

29 September 2025

Dear Mr Howard

LAND AT WISTARIA COTTAGE, SOUTH OF CHURCH LANE, THREE MILE CROSS, WOKINGHAM: FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY GARAGE.

We are pleased to submit via the Planning Portal a full planning application for the demolition of the existing single storey garage located south of Church Lane and erection of a single storey garage, which is situated slightly east of the existing footprint.

The proposed garage will comprise of the same dimensions as the existing garage. The scheme was originally permitted under application number application 211173 but has now expired. The materials and finishing proposed remain unchanged are a 'like for like' to that of the existing garage. The relocation (and access which is already approved) of the garage is to facilitate the Church Lane / Basingstoke Road junction improvement works associated with planning permission O/2013/0346 as detailed in drawing reference JNY10253-RPS-HGN-BS_CL-DR-CH-0100-0001 (General Arrangement Plan).

Policy Justification

This application aligns with the principles set out in the National Planning Policy Framework (NPPF), particularly those relating to sustainable development, efficient use of land, and supporting infrastructure improvements. The proposed relocation of the garage is minor in scale, maintains the same dimensions and materials as the existing structure, and is necessary to facilitate the approved junction improvement works associated with planning permission O/2013/0346. The development supports the NPPF's objective to promote well-designed places (Paragraphs 131–141) and contributes to sustainable transport infrastructure (Paragraphs 109–118). Furthermore, the proposal reflects the NPPF's guidance on decision-making (Paragraphs 39–60), as it builds upon a previously approved scheme (Ref: 211173) and represents a logical continuation of permitted development. The relocation is therefore considered appropriate, proportionate, and in accordance with national planning policy.

Heritage Statement

The site lies within an Area of Special Character, recognised for its distinct architectural and historic qualities. While the garage itself is not a designated heritage asset, its location within this sensitive area means that any development must respect the established character and setting. The surrounding area comprises a mix of traditional residential buildings, many of which exhibit vernacular architectural styles, mature landscaping, and a coherent streetscape. The garage is positioned to the south of

Church Lane, adjacent to key infrastructure improvements associated with planning permission O/2013/0346. The garage's materials, scale, and siting are consistent with the character of the area, and its replacement will maintain this contribution. The relocation is minimal and does not disrupt key views, spatial relationships, or the historic grain of development. Taylor Wimpey welcomes the positive engagement with the Council and considers that this application should be determined in a timely manner.

The following material has been submitted to the Council for consideration:

Drawing Reference

Drawing Reference Number	Description
13445-07A	Redline Plan
13445-A-P11-001	Floor Plan and Elevation

Biodiversity

The application falls below the threshold for Biodiversity Net gain being less than 25m2 of scoring habitat and there is no priority scoring being changed.

Existing Access

The existing access is removed as part of the signal junction improvements as the road widens out at this point.



As such it is not shown in the red line boundary of this application as falls within other works.

I hope this provided sufficient information to register the enclosed application and meet the validation requirements.

If you wish to discuss further, please contact me on jo.murphy@taylorwimpey.com

Yours sincerely



Jo Murphy

Bond and Adoptions Manager Taylor Wimpey West London

Taylor Wimpey UK Limited.
Registered Number: 1392762
England and Wales
Registered Office:
Gate House, Turnpike Road
High Wycombe, Buckinghamshire
HP12 3NR

Taylor Wimpey West London is a
division of Taylor Wimpey UK Ltd