

PLANNING STATEMENT

Proposed Works:

Relocation of Main Entrance, New Entrance Canopy and Extension into Existing Entrance Lobby

Location:

Wokingham Youth and Community Centre, 35 Reading Road, Wokingham, RG41 1EG

Client:

Wokingham Borough Council

1 Introduction

This Planning Statement has been prepared on behalf of Wokingham Borough Council to support a planning application for proposed alterations at Wokingham Youth and Community Centre, located at 35 Reading Road, Wokingham.

The application seeks full planning permission for:

- Relocation of the main entrance to improve access into the building and make more efficient use of the internal space.
- Installation of a new entrance canopy
- Extension of the building into the existing entrance lobby

These works are designed to enhance the functionality, accessibility, and overall user experience of the facility, ensuring it continues to serve the local community effectively.

2 Site Description and Context

The application site comprises the established Wokingham Youth and Community Centre situated along Reading Road within the urban area of Wokingham. The surrounding context is characterised by:

- Predominantly residential development
- Community and civic uses nearby
- Established transport links and pedestrian access

The building currently operates as an important community hub providing facilities for a wide range of local groups and activities.



3 Planning Policy Context

National Planning Policy Framework (NPPF)

- The proposal aligns with key principles of the NPPF, including:
- Promoting healthy and inclusive communities through improved access to community facilities
- Supporting sustainable development by enhancing existing infrastructure rather than creating new facilities elsewhere
- Achieving well-designed places through improved entrance design and usability

Local Planning Policy (Wokingham Borough)

The proposal is consistent with:

- Policies supporting the retention and enhancement of community facilities
- Design policies promoting high-quality, functional, and accessible development
- Accessibility and inclusive design principles

The scheme represents a positive investment in community infrastructure and is in line with local development objectives.

4 Design and Amenity Considerations

The proposed alterations have been carefully considered to:

- Respect the character and scale of the host building
- Use appropriate materials to ensure visual integration
- Deliver a coherent and legible entrance point

The canopy and entrance treatment will provide a clear focal point without appearing overly dominant.

The proposed works are minor and will not result in:

- Loss of privacy
- Overlooking
- Overshadowing or loss of daylight

Construction impacts will be temporary and can be managed through standard controls.

5 Highways and Parking

The proposal does not alter:

- Existing parking provision

- Vehicular access arrangements

As such, there will be no material impact on highway safety or traffic generation.

6 Sustainability

The proposal represents sustainable development by:

- Upgrading and extending an existing building rather than constructing a new facility
- Improving building usability and reducing inefficiencies
- Supporting long-term community use of the site

7 Conclusion

The proposed relocation of the main entrance, installation of a new canopy, and extension into the existing entrance lobby at Wokingham Youth and Community Centre is a modest yet valuable improvement scheme.

The development:

- Enhances accessibility and usability of a key community facility
- Respects the character of the existing building and surrounding area
- Complies with national and local planning policy
- Has no adverse impacts on neighbouring amenity or highways

On this basis, the application is considered to represent sustainable development and should be supported.

It is respectfully requested that Wokingham Borough Council grants planning permission for the proposed development.