

71 DORSET WAY

**SUPPORTING PLANNING STATEMENT FOR PLANNING
APPLICATION**

PROPOSED NEW DETACHED GARAGE

October 2025

Prepared by D Wakley

Background

No 71 Dorset Way is a detached 4 bedroom property set within a development of housing presumed to have been constructed in approximately the 1980's, in Woosehill on the outskirts of Wokingham. The housing development is a mix of large dwelling houses formed in a mix of brick and render with timber detailing. Many of the houses have detached or attached garages located in front of the properties on the roadside.



Fig 1. The property at No 65, two doors down has a detached double garage set approx. 2m from the footpath.



Fig 2. Frontage throughout the housing development have garages on the frontages of plots. Looking east along Dorset Way from outside No 65.

A Householder application for the property was recently approved, on 12th September 2025 under the reference 251503. This approved application was determined following the amendment of the plans to remove the detached garage from the application. This application seeks permission for a new detached double garage and most significantly has amended the location of the garage from that originally proposed within the 251503 application to address concerns of the planning officer and the tree/landscaping officer with regards to impact on the trees and visual impact of the garage.

Location/ Site

The location of the proposed garage is on an area of the site which is already used as an existing car parking space. Although this car parking space surface is not block paved as elsewhere on the driveway it is stoned up (albeit it was at the time of the 251503 application somewhat overgrown) and has been used by the current residents and clearly by the ground conditions the former residents for many years to park secondary vehicles within the curtilage.



Fig 3. Existing garage behind garden wall and parking space as location for new garage.

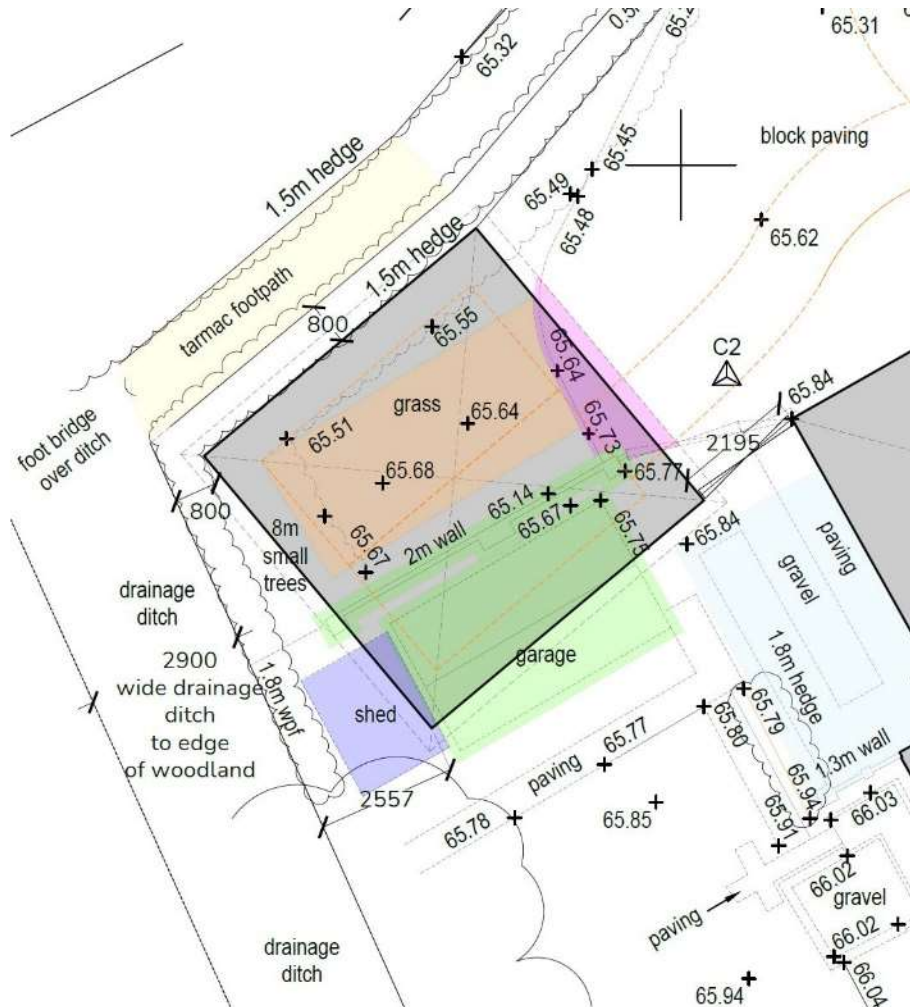
An existing shed measuring 1.8 x 2.4m and a garage structure measuring 2.66 x 4.5m are to be demolished as part of the application to make way for the new garage structure. An existing 2m high brick wall will also be demolished and the new proposed garage will partially sit on top of some of the existing block paved driveway. Drawing number SK11 has been provided to indicate the existing and prolonged use of the land on the area of the proposed new garage.



Fig. 4. Existing garage and shed looking north from the rear garden



Fig. 5. Existing garage, garden wall and gate



SITE / BLOCK PLAN
ON MEASURED SURVEY
WITH AREAS OF EXISTING HARD
SURFACING/BUILT FORM HATCHED

LEGEND

- Existing slab to existing shed
- Existing foundations for wall and proposed soft foundations to existing garage
- Existing driveway block paving
- Area where car has been parked historically - as evidenced by photos
- Existing tarmac public footpath
- Existing concrete structure to house

- DRAWING STYLE:
- Hatched
 - Footpath
 - Wall
 - Concrete
 - Construction



Morris + Blunt Ltd

Mr K Goodchild & Ms P Morrison

71 Dorset Way,
Wokingham,
RG41 3AL

Site and Block Plan
On Measured Survey Layout

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SK-11

Fig. 6. Land use on location of proposed garage

Design

The detached garage is designed to be as small as possible whilst still fitting the parameters of a garage which can accommodate a modern vehicle and will provide an electric charging point. The roof is pyramidal in form to reduce the impact of the overall volume on the site visually. The pitch of the roof will be low and marry with the garage roofs of various properties in the areas, being at 24 degrees which means the overall height of the garage is less than 4.5m.

The existing property is a corner site, with a plot significantly larger than those elsewhere on the housing estate, No 71 and accessed from the end of the road, rather than the sides of the road. The garage will therefore still be significantly set back from the road junction and boundary of the property with the road and behind the building line due to the corner nature of the site. Due to the set back nature of the proposed garage it will in no way be as overbearing as the existing garages which are in evidence throughout the estate.

No 71 Dorset Way does bound on to the woodland at Fox Hill, however beyond the boundary of the property is a drainage ditch which runs along the entire western boundary of the housing development. This drainage ditch is maintained and means that the boundary of the woodland is notionally further from the property than could be originally conceived.

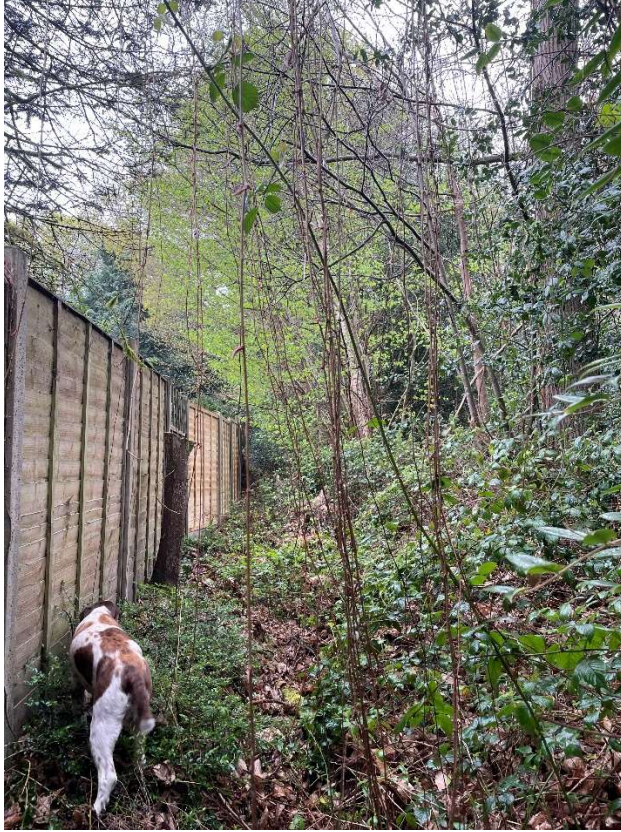


Fig. 7. Drainage ditch along western boundary of No 71 to woodland, looking south along ditch

The design of the garage has been amended to pull it forward from the western rear boundary and northern boundary with the footpath. This will enable a hedge to be maintained on both boundaries to soften the entrance to the woodland and along the footpath. Due to the corner site location and size of the plot, the property will still have a large enough driveway to enable vehicles to be turned within the property curtilage which is not possible for most of the houses on the estate.

Conclusions

We believe that the concerns raised by the Planning and Tree/Landscaping Officer previously have been taken into account with:

- the revised location for the garage, which moves the proposed garage further from the woodland
- and maintains a soft planted hedge boundary to the north and west of the proposed outbuilding.
- Also the existing land use for the siting of the garage has been clarified and
- We have further highlighted the existence of a maintained drainage ditch along the boundary of the site which may not previously have been considered as part of the technical issues relating to the .
- The application seeks to remove the existing unsightly shed and single garage constructions which will be a visual improvement overall.
- No objections to the detached garage were raised by the parish/local neighbours during the previous consultation of application 251503 when the garage was included.
- The Arboricultural Consultant has included information related to the RPA for the nearby trees and the overarching policy for ancient woodland to demonstrate that the proposals sit within the wording of the policy.

We therefore urge the Local Authority to consider approval for the new detached garage structure.

13th October 2025