

Date: 23 October 2025
Application: 252535



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 252535

Applicant: Mr and Ms Kieran Goodchild

Site Address: 71 Dorset Way, Wokingham, RG41 3AL

Parish: Wokingham Town

Grid Reference: Easting - 479183, Northing - 168133

Type of Development: Other Householder

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.

Case Officer: Tariq Bailey-Biggs

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252535. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **13 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252535
Address:	71 Dorset Way, Wokingham, RG41 3AL.		
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.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The site is in relation to a planning approval 251503. The applicant proposes to demolish the existing garage and outbuildings and erect a new double garage of dimensions 6.3m x 6.3m.

As the existing garage does not fully meet the council's requirement for car parking, the proposed double garage will therefore provide 1 additional parking space, which is welcomed. The driveway will be widened to serve as a turning area.

The extended driveway to the east is expected to be surfaced with a hard bound material.

The new pedestrian gate provides direct access to the rear, which is acceptable for cycle storage.

Conditions & Reasons (if required)

1. CG5 - SURFACING OF ACCESS

Date:	28/10/2025	Signed:	JP
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