



5 April 2024

Dear Sir / Madam

I write in support of a planning application for an oak-framed garage at our home at the above address.

1. We purchased this brand new, 5 bedroomed house from a developer
2. It was marketed as a 5 bedroomed house in a large plot on a residential road
3. Prior to this, it was, for over 4 years, two semi-detached unoccupied cottages falling into disrepair
4. It was only at the late stages of conveyancing, we discovered that the permitted development rights had been removed "in exchange" for an additional extension from the originally planned 4 bedroomed house
5. The house has no garage and yet we have 3 cars
6. All the other houses on this residential road have garages and outbuildings
7. Of the 26 houses on Heath House Road, there are 45 detached or attached secondary buildings representing approximately 65 single garage footprints (OS Mastermap)
8. There is no option to put the garage behind the house. It would involve significant earth moving and would interfere with the roots of a number of established trees. Those trees would present a high risk of damage to the potential garage if it was positioned behind the house
9. Our cars are at greater risk of theft and damage from tree debris without a garage
10. We have made sure that the garage design is in keeping with the greenbelt area and is as small as practical, with limited bulk towards our main neighbour who also wants a garage

Whilst we respect the need to preserve greenbelt land, this needs to be balanced with the reasonable needs of the homeowner, living on a residential road looking for a moderate garaging.

Yours sincerely

Tim and Jackie Welch

Okewood House, Heath House Road, WOKING, Surrey, GU22 0QU



This is the developer's virtual image that was marketed to us. A 5 bedroomed house built from new but with no garage. We didn't decide on an extension to use up our development rights



Tree debris from our neighbour's trees is falling on our land and poses a damage risk to our cars



Photograph of an identical garage to the one we are proposing