



**Steven Docker
Associates**

Community Involvement Statement

62 Reading Road, Woodley, RG5 3DB



Designed to
Enable





COMMUNITY INVOLVEMENT 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 Community Involvement Statement has been prepared to accompany a full planning application for the redevelopment of 62 Reading Road, Woodley. It has been produced in accordance with the principles set out in Wokingham Borough Council's Statement of Community Involvement (SCI).

2. Purpose of Community Involvement

Wokingham Borough Council's SCI encourages proportionate and meaningful engagement with the local community, having regard to the scale, nature and potential impacts of development proposals. This statement explains how community involvement has been considered in relation to this proposal.

3. Description of the Proposed Development

The proposal comprises the demolition of an existing dwelling and the erection of a purpose-built replacement dwelling, largely on the footprint of the existing building. The new dwelling is specifically designed to meet the long-term functional and care needs of a disabled child, incorporating inclusive and accessible design principles.

4. Scale of Development and Proportionality

The proposed development is modest in scale and nature, involving the replacement of an existing single residential dwelling within an established residential area. The proposal does not involve subdivision of the plot, introduction of additional dwellings, or a material change in use. In accordance with the SCI, the level of community engagement has therefore been proportionate to the scale and likely impacts of the development.



5. Community Engagement Undertaken

Given the replacement nature of the development and its limited impact beyond the application site, no formal public consultation events have been undertaken. However, the design of the proposal has been informed by careful consideration of the surrounding residential context, including scale, massing, access arrangements and neighbour amenity.

The applicant has had regard to the need to minimise disruption to neighbouring occupiers and to ensure that the development integrates sensitively within the existing streetscene.

6. Ongoing Engagement

The applicant recognises that neighbouring residents and other interested parties will have the opportunity to comment on the proposal through the formal planning application process. Any comments raised during the statutory consultation period will be carefully considered and, where appropriate, addressed through the detailed design or by way of planning conditions.

7. Conclusion

This Community Involvement Statement demonstrates that the approach to community engagement for this application has been proportionate, reasonable and in accordance with Wokingham Borough Council's Statement of Community Involvement. The proposal represents a replacement dwelling with clear social benefits and limited wider impacts, and the formal planning consultation process provides an appropriate mechanism for community involvement.