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PLANNING STATEMENT

in respect of constructing a front wall and demolishing the existing house at

299 Wokingham Road, Earley

1. ENVIRONS

Wokingham Road is the classified A329 road between Wokingham and Reading, and provides bus, car and bicycle route between those two boroughs. The site lies within a generally residential area with considerable diversity of plot and house sizes and types. Some are detached and semi-detached houses, each separated from the road by generous gardens, and each served by rear gardens, although in 2021-22 four 2-bedroom apartments were constructed on the neighbouring plot at No.301 Wokingham Road.. The residential properties are generally of traditional 2-storey construction with loadbearing brickwork surmounted by pitched tiled roofs.

The site is located on the northern side of Wokingham Road, almost directly opposite its junction with Kenton Road. It is within walking distance of Earley Station, which provides access to rail services to the interchange at Reading main line station and beyond to all parts of the country.

2. THE SITE

The property is a similarly residential plot with a modest 2-storey detached house towards the rear, a generous front garden and a modest rear garden. The house is generally of traditional solid brick construction surmounted by a timber-framed pitched tile roof and a prominent brick chimneystack.

However, over the years the house became derelict, the property became abandoned, and the applicant adopted it.

3. PROPOSALS

In order to clearly delineate the front boundary, to enhance security, to maintain privacy and to provide safety during likely demolition works, a nom.2.0m high rendered blockwork wall with piers and double gates was constructed along the front boundary, and the site cleared to fully expose the condition of the house.

Its condition was clearly poor, and a structural engineer has inspected the structure and confirmed that it is in a dangerous state of disrepair. His report forms part of the current planning application.

Therefore, in view of its condition and its position abutting a shared boundary with the neighbouring residential property at No.297 Wokingham Road, in the interests of safety it is proposed for early demolition while various development options are explored.

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