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Planning Department
Woking Borough Council
Via The portal

16-4-2021

Re PLANNING APPLICATION MADE BY THE PLANNING PORTAL

43 High Street-Old Woking-GU22 9LW

Dear Sir,

Please find attached a planning application, the required drawings sent via the planning portal.

The home owner will pay the fee direct.

The proposed scheme provides erection of rear single floor extension with alterations.

The proposed development has been designed using local vernacular, low roof sections and built form balanced to enhance the property.

This whole statement has been e-mailed within the electronic portal application.

(See design statement below).

BACKGROUND TO THE APPLICATION

The proposal will allow for modern day living, balanced with respecting the appearance of the house.

DESIGN STATEMENT IN SUPPORT OF THE APPLICATION

The site lies inside the developed area of Old Woking, within an area of residential use.

The application site is enclosed with fencing, adjoining built form and landscaping. The frontage is maintained along the footway, bound by some mature vegetation, trees and planting, with views in to and out of the site.

This simple design proposal seeks to address the opportunity of providing improvements to serve modern living. The design offers minimal impact on the wider established character, being well balanced with the space and scale of adjoining residential units.

The proposal fully retains the residential amenity, ensuring the scheme is viewed as appropriate scale and massing to the back drop of the built-up setting, not materially impacting on the existing dwellings.

The site is capable of accommodating this development without detriment to the built up environment. The following balances context and design solutions for this site:

- Impact will be minimised with the use of an appropriate design, the proposed development is respectful in scale to avoid impact on adjoining property.
- Alterations are simple to match the existing building.

- The scheme design will ensure amenities of existing properties are respected and protected from unneighborly development. **Please see attached layout to understand building distances and overall setting.**
- The scale and height in context with surrounding proportions has been taken in to consideration in designing the built form for this particular setting.

PROPOSED DESIGN SOLUTION

In line with the constraints and the site characteristics stated above, the proposed form of development is considered the most appropriate for the following reasons:

- A) The built form has been designed and orientated to protect the amenities of existing and proposed occupants properties; and
- B) The design will reflect the character of buildings in the wider context, utilizing appropriate materials.
- C) The layout has been designed in order to protect the existing main street scene.
- D) The layout avoids any material overlooking or overbearance of existing property. The proposed design is intended to reflect the style of buildings typical in the context of the surrounding housing using detailing and materials that are considered appropriate to this area.

CONCLUSION

The proposed scheme respects planning policy requirements of the current development plan and seeks to achieve the most appropriate form of development for its location.

The proposed development respects the existing established character and amenities of the setting, providing improved accommodation without harm to the existing built environment.

This application successfully provides built form taking full consideration of the local context and planning policy.

In light of the above I believe the proposed development could be granted.

I look forward to receiving acknowledgement of the application in due course, should you require any further information please do not hesitate to contact me.

Yours Sincerely

SIMON P. COLLINS

<http://www.architecturesurrey.co.uk/>

Enc : Drawings : Sent via the planning portal.