

Sept 2024

Planning & Community Involvement Statement

13 Market Place Wokingham RG40 1AL

This document should be read in conjunction with the submitted application form and drawings.

1.1 Design/Description of Development:

This application is for the removal of existing self seeded trees, for a new bin store and landscaping works including new feature trees to tidy up and enhance the land at the rear of No.13 Market Place.

- The proposal aims to tidy up and utilise the land to create 3 parking spaces to be used by staff at No.13 Market Place, which is a Charity Shop under Class E. The site currently has no usable parking space as it has been left unkept and overgrown. All other adjacent commercial units have concrete yards used for parking. The proposal is to clear the land and for new landscaping works to enhance the site.
- A new timber bin store at the far NW boundary will screen the unsightly commercial bins that are currently stored in that position.
- The existing trees and shrubs consist mainly of self-seeded Acer and Oak trees. These have not been looked after over the years and are in poor condition. The proposal is to remove these and plant new indigenous specimens trees, feature shrubs and soft landscaping that will enhance the site.

1.2 Impact on the surrounding conservation area:

The works will not harm the surrounding conservation area. The site is located at the rear of No.13 and surrounded by the back yards of commercial units. The works will enhance what is currently a very unsightly, overgrown patch on land. The proposal seeks to add new planting and soft landscaping to enhance the site.

1.3 National and Local Policies:

The proposed works will not fail or bypass any of the National and Local Policies.

Approach: The approach to the site will remain unchanged.

External Appearance: The proposal seeks to remove all the overgrown planting and rationalise the site with new landscaping works.

Environmental Sustainability: A permeable, porous gravel driveway/parking area is proposed allowing water to be absorbed through into the ground below and avoiding too much surface run off.

1.4 Conclusion

The proposal with rationalise and greatly enhance what is currently an unsightly overgrown site.