

Planning Statement

October 21, 2025

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Date: 20 October 2025

Planning Statement

Applicant: Shashikanth Hallibyl

Site Address: 10 Mitchell Way, Woodley, Reading, RG5 4NQ

Local Planning Authority: Wokingham Borough Council

Date: 20 October 2025

1. Introduction

This statement is submitted in support of a full planning application for the proposed:

- Change of use of amenity land to residential garden, including alterations to boundary fencing;
- Erection of a single storey front extension;
- Erection of a single storey rear extension; and
- Associated changes to fenestration.

The property is a residential dwelling located within the built-up area of Woodley and is surrounded by similar residential properties. The proposal seeks to enhance the functionality and appearance of the dwelling while remaining consistent with the surrounding character.

2. Site Context

The site is located on **Mitchell Way**, within a well-established residential area characterised by detached and semi-detached properties of similar scale and design.

The property benefits from a front and rear garden, with an adjacent area of maintained amenity land directly adjoining the site boundary.

There are no known environmental or heritage constraints that would prevent the proposed development. The site is within easy reach of local services, public transport links, and community facilities.

3. The Proposal

The application seeks permission for:

a. Change of Use of Amenity Land

A small section of the adjoining amenity land will be incorporated into the residential curtilage to provide an enhanced garden area. The proposal includes a modest alteration to the boundary fence line to reflect this change, maintaining a consistent design and height with the existing boundary treatment.

b. Front Extension

A single-storey front extension is proposed to provide an enlarged entrance and improved internal layout. The extension has been designed to complement the existing dwelling, with matching materials and roof form to ensure visual continuity.

c. Rear Extension

A single-storey rear extension is proposed to enhance the ground floor living space. The height and depth have been kept proportionate to the main dwelling, ensuring the extension remains subservient and avoids overbearing impacts on neighbouring properties.

Fenestration Changes

Minor changes to the window and door openings are proposed to modernise the property and improve natural lighting and energy efficiency.

3. Design and Appearance

The design of the extensions reflects the scale, character, and appearance of the existing dwelling and surrounding development.

Materials will match or closely resemble the existing property to ensure a cohesive visual appearance.

The proposed front and rear extensions are single-storey in height and maintain appropriate separation from neighbouring boundaries, avoiding any undue loss of light, outlook, or privacy.

4. Planning Policy Compliance

The proposal has been prepared with regard to the **Wokingham Borough Local Plan, Core Strategy**, and the **National Planning Policy Framework (NPPF)**.

It complies with key principles including:

- **Policy CP1 (Sustainable Development):** The proposal makes efficient use of land within a sustainable location.
- **Policy CP3 (General Principles for Development):** The design respects the character of the area and avoids detrimental impact on neighbours.
- **Policy TB06 (Development in the Built-Up Area):** The scale and form of the extensions are appropriate within the existing residential context.
- **NPPF (Paragraph 130):** Promotes high-quality design that adds to the overall quality of the area and integrates well with the existing environment.

The proposed change of use of amenity land is modest and will not compromise public amenity or the character of the streetscape, as the area is directly adjacent to the applicant's property and will be enclosed in a manner consistent with existing garden boundaries.

6. Access and Parking

The proposal does not alter the existing access or parking arrangements. Sufficient on-site parking is retained to meet the needs of the household in line with Wokingham Borough Council's standards.

7. Impact on Neighbours

The extensions are single-storey and designed to minimise any potential impact on neighbouring properties. The design avoids overlooking and overshadowing. The change of use of amenity land will not result in any loss of public access or amenity.