



HELP WITH PLANNING
ARCHITECTS

PLANNING STATEMENT

INCLUDING COMMUNITY INVOLVEMENT STATEMENT

PROPOSAL TO CONVERT DETACHED GARAGE TO FORM OFFICE, GYM AND STORAGE

59 Dorset Way, Wokingham, RG41 3AL

Prepared by Help With Planning (Jul-24)

1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by Help With Planning, in support of the full planning application for the conversion of the existing detached garage associated with no. 59 Dorset Way.
- 1.2. The applicant is the owner and freeholder of the site and the existing building.
- 1.3. The statement is to be read in conjunction with the following documents:
 - Location & Site Plan
 - Existing and Proposed Drawings

2. THE SITE AND THE SURROUNDING AREA

- 2.1. The site is not subject to any site-specific requirements or designations and according to the Environment Agency's Flood Map the site is in flood zone 1.
- 2.2. The properties on Dorset Way are residential properties of similar design being predominately detached 2-storey dwellings with garages to the front of the properties.

3. RELEVANT PLANNING HISTORY

- 3.1. A search of the planning history for the site found no relevant previous planning history,

4. VISUAL IMPACT

- 4.1. 1 no. new window is proposed to the front elevation of the garage to provide natural light for the gym/office. No other new openings or extensions are proposed.
- 4.2. No changes are proposed to the hard or soft landscaping features of the property. The garage doors will be retained to maintain the appearance as existing.
- 4.3. The resultant external changes would be de minimis and similar to the neighbouring property (no.61). There would therefore be no significant impact on the street scene.

5. AMENITY

- 5.1. 1 no. new window is proposed to the front elevation of the garage to provide natural light for the gym/office. No other new openings are proposed. The new development would therefore not create any additional overlooking impacts to neighbouring properties.
- 5.2. No other external alterations or extensions are proposed and the proposed conversion would therefore not result in any overshadowing or overbearing impacts to the residents of neighbouring properties.
- 5.3. The garage is partially attached to the garage serving no. 57. The proposed uses are consistent with reasonable residential use, and therefore there would be no significant change in the amount of activity or noise generated by the proposed uses. The proposal would not adversely impact the amenity of residents of neighbouring properties.

6. ACCESS, PARKING & DRAINAGE

- 6.1. Off-street car parking would be retained on site with sufficient parking for 2 no. car spaces for the main dwelling by means of the hard standing/driveway to the front of the property.
- 6.2. No changes are proposed to the existing vehicular access.
- 6.3. No changes are proposed to the existing driveway surfacing and surface water drainage.
- 6.4. The proposed bathroom would be connected to the existing foul water mains connection serving the main dwelling.

7. BIODIVERSITY

- 7.1. The applicant considers the proposed conversion to be exempt from the requirements to assess for Biodiversity Net Gain under the de minimis rules on the basis that no new development/extension would be constructed.
- 7.2. There is hedging to the boundary fronting Dorset Way. This will be retained.
- 7.3. The proposed works would require no change to the external surfacing or green areas within the curtilage of the property.

8. COMMUNITY INVOLVEMENT STATEMENT

- 8.1. The Draft Local List (Aug 23) requires a Statement of Community Involvement where the development is a 'major development'. This does not apply in this case.

9. CONCLUSION

- 9.1. The proposed development would retain the form, scale, layout and appearance of the existing properties in the street scene.
- 9.2. No significant new adverse impacts would arise to the amenity of neighbouring residents.
- 9.3. The application complies with the relevant adopted policies, related supplementary planning guidance and standards. It is therefore considered that the application should be approved.