

PLANNING STATEMENT

OUTBUILDING TO REAR OF

'HOLLY HOUSE' DOLES LANE, WOKINGHAM

Background

Anna Valentine of Planning Enforcement visited this site on 6 January 2026 to inspect this outbuilding as a result of a complaint from a nearby resident.

Following that visit she wrote to the applicants on 13 January 2026 advising that the outbuilding did not constitute permitted development and a Planning application would, therefore, need to be submitted to regularise the situation.

This application is submitted to comply with that request.

The Development

The outbuilding is situated in the north-east corner of the rear garden of the host property. The bottom end of the rear garden is raised 450mm above the main lawned area (see photo below) and is laid out as a patio.

The ordnance survey map and Google Earth image (see below) indicates that there was a smaller outbuilding in a similar location previously.



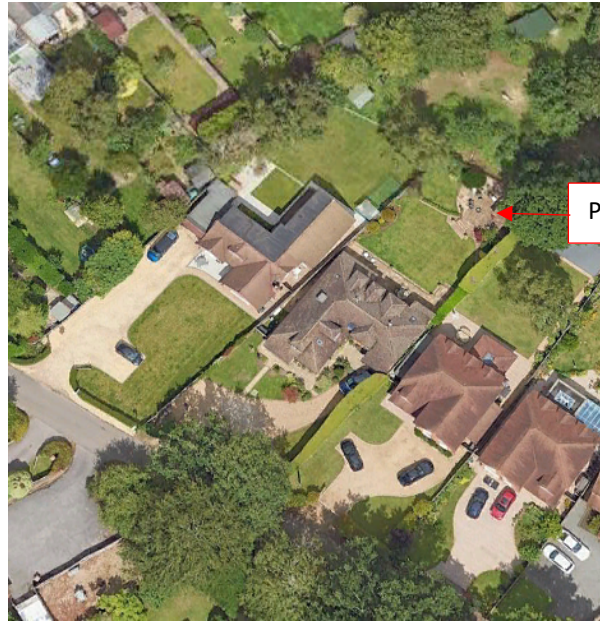
Side of Outbuilding

It is understood that the site to the rear of the property is used for equestrian purposes.

The ground level of that land at the boundary is 100mm below the level of the patio.

The outbuilding is set in from the boundary with 'Bucklands', the property to the south-east of the application site by 1.83m, and is fully screened by a hedge with an approx.height of 3.25m. It is set in from the rear boundary by 350mm and the side wall is set at an angle to follow the boundary line.

It is positioned approx.14.35m from both the rear of the host property and 'Bucklands', and approx.59.5m from the rear of the properties in Barkham Road.



Patio area and previous outbuilding

Google Earth Image

The outbuilding has a footprint of 30.85m^2 and a height of 2.6m at the front and 2.5m at the rear.

It is not possible to establish the original ground levels but given the level of the land to the rear the height appears to be only marginally over the 2.5m which would constitute permitted development for an outbuilding within 2.0m of a boundary.

The outbuilding, which is of an attractive modern design, with composite clad walls and grey coated bifold door frame and personnel door.

The flat roof overhangs at the front by 600mm, and by 100mm on the other three sides.



Front of Outbuilding and Patio

The outbuilding is divided into a garden store (floor area 7.53m^2) and a workshop/gymnasium (floor area 19.38m^2).

The only utilities connected to it is an electricity supply.



Workshop/Gymnasium



Garden Store

Conclusions

The outbuilding clearly incidental to the host dwelling.

It is causing no harm to the amenities of any of the surrounding properties because of the distance it is away from them and, in the case of the neighbouring property 'Bucklands,' because it is well screened from that property.

It is submitted, therefore, that retrospective Planning permission should be granted.