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Ref. JR/0488
13 April 2021

Planning Services
Woking Borough Council
Civic Offices
Gloucester Square
Woking
GU21 6YL

Via the Planning Portal

Dear Sir/Madam,

2 Manor Way, Old Woking, Woking, GU22 9JX
Planning Portal Reference PP-09720113

We are instructed by Hire Services (Southern) Limited to submit the enclosed planning application for alterations to the external appearance of the building. This submission comprises: -

- i) This covering letter
- ii) Application form
- iii) Flood Risk Assessment
- iv) Climate Neutral Checklist
- v) CIL Information Form
- vi) Drg. Nos.
 - SK-001 Location Plan
 - SK-002 Block Plan
 - SK-003 Existing Ground Floor
 - SK-004 Existing First Floor Plan
 - SK-005 Proposed Ground Floor Plan
 - SK-006 Proposed First Floor Plan
 - SK-007 Proposed & Existing Front Elevations
 - SK-008 Proposed & Existing Side Elevations
 - SK-009 Proposed & Existing Side Elevations
 - SK-010 Proposed & Existing Rear Elevations
 - SK-011 Existing Roof Plan
 - SK-012 Proposed Roof Plan
- vii) Planning application fee of £234 plus £28 Planning Portal service charge

Proposals

This application seeks planning permission (retrospectively) for recladding the concrete panelled section of the building, alterations to fenestration, insertion of a new loading door and demolition of a detached two-storey portacabin annexe.

Application Site & Surrounding Area

The site comprises a substantial two storey brick and concrete panel building which was constructed in the 1970s. It has recently been occupied by Hire Services (Southern) Limited who have expanded their operations from the adjacent site (no. 3 Manor Way). The site is at the north eastern end of Manor Way and is within the Old Woking Industrial Estate.

Planning Assessment

The main policy considerations relevant to this application relate to: -

- Character/amenity
- Flood risk

Character/amenity

As mentioned, the site is located within the Old Woking Industrial Estate where the street scene is characterised by industrial units surrounded by external servicing and parking. The proposed changes to the building have improved both the character and appearance of the area as the concrete panels which detracted from the street scene have been replaced with materials more modern in appearance. This is evident from the 'before' and 'after' photos shown below. The detached portacabin annexe was at the rear of the site and was dilapidated; its removal has again improved the appearance of the area.



Photo 1 – Unit before alterations

In terms of amenity, there are residential properties to the north-west of the application site in Farm Road. The boundary is screened by trees but views through, particularly in winter months when the

trees are not in leaf, will be substantially improved for adjoining residents by these proposals. For these reasons, the development is consistent with **Policy CS21** 'Design'.



Photo 2 – Unit after recladding

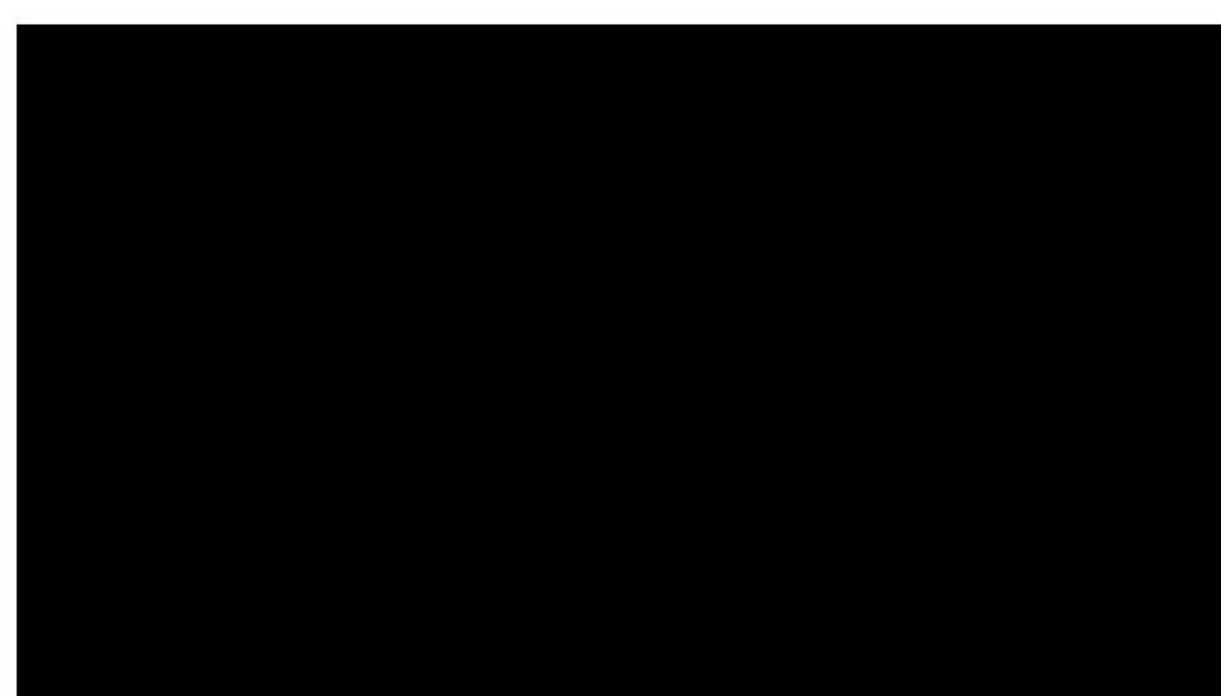
Flood Risk

Part of the site is within Flood Zone 2, however the proposals which do not result in any built floorspace or increase in impermeable areas, will have no adverse impact on any watercourses, flood plain or flood defences. Neither will the proposals impede access to flood defences and management facilities nor reduce local flood storage capacity or flood flows. A Flood Risk Assessment has been submitted which concludes that the proposed development fully accords with relevant national planning policy guidance and Policy CS9 of the Core Strategy.

Summary

The alterations to the building are acceptable in terms of design and flood risk. For these reasons we consider the application is consistent and indeed is supported by both adopted Local Plan Policy and the NPPF and accordingly consent should be forthcoming.

Yours faithfully



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