

Planning Statement

Application Number: 251398

Applicant: Mr Austin Burns

Site Address: 246 Kingfisher Drive, Woodley, Wokingham, RG5 3LH

Proposal: Full application for the installation of a hydraulic car ramp at the rear of the property (Retrospective)

This planning statement is submitted in support of the retrospective application for the installation of a hydraulic car ramp at the rear of 246 Kingfisher Drive. The installation is used for private, domestic purposes to facilitate vehicle maintenance within the applicant's residential property.

The development is modest in scale and positioned to the rear of the dwelling, ensuring minimal visual impact on the surrounding area. The ramp does not adversely affect neighbouring amenity in terms of noise, privacy, or visual intrusion, and appropriate consideration has been given to access and safety.

The applicant requires the ramp to remain in place until the end of next summer in order to complete vehicle maintenance work currently on hold due to cold weather conditions. The ramp will be uninstalled and removed from the site once these jobs are completed by the end of next summer.

The proposal is consistent with the character of the residential area and accords with relevant local planning policies relating to residential development and the protection of neighbour amenity.

Accordingly, it is considered that retrospective planning permission should be granted for the temporary installation of the hydraulic car ramp.