

Planning Statement

11 Woodford Close, Reading, RG4 7HN

Application Ref: PL/25/1474

1. Introduction

This Planning Statement is submitted in support of the amended householder application at 11 Woodford Close.

It responds directly to the Case Officer's concerns and third-party representations and clarifies:

- The purpose of the garage and display area
- The continued residential use of the property
- Amendments to the internal layout
- The status of outbuildings shown on the block plan

2. Clear Statement of Residential Use

The property will remain a single private dwellinghouse (Use Class C3).

There is **no change of use proposed** and no commercial activity associated with this application.

The applicant is a private car enthusiast. He owns a classic car and a small collection of racing memorabilia which he has collected over many years as part of his personal hobby.

The proposed garage and internal glazed display area are designed solely so that he may:

- Store his classic vehicle securely; and
- View and enjoy it from within his own home.

The display of racing memorabilia is entirely for **his own private enjoyment**.

This is comparable to any domestic hobby space, such as:

- A home art collection
- A music room
- A home library
- A collector displaying antiques or models

The use is incidental to and entirely consistent with normal residential occupation.

3. No Commercial Activity

For absolute clarity:

- No vehicles will be sold from the property
- No members of the public will visit to view the vehicle
- No ticketed events will occur
- No business will operate from the site
- No signage or advertising is proposed
- No additional staff or employees will attend the site
- No intensification of traffic will occur

The garage is not a showroom.

It is not a museum.

It is not a commercial exhibition space.

It is a private domestic garage with glazing to allow the applicant to appreciate his own vehicle.

4. Number of Vehicles

Only one classic vehicle will be housed within the display garage.

It is expected to remain primarily in situ and will not generate vehicle movements beyond typical residential patterns.

5. Design, Character and Street Scene

Woodford Close is an established residential cul-de-sac comprising detached dwellings of similar original form.

However, it is evident from the street that a number of properties have been modernised over time through:

- Installation of aluminium-framed windows
- Replacement contemporary entrance doors
- External cladding treatments
- Updated façade materials

These alterations have introduced a more contemporary architectural language within the street while retaining the underlying residential character and scale.

The proposal at No. 11 follows this established pattern of renewal.

6. Contemporary Treatment

The application proposes:

- Aluminium framed windows
- A modern aluminium entrance door
- High-quality timber or beechwood cladding panels
- A refined garage frontage

These materials are commonly used in high-quality residential refurbishments and are increasingly characteristic of modernised dwellings within the area.

The intention is not to introduce a commercial aesthetic, but to uplift and enhance the architectural appearance of the existing house in line with other upgraded properties on the same road.



Image reference house no1 Woodford close Below image different house same street



7.Scale and Form

Importantly:

- The two-storey house form remains unchanged
- The ridge height is unaltered
- The footprint is not materially extended
- The dwelling remains clearly identifiable as a private residence

The proposal therefore represents façade enhancement rather than redevelopment.

Response to “Commercial Appearance” Concern

While full-height glazing is proposed to part of the front elevation, glazing alone does not render a building commercial in planning terms.

Modern residential architecture commonly incorporates:

- Large glazed panels
- Slim aluminium frames
- Contemporary cladding materials

The dwelling will retain:

- A domestic scale
- A roller shutter garage door
- Residential detailing
- No signage or commercial branding

It will clearly remain a single dwellinghouse.

7. Residential Amenity

The development:

- Does not materially increase massing
- Does not introduce harmful overlooking
- Does not cause overshadowing
- Does not intensify residential use

Neighbour amenity is preserved. Rebuilding garage leaving 1m clear access between proposed garage and no 15 reduces impact greatly.

There will be no additional noise, disturbance, or activity beyond typical residential occupation.

8. Planning Assessment

A material change of use requires a change in the character of the planning unit.

In this case:

- The dwelling remains a single residential unit
- The garage remains ancillary to the dwelling
- The hobby display is incidental to residential occupation
- No commercial function arises

The proposal therefore does not constitute development requiring a change of use and remains within Use Class C3.

Private enjoyment of a hobby within one's home is not a material planning change

9. Overall Planning Balance

The proposal delivers:

- Improved architectural quality
- Modernised materials consistent with nearby upgraded properties
- No change of use
- No commercial activity
- No intensification of occupation
- No harm to neighbouring amenity

The design reflects the natural evolution of the street, where homeowners have invested in contemporary upgrades that enhance property appearance and value.

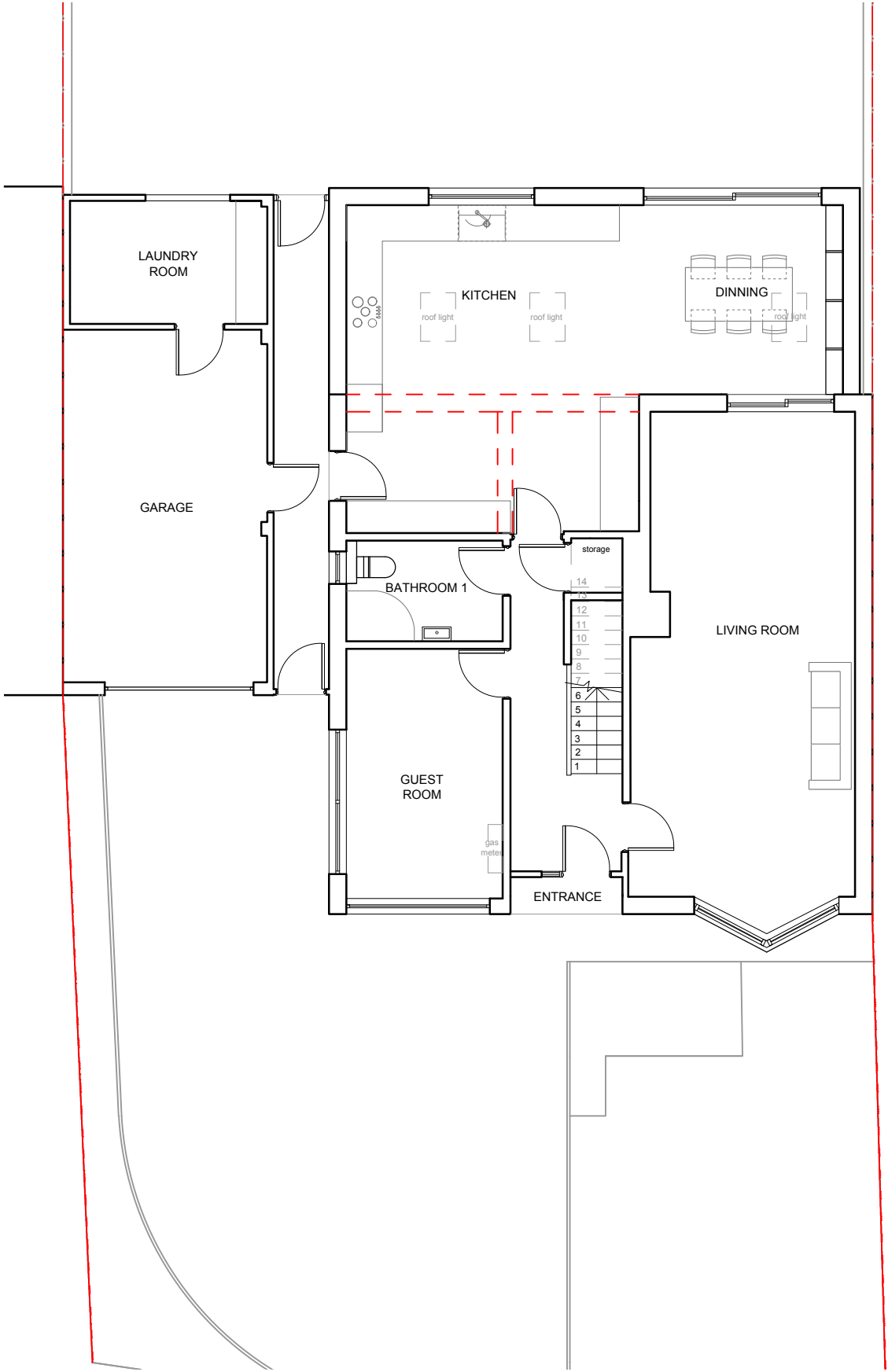
Rather than harming character, the proposal contributes positively to the ongoing renewal of the area

10. Conclusion

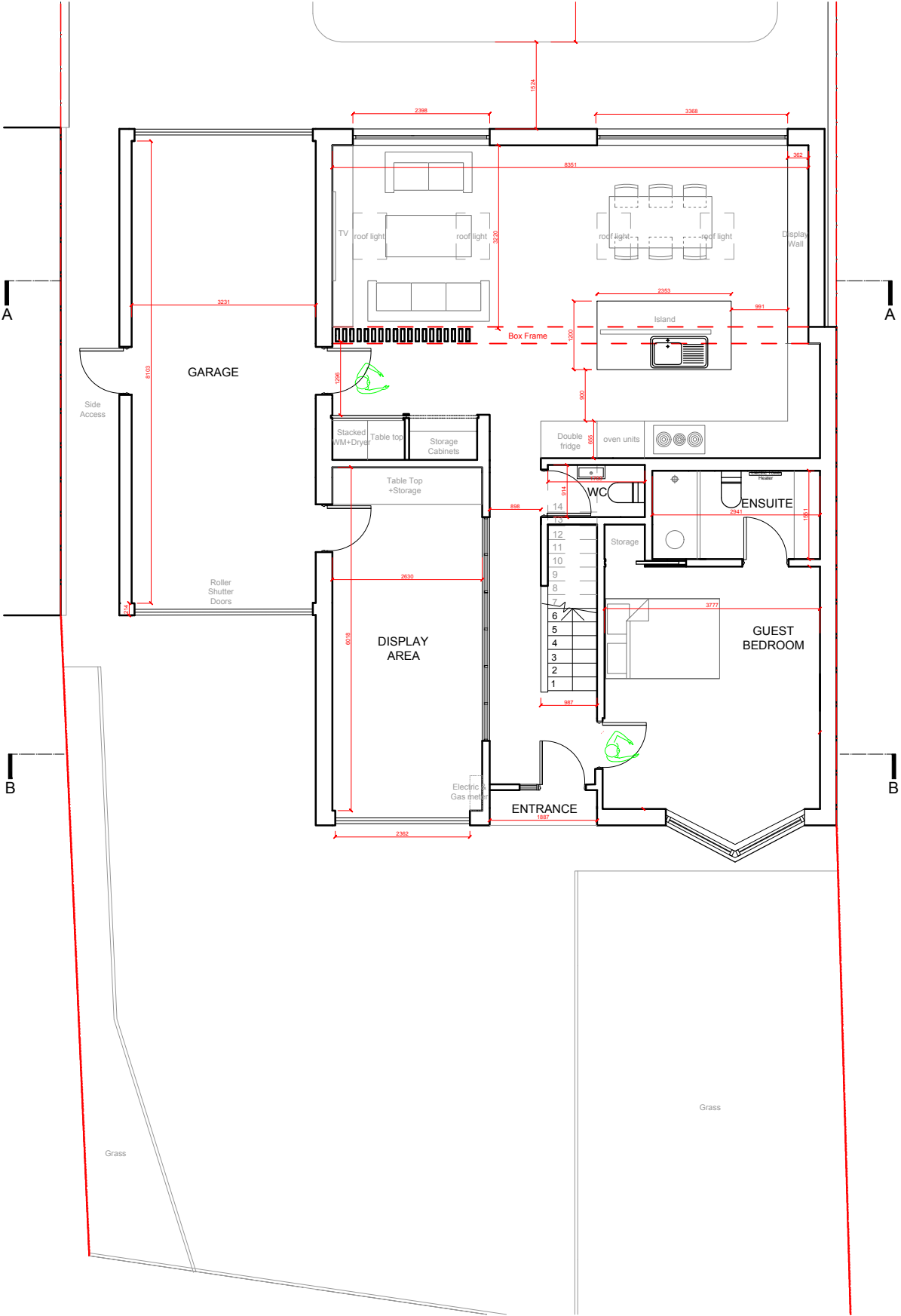
The proposal:

- Remains wholly residential
- Is for the applicant's own private enjoyment
- Involves no commercial activity
- Does not constitute a material change of use
- Addresses all officer requests
- Preserves neighbour amenity
- Enhances the dwelling's design

The development complies with planning policy and should be approved



Existing Ground Floor Plan 1



Proposed Ground Floor Plan 1

General Notes:

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

Scale: 1:100

2m 0 2m

Project

11 Woodford Close, Reading
RG4 7HN

Title

Existing Floor Plan & Proposed Floor Plan 1

Scale 1:50 @ A3	
Drawn by: CC	Date 15/10/2025
Drawing No. P-121224-100	Revision -

15
WOODFORD
CLOSE

09
WOODFORD
CLOSE



Existing Front Elevation

General Notes:

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

Scale: 1:50

0 .5 1 1.5 2m

Project

11 Woodford Close, Reading
RG4 7HN

Title

Existing Front Elevation

Scale 1:50 @ A3	
Drawn by: CC	Date 12/12/2024
Drawing No. P-121224-007	Revision -

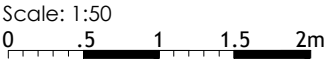
09
WOODFORD
CLOSE

15
WOODFORD
CLOSE



Existing Rear Elevation

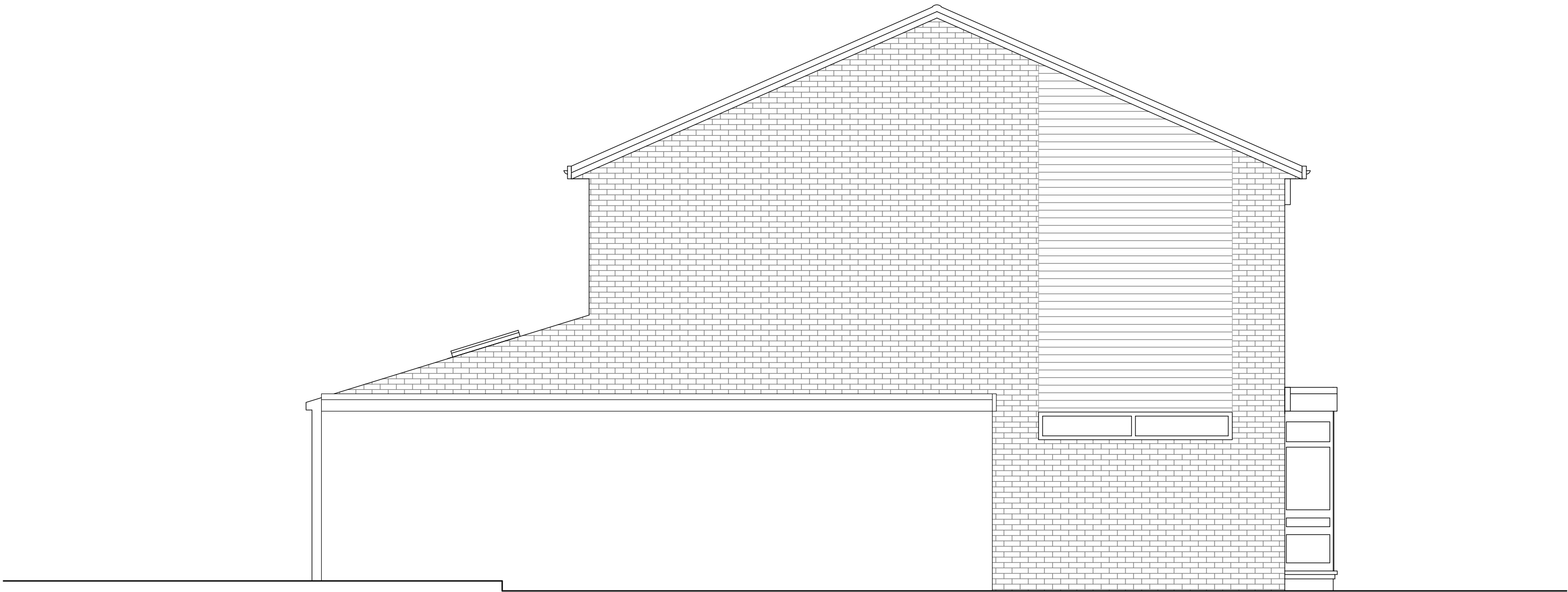
General Notes:
This drawing is based on current available information and should not be relied on as accurate measurements of usable space.



Project
11 Woodford Close, Reading
RG4 7HN

Title
Existing Rear Elevation

Scale 1:50 @ A3	
Drawn by: CC	Date 12/12/2024
Drawing No. P-121224-008	Revision -



Existing Side Elevation

General Notes:

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

Scale: 1:50

0 .5 1 1.5 2m

Project

11 Woodford Close, Reading
RG4 7HN

Title

Existing Side Elevation

Scale 1:50 @ A3	
Drawn by: CC	Date 12/12/2024
Drawing No. P-121224-006	Revision -

WOODFORD
CLOSE

WOODFORD
CLOSE



Proposed Front Elevation

General Notes:

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

Scale: 1:50
0 .5 1 1.5 2m

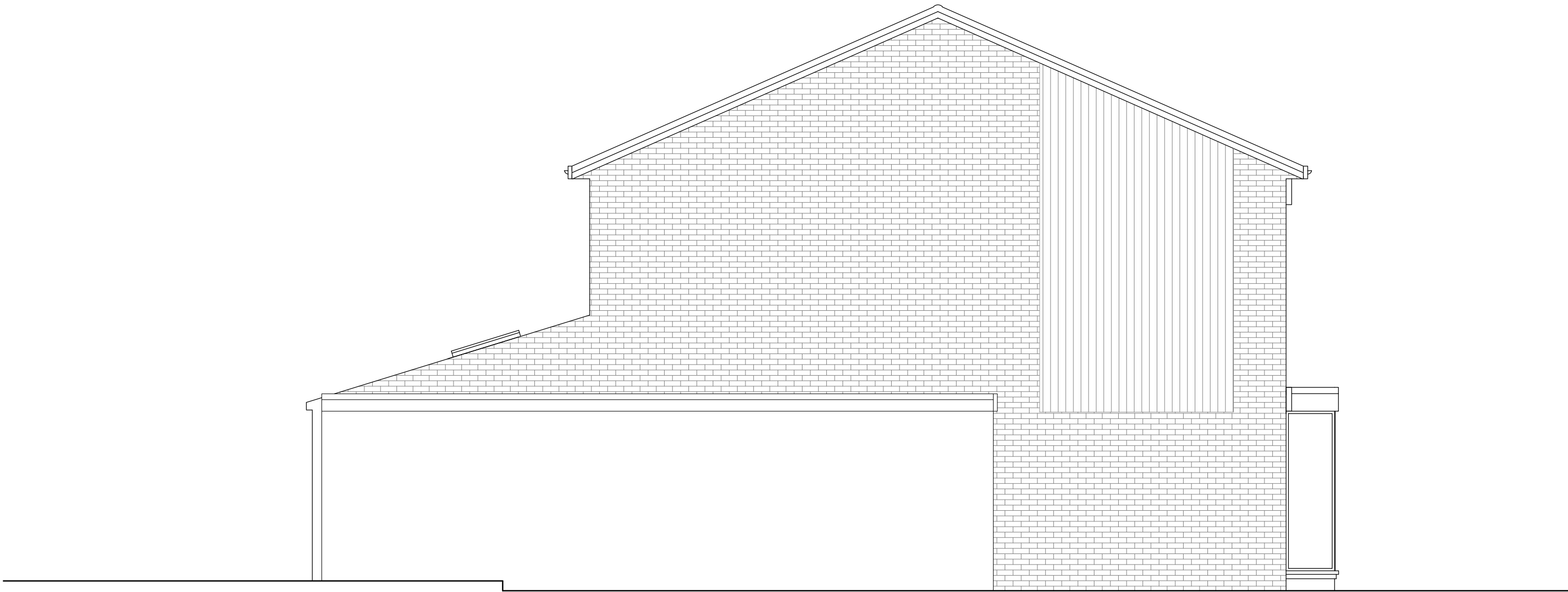
Project

11 Woodford Close, Reading
RG4 7HN

Title

Proposed Front Elevation

Scale 1:50 @ A3	
Drawn by: CC	Date 12/12/2024
Drawing No. D-121224-007	Revision -



Proposed Side Elevation

General Notes:

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

Scale: 1:50

0 .5 1 1.5 2m

Project

11 Woodford Close, Reading
RG4 7HN

Title

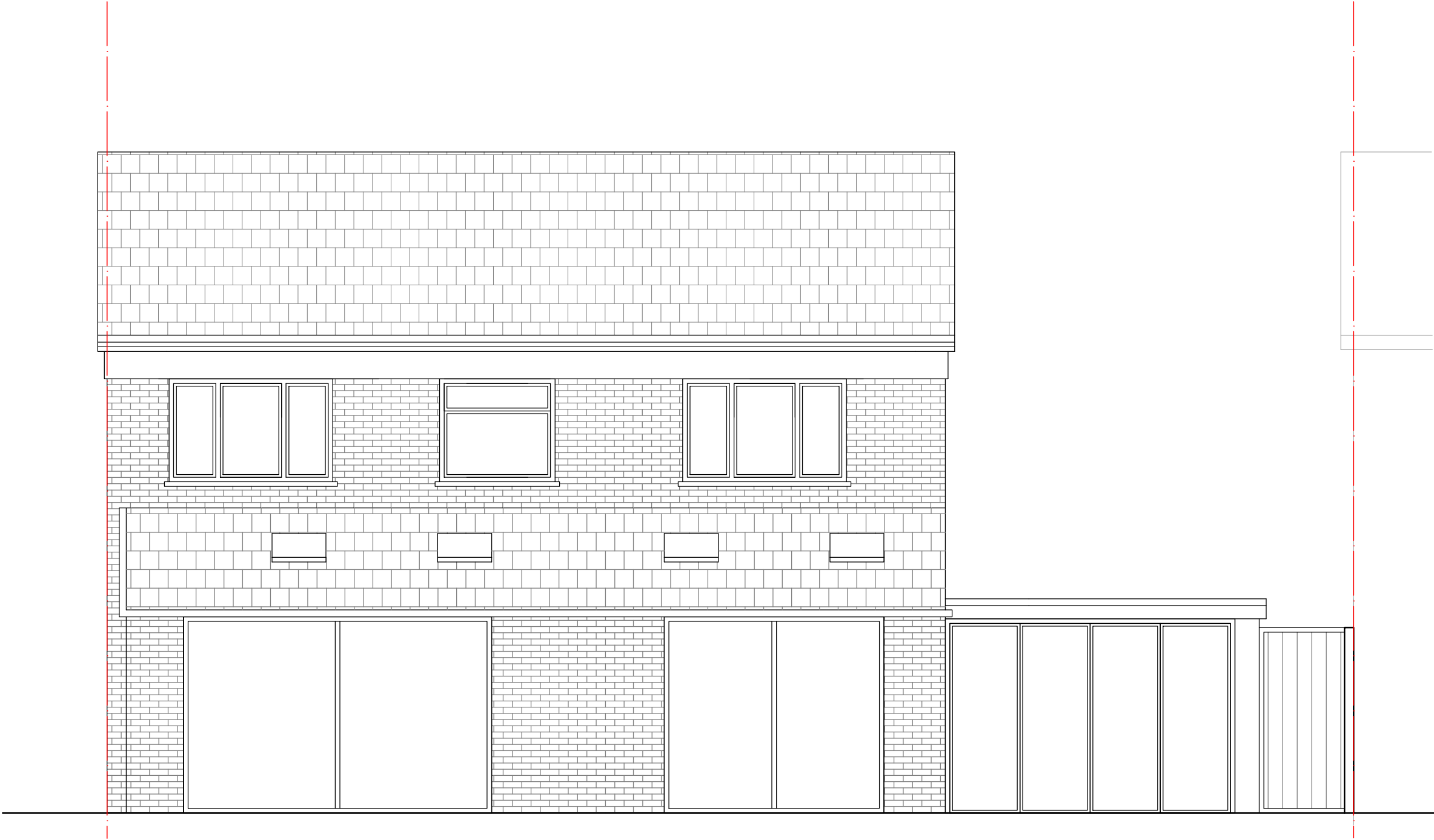
Proposed Side Elevation

Scale 1:50 @ A3	
Drawn by: CC	Date 12/12/2024
Drawing No. D-121224-006	Revision -



Proposed Section A-A

General Notes: This drawing is based on current available information and should not be relied on as accurate measurements of usable space. Scale: 1:50 0 .5 1 1.5 2m	Project 11 Woodford Close, Reading RG4 7HN Title Proposed Section A-A	<table><tr><td>Scale 1:50 @ A3</td><td></td></tr><tr><td>Drawn by: CC</td><td>Date 12/12/2024</td></tr><tr><td>Drawing No. D-121224-009</td><td>Revision -</td></tr></table>	Scale 1:50 @ A3		Drawn by: CC	Date 12/12/2024	Drawing No. D-121224-009	Revision -
Scale 1:50 @ A3								
Drawn by: CC	Date 12/12/2024							
Drawing No. D-121224-009	Revision -							



Proposed Rear Elevation

General Notes:

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

Scale: 1:50
0 .5 1 1.5 2m

Project

11 Woodford Close, Reading
RG4 7HN

Title

Proposed Rear Elevation

Scale 1:50 @ A3	
Drawn by: CC	Date 12/12/2024
Drawing No. D-121224-008	Revision -