

Design & Access Statement for proposed alterations. Location: Langham, College Lane, Woking, Surrey, GU22 0EN.

We are submitting these plans to modernise and extend the current kitchen / conservatory area, and extend the 1st floor space.

The project is designed to update this 1930's house to modernise the kitchen / dining area, whilst maintaining the arts and craft character of the house. The primary motivation was to replace the inefficient and large conservatory at the rear of the property which is too hot during our summers and too cold during the winter.

Sitting within the outer footprint of the conservatory, the plans will provide a single story extension that connects with the existing building. The design will provide a bright open plan space. In addition the design will also improve the energy efficiency of the house by replacing the ageing conservatory.

The plans will also add a second storey to the left hand side of the building. This addition will enhance the exterior design of the property by replacing an existing damaged flat roofed section of the property. This is also within the existing footprint of the house.

This project will enhance Langham's exterior whilst also ensuring that the interior spaces have maximum energy efficiency and modernised design to suit family living.



Existing Rear Elevation



Part Front Elevation

Pre-Application response from Woking Borough Council

Reference: PREAPH/2020/0055 Application Type: Pre-application advice -
Householder Proposal:

Pre-application advice for proposed alterations. Location: Langham, College Lane,
Woking, Surrey, GU22 0EN

Thank you for your application which was received on 5 October 2020. I shall now outline the outcomes of my assessment of the proposal in this letter. Summary of Proposal The application seeks pre-application advice for erection of a single-storey rear extension following demolition of an existing conservatory and the erection of a first floor side extension. Internal alterations are proposed to the ground floor side elevation which accommodate a store, to convert into a guest room, en-suite and games room. The Application Site Langham is a two-storey detached dwellinghouse with a conservatory to the rear. The dwelling has two chimneys at either side when viewed from the front elevation. The dwelling has varied roof forms comprising of pitched and hipped roofs. The site location plans shows an outbuilding to the rear garden (east). Relevant Planning History PLAN/2010/0822 Erection of a conservatory to front (permitted 26.10.2010) PLAN/2000/0452 Demolition of garage and erection of single storey side extension (permitted 23.06.2000) PLAN/1994/1004 Erection of detached garage and conservatory (permitted 12.01.1995) Relevant Planning Policies National Planning Policy Framework (NPPF) (2019): Section 2- Achieving sustainable development Section 12- Achieving well-designed places Section 14- Meeting the challenge of climate change, flooding and coastal change Section 15- Conserving and enhancing the natural environment Development Management Policies Development Plan Document (DMP DPD) (2016): Policy DM2- Trees and landscaping Woking Core Strategy (2012): PEAPPZ - Pre-Application Advice Letter CS9- Flooding and water management CS21- Design CS25- Presumption in favour of sustainable development Supplementary Planning Documents (SPDs) Woking Design (2015) Outlook, Amenity, Privacy and Daylight (2008) Parking Standards (2018) Climate Change (2013) Other Material

Considerations Planning Practice Guidance Community Infrastructure Levy (CIL) Charging Schedule (2015) The above documents published by the Local Planning Authority are available on the Council's website at the address below: <http://www.woking2027.info/> I will address some of the key planning considerations in turn below: Character and Design Policy CS21 of the Woking Borough Core Strategy seeks to ensure proposals for new development should make a positive contribution to the street scene and the character of the area in which they are situated paying due regard to the scale, height, proportions, layout, materials and other characteristics of adjoining buildings and land. Woking Design SPD (2015) whilst not an exhaustive list seeks to ensure the layout of an extension should enhance the existing property, the additional mass should respect the existing building proportion, symmetry and balance. Furthermore the roof of an extension should normally be of a similar format to that of the existing dwelling, extensions should not result in unbalanced or disproportionate frontages. Materials used for an extension should match or complement the existing building. The proposal would see a single-storey rear extension following the demolition of conservatory (east). The proposed depth of the rear extension would be approximately 3.9m x 13.6m length. The proposed height measured to the ridge would be approximately 2.9m and 3.2m to the roof light. The proposed rear extension would have a flat roof with two roof lights. The proposed first floor side extension would be above the existing store. This would make provision for an additional bedroom and en-suite. The proposed depth would comprise approximately 3.8m x 7.73m in length. The proposed height measured to the ridge would be approximately 7.9m in keeping with the existing ridge height to the host dwelling. Internal alterations are proposed to the existing store room on the ground floor, the proposal would see a guest room, en-suite and games room. No external alterations are proposed here. The proposed roof would be pitched and hipped to the front elevation (west). The dwelling comprises of render to the first floor and brick to the ground floor. The roof of the host dwelling comprises of tiles. It has been confirmed all materials to the extension would match the host dwelling. Existing and proposed front elevation plans have not been submitted, and so an assessment concerning impact to the street scene has not been assessed. However the proposals would be in keeping with the host dwelling owing to the proposed materials to match. The proposed first-floor side extension should be subordinate to the host dwelling and match in roof form where possible to ensure the front elevation is not unbalanced or disproportionate. The rear extension would not be viewed from the street scene owing to its siting at the rear and would be acceptable on design terms. Officers would consider subject to the information submitted and suggested considerations made to the proposed design concerning the front elevation that the proposal would be compliant with Policy CS21 of the Core Strategy PEAPPZ - Pre-Application Advice Letter and Woking Design SPD (2015). However Officers note that this assessment is without the benefit of existing and proposed front elevations in assessing any impact to the street scene.

Impact on Neighbouring Amenity Any proposal would need to have an acceptable impact on neighbours in terms of overlooking, overbearing and loss of light impacts. A site visit, as well as proposed block plans, existing and proposed front elevations would be required to fully assess the impact of the proposal on neighbouring residential amenity. On the basis of the information in front of me, the proposed first floor side extension would remain in line with the existing footprint of the host dwelling with the store to the ground floor. This elevation (north) sits against the shared boundary with Trentham. No openings would be proposed along this

elevation. The neighbouring dwelling namely Trentham is approximately 8.7m from the northern elevation of the application site. On carrying out a desktop based assessment the boundary screening comprises of dense hedgerow and trees. Furthermore Trentham sits at an angle from the application site. It is not clear where the front elevation is to Trentham. Owing to the distance and existing screening the proposal would unlikely cause harm to residential amenity, however this is without the benefit of a site visit. The proposed first floor extension would be approximately 22m from the rear boundary (east), the proposed rear extension would be approximately 18m from the rear boundary. Both distances combined with the boundary screening of dense hedgerow would be sufficient to cause any impact to residential amenity along this elevation. The proposed rear extension would be approximately 4.6m from the shared boundary (south) with Grey Tiles (neighbouring dwelling). A window is proposed along this elevation to accommodate a dining room. The boundary screening comprises of dense hedgerow. Should the screening be in-situ this would provide screening from Grey Tiles. However without the benefit of a site visit a thorough assessment cannot be made regarding this elevation. The proposed first floor side extension would be approximately 6.6m from the front boundary and 14m from the front boundary of the closest neighbouring dwelling to the north, namely Holly Head. An en-suite is proposed along this elevation, this opening would be required to be obscurely glazed with any openings 1.7m above floor level to prevent overlooking. The distance would be sufficient to cause any impact however a proposed front elevation would be required to make a thorough assessment. Impact to parking provision The proposal would see the provision of bedrooms increase from four to six bedrooms, owing to ground floor internal alterations and the proposed first floor side extension. In accordance with Woking's Parking Standards SPD, three parking spaces are required for 5+ bedroom. The provision of parking spaces as existing would remain unaltered. There would be no impact to parking. Impact to trees In the event the proposal is likely to affect trees within the application site or on land adjacent to the site, including street trees Arboricultural information would be required. More information on this can be found on our Validation Checklist. Flood Risk and Drainage Policy CS9 (Flooding and Water Management) sets out that the Council will determine planning applications in accordance with the guidance contained within the NPPF. The front boundary of the application site is identified at being at medium risk of surface water flooding (each year the area has a chance of flooding of greater than 1 in 30 (3.3%). In accordance with the Woking Borough Council Drainage Team's standing advice whereby the creation of additional hardstanding would exceed 30m² should you submit a planning application, a pre-commencement condition would be required requesting surface water drainage information. Should you have any questions regarding the level of detail that would be required in support of a planning application please contact drainageandfloodrisk@woking.gov.uk. Validation Requirements A full list of National and Local Validation requirements for Householder Planning Applications can be found using the following link to the Council's website: PEAPPZ - Pre-Application Advice Letter <https://www.woking.gov.uk/sites/default/files/documents/planning-and-building-control/planning/Planning%20-%20Validation%20Checklist-2019-12-16.pdf> However, I would like to draw your attention to the following requirements: -Existing and proposed front elevations -Proposed block plan Summary Overall, based on the submitted information only and without the benefit of a site visit I consider the proposed development to comply with the relevant Planning Policies and

Supplementary Planning Documents subject to considerations given above. The proposed extensions would comprise of materials to match the host dwelling, an assessment could not be made with regards to impact on the street scene owing to Existing and Proposed Front Elevations not supplied. The proposal would unlikely give rise to any harm to residential amenity however this is subject to the information submitted and without a proposed Block Plan and site visit to assess boundary treatment and neighbouring elevations. Parking provision would not be impacted by the proposal. Arboricultural information would be required in the event the proposal is adjacent to trees. Flood risk and drainage would be acceptable subject to the advice above. This opinion is without prejudice to any decision that may be made as a result of a planning application being registered and is given in the context of the planning policies, regulations and guidance available today. You are advised that this context could change over time and with it the material considerations. This may affect the above opinion and you are advised to check the position again unless immediately acting in accordance with the above advice. You are also advised to ascertain whether Building Regulations Approval is required and the Council's Building Control Section will be able to assist you. They can be contacted on 01483 743841. I trust this answers your query. Yours sincerely, Emily Fitzpatrick MRTPI
Planning Officer