

PLANNING REF : 252036
PROPERTY ADDRESS : 15 Roslyn Road
: 15 Roslyn Road Woodley, Woodley, Reading, Berkshire
: RG5 3HP
SUBMITTED BY : Ms Donna James
DATE SUBMITTED : 29/09/2025

COMMENTS:

Planning Support Statement

Planning Ref: 252036

Property: 23 Erleigh Court Drive, Reading, Berks RG6 1EB

Dear Sir/Madam,

I am writing in support of the proposed garage conversion at 23 Erleigh Court Drive. This application has been made to adapt the property to meet the needs of my mother, who has severe dementia and significant mobility issues. The conversion is being designed to provide her with the facilities and safe environment required to ensure she can continue to receive the full care and safety measures she needs within her home.

I would like to address some of the concerns that have been raised:

1. Parking and Access

The conversion does not remove existing off-street parking provision. The property benefits from a driveway that can comfortably accommodate up to four cars. Parking arrangements therefore remain more than adequate for a family household. In relation to carers, there is only ever one carer, one car, present at a time, attending for 30 minutes on four occasions on a Saturday and a Sunday and once each weekday for a 30 minute night call. This limited and essential access does not place an unreasonable burden on parking or the road network. The carers will more often than not park in the driveway.

The objection also makes reference to "disused" vehicles on the driveway. This is not relevant to the application, and it is unclear how the objector considers it either her concern or a factual observation. For clarity, my late father's car is being scrapped, and my mother's car is retained for family use if required. This has no impact on the planning considerations of the proposal.

2. Use of the Property

The property will remain a family home, not a House in Multiple Occupation (HMO). The conversion is intended solely to support existing family members and carers in providing the necessary level of care for my mother. There is no intention to subdivide the property, and concerns about intensified use are therefore unfounded.

3. Neighbourhood Impact

The comments regarding garden maintenance and financial circumstances are personal in nature and not relevant to the planning process.

Planning decisions should be based on material considerations such as scale, design, and highway safety. The condition of a private garden or speculation about family finances does not constitute a valid planning ground.

It is also important to note that the objector is fully aware of my mother's circumstances and her serious health condition. To raise personal issues in this context, despite having that knowledge, is inappropriate and unfair.

In addition, the objector's property does not front onto the same road or face my mother's house. The proposed garage conversion will therefore have no visual or physical impact on her property.

Furthermore, the additional traffic at prayer time each Friday is not related to our household or this application. That activity is outside of our control and should not be conflated in connection with a modest domestic adaptation.

4. Positive Impact

The proposed conversion will provide the specialist layout and facilities my mother requires due to her progressing dementia and mobility difficulties. This will allow her to remain safely in her own home with family support. It will also reduce the need for external care services and visits, thereby lessening traffic and parking pressures in the area. It represents a modest, sensible adaptation of the property to meet genuine family care, safety and medical needs.

Conclusion

In summary, this is a family home where my mother has lived for over 40 years. The proposed internal conversion is a modest and practical adaptation that will allow her to be safely cared for, with appropriate facilities to support her dementia and mobility needs. It will enable me to provide the level of daily care she requires, including safe showering and personal care, within the home she knows. The proposal does not cause harm or affect residential amenity and is consistent with Wokingham Borough Council's planning standards. I respectfully request that the application be approved.
Yours faithfully,
Donna James