borough Council.

5. Public Consultation:

Wokingham Borough Council, as the Local Planning Authority, will undertake the formal consultation process associated with the determination of the planning application. This will provide local residents and other interested parties with the opportunity to consider the proposals and submit representations for the Authority's consideration.