

M D Howlett Associates Ltd

Architectural Consultant

11 Prospect Street
Caversham, Reading
Berkshire RG4 8JB

Tel: 0118 947 7117
Email: pmaarc@globalnet.co.uk

PLANNING STATEMENT

in respect of temporary use for the installation of a residential caravan for a period of up to five years at

299 Wokingham Road, Earley

1. ENVIRONS

Wokingham Road is the classified A329 road between Wokingham and Reading, and provides a 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. All of the residential properties are generally of traditional two-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 was a similarly residential plot but its modest 2-storey detached house towards the rear had over the years become derelict, the property having been abandoned. It was demolished last year having been assessed by a chartered structural engineer as potentially dangerous, and the site is now cleared of the original structures. Recessed double gates and a low wall have been erected along the front boundary.

3. RECENT PLANNING HISTORY

In April 2025 two planning applications were submitted (refs:250464 and 250467). Both sought retroactive approval for a new nom.2.0m high wall, piers and gates built along the front boundary with Wokingham Road. The latter application (ref: 250467) would also have allowed for the installation of a residential caravan on the site.

Both applications were refused on identical grounds, all relating to the boundary treatment as had already been built. The site being in a residential area, the wall has subsequently been lowered and gates relocated to comply with Policy CP3 of the Core Strategy, Policy CC03 of the Managing Development Delivery Local Plan and Para:R12 of the Borough Design Guide, all policies upon which the refusals had been based.

None of the reasons for refusal referred to the siting of a caravan on this property.

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4. PROPOSALS

The applicant has installed a residential caravan, and the current application does not seek approval for the altered front boundary alterations that have already taken place following guidance from the planning authority. The application is only for the change of use of the land for temporary siting of the caravan for residential use for a period up to five years to enable the applicant to reside in situ for the purposes of enhancing site safety and security during future envisaged construction works, and it would be removed at latest on completion of those works..

5. COMMUNITY INVOLVEMENT

Initially a nom.2.0m wall with tall double gates had been erected along the front boundary to maintain the applicant's privacy. Following discussions with planning officers that wall has been lowered to below 1.0m high and taller shrubs have been planted immediately behind it to maintain that privacy while enhancing the local environment, introducing natural features visible from Wokingham Road.

No related substantial works are envisaged to be necessary.

February 2026