



**PLANNING BY DESIGN**  
FROM CONCEPT TO COMPLETION

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**Design and Access Statement:**

**1 Leslie Road GU24 8LB**

**Erection of Outbuilding to Front of Property to use as  
Incidental Garage**

**On Behalf of Mr. Keith Hall**

Drafted by **Planning By Design**

## Application

Planning By Design (The agent) has been instructed to act on behalf of Mr. Keith Hall (the applicant) to submit a planning application to Surrey Heath Borough Council (the Local Planning Authority) for a: Erection of Outbuilding to Front of Property to use as Incidental Garage at: 1 Leslie Road GU24 8LB (the site). In support of this application, the following Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

## Site Location

The site location is at 1 Leslie Road Chobham, Woking, GU24 8LB, with the site itself consisting of a large plot, with a double storey dwelling house, finished in render and white paint.

The site benefits from a large front garden screen by hedges and trees, which is where the applicant intends to erect the outbuilding. The site is within a rural wider area, yet this site is within the settlement boundary of Chobham, with its immediate vicinity being residential in character with multiple similar houses available upon the row it is situated. There are a variety of amenities and services nearby in Chobham village, such as local shops, take-aways and restaurants.

The application site is located within the greenbelt but is not associated with any further known planning constraints.



Fig 1. – Site Location Plan

## The Proposal

The application proposal is for the erection of an outbuilding within the front garden of the site, situated to the side of the dwelling, to be used as an incidental garage. The site benefits from significant screening opportunities due to the presence of existing hedges and trees along the site boundaries ensuring the outbuilding will not be overly visible from the public road.

The external dimensions of the new single storey outbuilding will be 6215mm (width) by 6000mm (length) and internal dimensions will be 5785mm by 5570mm, and overall 32.2M.SQ.

The structure will have a pitched roof and be 4040mm (height) at the ridge of the roof and 2316mm (height) at the roof's eaves. The finishing materials used will consist of large cladding and brickwork, the roof will be tiled to match the main dwelling.

The outbuilding will have double bi- fold garage doors on the east elevation and a single door on the south elevation.

The outbuilding will be in keeping with the character of the local area, it will have the aesthetic of a typical garden structure and will provide much needed ancillary additional secure parking space to the occupants.

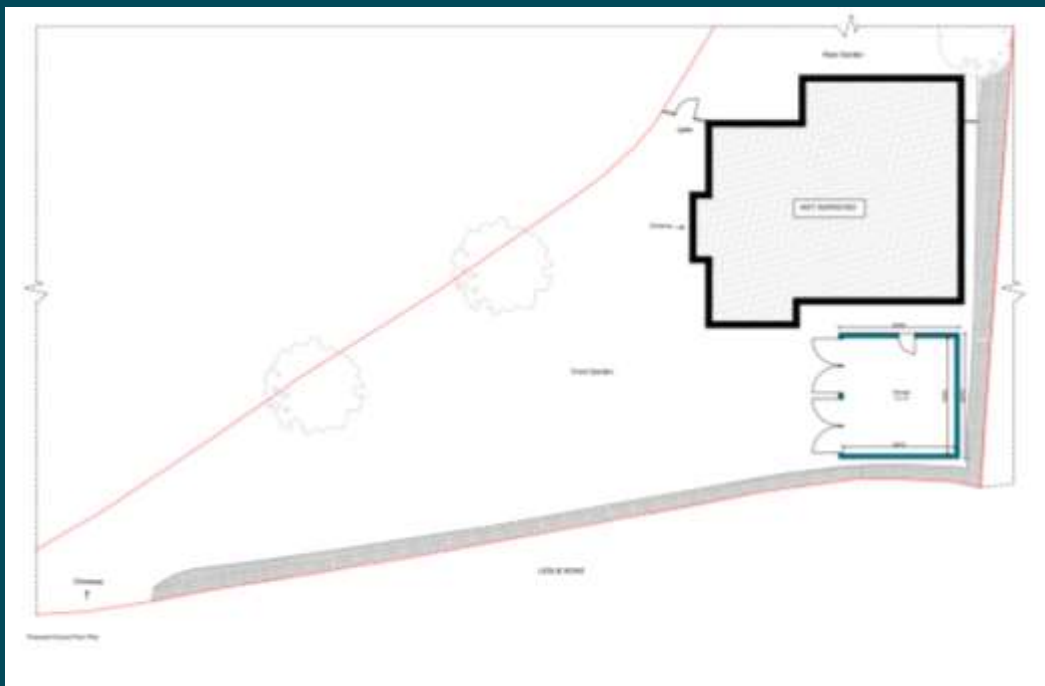


Fig. 2- Proposed Floor Plans



Fig.3 – Proposed Block Plans



Fig 4. Proposed Elevations

## **Planning History**

02/0374 | Erection of a single storey rear extension. (Amended plan rec'd 17.5.2002). | 1 Leslie Road Chobham

02/0048 | Erection of a two storey side extension following demolition of existing garage/workshop/w.c. | 1 Leslie Road Chobham

01/0645 | Erection of a two storey side extension following demolition of existing garage/workshop/WC and creation of a new vehicular access. | 1 Leslie Road Chobham

## **Assessment**

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

- National Planning Policy Framework 2021
- National Planning Practice Guidance.
- Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP)

### **Supplementary Planning Documents:**

- Residential Design Guide Supplementary Planning Document 2017

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

The key issues for consideration of this application are:

- Visual Impact
- Impact on Neighbouring Amenity
- Highway/ Parking Matters
- Potential Impact Upon the Greenbelt

## **National Planning Policy Framework 2021 (NPPF)**

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.

- a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**Analysis:** *The proposal will positively contribute to all three development objectives outlined in the National Planning Policy Framework. From a social perspective, the proposal will provide additional garage space, which is adaptable and useful. This will ensure that the applicants can maximise the use of the site, providing longevity to its design. From an Environmental perspective, the proposal will not erode the landscape character, or negatively impact the area it is located within. Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought following planning approval.*

Section 12 of the NPPF relates to achieving Well-designed Places which states that “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

**Analysis:** *The proposal will lead to the creation of a useful and well design addition in the garden of the main dwelling leading to a functional and habitable user space for the occupants of this dwelling.*

Furthermore, Section 12 of the NPPF also outlines that:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive because of good architecture, layout, and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**Analysis:** *The proposal will lead to the creation of a useful and well-designed addition to the dwelling, leading to a functional user space for the occupants and lifetime of the dwelling. The character of the proposal offers appropriate materials, and by virtue of its suitable location and screening by trees and hedges, it will not erode the visual amenity of the site or wider streetscape. The scale of the outbuilding is minor and subservient to the main dwelling and garden; therefore, it will allow for ample undeveloped garden ground to remain. As such, it will not overdevelop the site or detract from the character of the site. The proposal will not lead to any significant overlooking issues for adjacent properties or impact visual amenity. The proposal will provide further secure off-street parking, and the development will make use of existing site access and services.*

Section 13 of the NPFF relates to Protecting Green Belt Land and notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. It continues to note that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Section 13 notes that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It states that 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Section 13 continues to state that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, however, exceptions to this includes, but is not limited to: • The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; • The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

**Analysis:** *Given the proposal is for a domestic incidental garage outbuilding within the curtilage of an existing building, the proposal would not represent a disproportionate addition to the overall site. The proposal would not be overly visible from the public road and would be viewed within the context of existing built development i.e. existing wall and dwellinghouse. Due to its good design, it would have no detrimental visual impact on the green belt.*

## Local Planning

The policies listed below are considered relevant to this application:

Of the **Surrey Heath Core Strategy and Development Management Policies Document 2012** (CSDMP) the following policies are relevant to this proposal:

- CP1: Spatial Strategy
- DM2 Development within Chobham
- DM9 - Design Principles
- DM11 - Traffic Management and Highway Safety

## Green Belt / Chobham

Policy CP1 identifies Chobham as washed over by the greenbelt, and Policy DM2 Development within Chobham states: “Development within the settlement of Chobham as defined on the Proposals Map will be limited to appropriate Green Belt uses and small-scale development.”

**Analysis:** *As the proposal is for a small incidental outbuilding, within the curtilage of an existing development and will not be overly visible by road, it is appropriate to suggest it will not have a significant impact upon the greenbelt enough to warrant a refusal.*

## Design and Amenity

Policies DM9 relates to design. In summary it stipulates that all new building and developments must be of the highest design standards, based on a clear rationale, and with regard to local context and characteristic of the area. The policies also promote the use of appropriate materials, sustainable building, accessibility, appropriate function, massing, and scale for the area the new development is situated and incorporation of inclusive design with high levels of internal and external amenity. The policies also relate to respecting the local character and distinctiveness of the area. This is also reiterated and detailed within Residential Design Guide Supplementary Planning Document 2017.

**Analysis:** *The proposal is in keeping with the above, as it is well designed and complimentary to the character of the site and wider area.*

*Consideration has been given to the scale, massing, density and siting. It's aesthetic, whilst modern, is attractive and appropriate to the garden setting, the materials will not erode the character or distinctiveness of the site or surrounding area. The roof will match the dwellinghouse at the site in style and materials, thereby suitable to the character of the site.*

*The proposal site also benefits from its shape and hedging and trees ensuring the proposal will cause little to no visual disturbances to the streetscape and townscape. The proposal is subservient and subordinate to the main dwelling and garden area at the site and will have low visual prominence, respectively. Sufficient garden amenity space would remain; therefore, the site would not be overdeveloped as a result of this proposal.*



## Amenity Concerns

To achieve sustainable high-quality design in the Borough, policies DM9 requires that development respect residential amenities of neighbouring properties, inline with requirements of the NPPF and Residential Design Guide Supplementary Planning Document 2017.

**Analysis:** *Whilst there is a adjacent and opposite properties to the site, their amenity is unlikely to be impacted significantly, by virtue of the application site's large curtilage and hedges and trees around its boundary shielding the proposed outbuilding from the streetscape and neighbouring dwellings.*

*The proposal is also modest in height, mass and footprint and therefore will not dominate its character of or overdevelop the site, allowing for ample undeveloped garden ground to remain. As such, overbearing, overlooking, and overshadowing are not expected to be a significant concern for this development. The proposed development will therefore cause no further impact to neighbouring amenity than the existing.*

*Additionally, the new development will improve amenity for the dwelling's existing occupiers and future residents, in that it will provide garage space to the residents. The proposal thereby accords with policy DM9 of the local plan.*

## Parking and Highways

Policy DM11 concerns itself with traffic and highway management, and the Residential Design Guide Supplementary Planning Document 2017.

**Analysis:** *The proposed development has a large curtilage and maintains the same number of bedrooms and so is not deemed to require an increase in the number of parking spaces. As such, the parking requirements for the proposed development would not change, in fact the proposal, as a garage, will add further secure off street parking to the property. It is also within close proximity to or public transport, local amenities, and services, which are available via active travel.*

## Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the areas' surrounding environment. It will also be well designed, contemporary and provide incidental space to the occupants for secure parking, increasing the residential amenity of the dwelling.

For this reason, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.