



**Steven Docker
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Supporting Planning Statement

62 Reading Road, Woodley, RG5 3DB



Designed to
Enable





SUPPORTING PLANNING STATEMENT

Demolition of existing dwelling and erection of a purpose-built replacement dwelling to meet the needs of a disabled child

Site: 62 Reading Road, Woodley, RG5 3DB

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the demolition of the existing dwelling at 62 Reading Road, Woodley and the erection of a new purpose-built replacement dwelling, largely on the footprint of the existing building.

The proposed dwelling has been specifically designed to meet the long-term functional and care needs of a disabled child. The scheme provides an inclusive and accessible home environment incorporating level access, generous circulation space, adaptable internal layouts, and provision for specialist equipment and carers where required.

2. Site Description and Context

The application site comprises a residential plot on the southern side of Reading Road within the established urban area of Woodley. The site currently accommodates a detached dwelling with associated garden space, parking and access from Reading Road. The surrounding area is characterised predominantly by residential development of varied architectural styles and periods.

The proposed replacement dwelling is positioned largely within the footprint of the existing dwelling, ensuring that the scale and extent of development remains consistent with the established pattern of development along Reading Road.



3. Planning History

The site benefits from recent planning permission, demonstrating the Council's acceptance of residential development and change at the site.

The most relevant planning history is as follows:

Application Ref: 250200

Proposal: Two-storey front, side and rear extensions, loft conversion to create habitable accommodation, installation of rooflights, alterations to fenestration and demolition of existing garage.

Decision: Approved

Authority: Wokingham Borough Council

This recent approval establishes that the principle of significant alteration and intensification of the existing dwelling at 62 Reading Road is acceptable in planning terms. The current proposal differs in form (replacement dwelling rather than extensions) but achieves similar objectives in a more coherent, accessible and purpose-built manner, while remaining largely within the same built footprint.

The approved application also confirms that the site is suitable for residential development and that matters such as scale, access, and impact on neighbouring amenity can be satisfactorily addressed.

4. Planning Policy Framework

4.1 National Planning Policy

The National Planning Policy Framework (NPPF) promotes sustainable development and requires planning decisions to create places that are safe, inclusive and accessible. It recognises the importance of delivering high-quality homes that meet the needs of different groups in society, including disabled people.

The proposal directly supports these objectives by delivering a dwelling specifically designed to meet identified accessibility and care needs.



4.2 Local Planning Policy — Wokingham Borough Council

The development plan for the area comprises the Wokingham Borough Core Strategy (2010) and the Managing Development Delivery (MDD) Local Plan (2014), alongside relevant Supplementary Planning Documents (SPDs).

Key policies relevant to the proposal include:

Core Strategy Policy CP1 – Sustainable Development

Supports development that delivers social benefits and meets identified community needs. The provision of a purpose-built dwelling for a disabled child represents a clear and significant social benefit.

Core Strategy Policy CP3 – General Principles for Development

Requires development to be of an appropriate scale and design, respect local character and protect residential amenity. The proposal responds positively to this policy by maintaining the established building footprint and respecting the surrounding residential context.

Core Strategy Policy CP6 – Managing Travel Demand

Requires appropriate access and parking provision. The proposal includes on-site parking and level, accessible routes suitable for the disabled occupant and carers.

MDD Policy CC01 – Presumption in Favour of Sustainable Development

Supports proposals that accord with the development plan and national policy.

MDD Policy CC04 – Sustainable Design and Construction

Requires high-quality, well-designed development incorporating sustainable construction principles.

MDD Policy CC07 – Parking

Requires residential development to meet the Council's parking standards, including consideration of accessibility and future charging needs.

The proposal also takes account of the Borough Design Guide SPD and the Sustainable Design & Construction SPD, which provide detailed guidance on residential design quality, layout, access and materials.



5. Accessible and Inclusive Design

The replacement dwelling has been designed in accordance with the principles of inclusive design and with reference to Building Regulations Approved Document M (Volume 1). The dwelling is intended to meet the appropriate optional M4 standard (M4(2) Accessible and Adaptable or M4(3) Wheelchair User Dwelling, subject to confirmation with the applicant's occupational therapist and Building Control).

Key accessibility features include:

- Level access to the principal entrance
- Wide doorways and circulation space suitable for wheelchair use
- Ground-floor living and sleeping accommodation where required
- Adaptable bathroom and kitchen layouts
- Structural provision for ceiling hoists and future adaptations
- Adequate storage for specialist equipment and space for carers.
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These measures ensure that the dwelling can meet both current and future needs without requiring further substantial alteration.

6. Planning Balance

The proposal delivers substantial planning benefits, including:

Provision of a high-quality, purpose-built dwelling meeting the essential needs of a disabled child.

Efficient use of a residential site within the urban area of Woodley;

Replacement of an existing dwelling with a modern, accessible and adaptable home;

Compliance with national and local planning policy promoting inclusive design.

Any potential impacts relating to scale, appearance, parking or neighbour amenity can be appropriately managed through detailed design and standard planning conditions. The social and personal benefits of the proposal carry significant weight in the planning balance.



7. Conclusion

The proposed demolition of the existing dwelling and erection of a purpose-built replacement dwelling at 62 Reading Road, Woodley, RG5 3DB is fully consistent with the objectives of the National Planning Policy Framework and the adopted Wokingham Borough development plan.

The scheme responds positively to the site's planning history, delivers a clear social benefit, and provides an inclusive, accessible home designed to meet long-term needs. The proposal therefore represents sustainable development and should be granted planning permission.