

**SUBMITTED ELECTRONICALLY VIA
PLANNING PORTAL REF PP-12384959**

28 August 2023

Our Ref: PD/KH/21075

Mr Gavin Chinniah
Head of Planning
Surrey Heath Borough Council
Surrey Heath House
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Dear Mr Chinniah

**TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF DWELLING WITH SUBTERRANEAN BASEMENT FOLLOWING
DEMOLITION OF EXISTING OUTBUILDINGS
SCOTTS FARM, SCOTTS GROVE ROAD, CHOBHAM, SURREY GU24 8DP**

I am submitting a full planning application for the erection of a dwelling with a subterranean basement at Scotts Farm, Scotts Grove Road, Chobham, Surrey GU24 8DP. The application is submitted on behalf of Mr R Brown.

The application comprises:

- (1) Planning Application Form and Ownership Certificate
- (2) Application Drawings prepared by Ascot Design:
 - 22-J4007-100B – Location Plan (1:1250@A1)
 - 22-J4007-101 – Block Plan (1:500@A1)
 - 22-J4007-102C – Site Plan (1:200@A1)
 - 22-J4007-103A – Proposed Floor Plans (1:100@A1)
 - 22-J4007-104 – Proposed Elevations (1:100@A1)
 - 22-J4007-105 – Site Sections (1:200@A1)
 - 22-J4007-106 – Gates (1:100@A4)
 - 22-J4007-107 – Existing Barn H3 (1:100@A1)
 - 22-J4007-108 – Existing Stables H4 (1:100@A1)
 - 22-J4007-109 – Existing Barn H5 (1:100@A1)
 - 22-J4007-109-2 – Existing Stables H6 (1:100@A1)
 - 22-J4007-110 – Elevations Comparison
 - 22-J4007-111 – Hard Surfacing Comparison (1:500@A1)
- (3) Design, Access and Planning Statement prepared by Paul Dickinson & Associates, Town Planning Consultants, August 2023

- (4) Preliminary Ecological Appraisal and Preliminary Bat Assessment prepared by Arbtech, August 2022
- (5) Bat Emergence and Re-entry Surveys prepared by Arbtech, August 2022
- (6) Archaeological Desk-Based Assessment SFC23/80 prepared by Thames Valley Archaeological Services, June 2023
- (7) Sustainable Design and Construction Statement prepared by Ascot Design, July 2023
- (8) Statement on Parking Provision prepared by Paul Dickinson & Associates, Town Planning Consultants, August 2023
- (9) Telecoms Supplementary Information
- (10) CIL Additional Information Requirement Form dated 28 August 2023
- (11) CIL Self Build Exemption Form dated 28 August 2023
- (12) This is the first revision of an application for a development of the same character or description on the same site by the same applicant and is within 12 months of the date of decision of the previous grant of planning permission and therefore no fee is payable.

This application follows the granting of planning permission ref. 22/0863/FFU for the erection of a new dwelling house granted on 26 June 2023. The applicants wish to add a fully underground basement to provide additional accommodation to meet the family needs. The size, scale and appearance of the proposed dwelling viewed above ground is identical to the approved scheme (except for two small lightwells). These revised proposals would not have any additional material impact on the openness of the Green Belt compared to the approved scheme.

Accordingly, it is considered that the revised proposals are appropriate development which accords with local plan policies and national policy on redevelopment of PDL in the Green Belt for the same reasons that planning permission ref. 22/0863/FFU was granted.

The same technical and supporting reports that formed part of the previous application are resubmitted with this application. Their conclusions and recommendations, and the acceptability of the scheme in relation to the matters covered by these reports. therefore remains unchanged in the current proposals.

Please do not hesitate to contact me if you require any further information to enable the application to be progressed or to discuss any aspects of the application prior to its determination.

Yours sincerely



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCM

cc Mr and Mrs R Brown – Applicants