

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252535
Site Address:	71 Dorset Way, Wokingham, RG41 3AL
Expiry Date:	12 December 2025
Site Visit Date:	27/10/2025
Proposal: Householder application for the proposed erection of a detached double garage with a dual-pitched concrete tiled roof, incorporating facing brickwork to match the existing dwelling, with aluminium double garage doors to the front elevation, a UPVC window and pedestrian door to the side elevation, and reinstatement of boundary hedging to the north and west boundaries, following the demolition of the existing single garage, shed, garden wall and gate.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements C4 – Green and blue infrastructure and public rights of way NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY

Application No.	Description	Decision & Date
251503	Householder application for the proposed demolition of existing single storey conservatory and side canopy, erection of two storey side and single storey rear extension of property with conversion of existing garage.	Approved 12/09/2025

CONSULTATION RESPONSES

Internal

WBC Drainage: No objection subject to conditions until details of the drainage system for the site has been approved in writing by the LLFA.

WBC Highways: No objection subject to conditions that the driveway is surfaced with a hard bound material.

WBC Landscape and Trees: Objection on the following grounds- Potential harm to the adjacent woodland that is likely to occur by significantly increasing the built development in the 15m buffer zone. The proposal will also have detrimental impact on the verdant character of the existing development by creating a hard edge to the settlement boundary with no attempt to provide any integration with the woodland setting of the countryside beyond.

WBC Ecology: Request further information

External

None Consulted

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application relates to a single storey double garage which is a small structure away from any neighbouring windows. The site is located in an established 1980's residential development in Wokingham. The surrounding area is characterised by detached properties that are similar in design and appearance.

Planning History:

This application site has had previous planning applications submitted. Application 251503 (submitted in June 2025) consisted of the proposed demolition of the existing single storey conservatory and side canopy, followed by the erection of a two-storey side and single storey rear extension with the conversion of the existing garage. This previous application included a similar two bay garage to the front but this element was removed from the plan due to an objection from the Tree and Landscape Officer. The proposed garage is in a marginally different position and further arboriculturally information has been submitted.

Proposal:

This application proposes the erection of a detached double garage, with a dual-pitched concrete tiled roof, incorporating facing brickwork to match the existing dwelling, with aluminium double garage doors to the front elevation, a UPVC window and pedestrian door to the side elevation, and reinstatement of boundary hedging to the North and West boundaries. Followed by the demolition of the existing single garage, shed, garden wall and gate.

The proposed erection of the double garage would sit on the existing car parking space. The existing shed measuring 1.8 x 2.4m and garage structure measuring 2.66 x 4.5m are to be demolished to make room for the proposed double garage. Furthermore, the existing 2m high brick wall will also be demolished, and the new proposed garage will partially sit on top of the existing block paved driveway.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

Policy CP3 of the Core Strategy states that developments are of appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to other adjoining land users. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

Dorset Way and the surrounding estate comprises detached two storey dwellings which have similar architectural style with varying forms. Throughout Dorset Way, there are various examples of double detached garages to the front of the dwellings which are visible from the street scene. Furthermore, timber framing is a common feature throughout the development, which brings together each dwelling, despite the varying styles.

The proposed garaged will be positioned to the right-hand side of the dwelling and will be situated on an area that has been used as an existing parking space on hard standing materials. The demolition of the existing shed, and garage structure will make room for the new double detached garage, that way keeping the new proposed garage within the property boundary and set back from the road junction due to the position of No. 71 Dorset way. Due to the setback nature of the proposed garage, this means that it will not be as overbearing in comparison to the rest of the double detached garages

along Dorset Way – it will bookend the street scene. As aforementioned, there are many other examples of double garages to the front of properties, and the proposal would be in keeping with this characteristic of the area.

The design of the double garage with two external doors breaks up the design and doesn't make the garage look bulky and therefore flows with the street scene and the other double garages seen throughout Dorset Way. The proposal will utilise materials that will relate well to the existing property.

The main section of hard surfacing and location of the hedgerow are already in place, and the development would not result in a detrimental loss of landscaping to the front of the house.

Overall, the proposal would have an acceptable impact on the visual amenity of the street scene and local character in accordance with Core Strategy policies CP1 and CP3.

Neighbouring Amenity:

The proposed garage is single storey and will be positioned away from neighbouring dwellings. There are no external changes to the main dwelling. The development will have an acceptable impact on neighbour amenity in terms of loss of light, overlooking or overbearing.

Highway Access and Parking Provision:

The Council's Highways Officer has reviewed this application and raises no objection subject to a condition requiring the proposed materials for the widening of the driveway to be surfaced with hard bound materials. Due to Highways access already being in place, and additional hardstanding proposed for vehicles to move on site, this does not raise any Highway concerns.

Flooding and Drainage:

The development is situated within Flood Zone 1, and no known surface or ground water flooding has been found at the garage location. Therefore, this scheme is satisfactory regarding flooding and drainage.

The Council's Drainage Officer has reviewed this application subject to a condition that no construction shall take place until details of the drainage system for the site have been submitted to and approved by the LLFA. The condition is however not deemed to be necessary or reasonable because the majority of the hard surfacing is in situ, the garage is modest in scale and there is a lack of flooding constraints in the location of the garage.

Landscape and Trees:

The site is at the end of a cul-de-sac on a maturing housing estate. The land to the west of the site is designated Countryside, and the woodland across Fox Hill is protected by a Tree Preservation Order (TPO) 20/1973, W1 as well as being identified

as an Ancient and Semi-Natural Woodland (ASNW). The woodland forms a significant green backdrop to the housing which can be seen from the public realm and access into this woodland is provided by a footpath between numbers 71 & 62 Dorset Way.

The location of the proposed garage has been slightly amended to that shown on an earlier application (251503), which was later removed.

Whilst the Tree and Landscape Officer has referred to the removal of the hedgerow, the easterly section of the hedgerow is already absent and there is no requirement to remove the hedgerow further.

The Tree and Landscape Officer has confirmed that the garage is outside of the RPA of the protected trees to the west. They have however raised concerns about cumulative impact of the proposed new development within the 15m buffer zone to the ancient woodland. This concern does however need to be considered against the existing fallback position as there is already outbuildings and development in this location that are proposed to be demolished. The other works referenced by the tree and landscape officer are already in situ. The garage is also a relatively modest size structure. Given the development has an acceptable impact on RPA's, for the reasons above it is not considered that the objection from the Tree and Landscape Officer warrants an objection to the development as a whole.

Ecology:

A Preliminary Ecological Appraisal and Roost Assessment has been submitted which describes the buildings being demolished as having negligible habitat value and roost potential for bats. The proposed development will therefore have an acceptable impact on bats.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approve
Date:	24 November 2025
Earliest date for decision:	13 November 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.11.2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant