

Community Involvement Statement

Proposal: Replacement Dwelling

Location: Wargrave, Berkshire

Date: 2 March 2026

1. Introduction

This Community Involvement Statement has been prepared in support of a planning application for a replacement dwelling in Wargrave, Berkshire. It sets out the approach taken in relation to pre-application community engagement and explains the circumstances in which no formal public consultation was undertaken prior to the submission of this application.

2. The Proposal

The application relates to the demolition of an existing dwelling and its replacement with a new residential dwelling on the same site. The proposal does not involve a change of land use, significant increase in scale, or any intensification of activity beyond that of a single private residential unit.

3. Community Involvement Undertaken

No pre-application community involvement or public consultation has been undertaken in connection with this proposal.

This decision was made on the following basis:

The proposal is for a replacement dwelling only, which is a relatively modest and contained form of residential development. It does not represent a departure from the established residential use of the site, and the impact on the surrounding community and neighbouring properties is considered to be limited in nature.

Wokingham Borough Council's Statement of Community Involvement does not set out a specific requirement for pre-application community engagement for replacement dwellings of this type. Statutory consultation will be carried out by the Local Planning Authority as part of the formal planning application process, providing nearby residents and other interested parties with the opportunity to comment.

4. Statutory Consultation

Upon validation of this planning application, Wokingham Borough Council will notify neighbouring properties and relevant statutory consultees in accordance with its adopted procedures. All representations received will be duly considered by the Local Planning Authority in the determination of the application.

5. Conclusion

Given the nature and scale of the proposed development — a like-for-like replacement dwelling within an established residential setting in Wargrave — it is considered that the absence of pre-application community engagement is appropriate and proportionate in this instance. The statutory consultation process will

provide the community with a full and proper opportunity to engage with the proposal.

Prepared by the Applicant / Agent

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