

Planning Department
Guildford Borough Council
Millmead House
Millmead
Guildford
Surrey
GU2 4BB

9 October 2023

Our ref: 2303

Your ref:

Dear Sirs

Householder Planning Application for Replacement Detached Garage/Workshop Building at Broadstone Cottage, Withies Lane, Compton, Guildford, Surrey, GU3 1JD

Please find enclosed the following for your kind attention:

A Householder Planning Application Form, completed as necessary and including an Ownership Certificate A; and

A suite of application plans, as per the enclosed Schedule of Application Plans.

Please note I have made an online payment of £206 to cover the fee due to your Authority for dealing with this householder planning application.

This letter explains and justifies my client's proposal *inter alia* with reference to relevant national and local plan policies; and also contains a Design & Access Statement in support of the proposal. Accordingly, this letter forms part of my client's householder planning application and its contents should be reported to Committee, if the application has to be determined by this method.

Current Situation

Broadstone Cottage is a semi-detached two storey five bedroom house, located on Withies Lane, on the eastern outskirts of the village of Compton. The property and its neighbour lie at the northern end of Withies Lane, at its junction with Polsted Lane, which runs south westwards to join the B3000 in Compton. Withies Lane also joins the B3000, around 400m to the south of Broadstone Cottage.

Compton lies to the south west of the centre of Guildford, which lies around 6km from the village, eastwards via the B3000 and northwards via the A3100, or westwards via the B3000 and northwards via the A3. Guildford acts as a major centre of services, facilities and public transport infrastructure; and village facilities including allotments, a recreation ground and a Village Hall are available in Compton. The Withies Inn pub on Withies Lane is a two minute walk to the south of Broadstone Cottage.

Broadstone Cottage sits on a regularly shaped residential curtilage of around 0.09ha, consisting of a large garden to its rear and a smaller front landscaped 'cottage garden' with planting beds and gravelled pathways combined with a block paved drive and parking area accessed from Withies Lane. The property's boundaries are well contained by a mix of boundary hedges and trees and walls and fences, separating it from a field to the east and south.



The immediate and wider surroundings to the property and its neighbour are characterised by large tracts of woodland to the north of Polsted Lane and along both sides of Withies Lane, to the east and west; and to the south, along the B3000. As such, the immediate and wider surroundings to the property have an intimate, enclosed and wooded character; and views of the property are only possible from close-up on Withies Lane and not from further afield.

Located to the south of Broadstone Cottage and at the back of property's block paved drive and parking area is a detached single storey prefabricated building with a flat roof, originally constructed as a pair of single garages but now far too small and low for a modern car and used by my client as a workshop. The building has a wooden lean-to log store against its southern elevation and both are screened in views from the south by a 1.2m high garden wall along this part of the application site's southern boundary. Neither the prefabricated workshop building or the wooden lean-to log store are attractive and as rather discordant features in the street scene, do detract from the character and appearance of Broadstone Cottage and its neighbour.

The prefabricated workshop building measures 5m by 5m (measured externally) and has an external height of 2.2m at the front, reducing to 2m at the rear. The wooden lean-to log store measures 1.2m by 1.7m (measured externally) and has an external height of 2.1m where it meets the workshop building, reducing to 1.9m on its southern elevation. Accordingly, the prefabricated workshop building and wooden lean-to log store have a combined built footprint of around 27m². The enclosed Existing Site Plan ref. 1.03 and Existing Floor Plans & Elevations ref. 1.02 should be referred to in more detail.

The prefabricated workshop building and wooden lean-to log store are thought to have been erected in the 1970s and are both in a poor structural condition and nearing the end of their useful life. As set out above, the prefabricated workshop building is far too small and low to be used as a garage – indeed, its low height restricts the ease with which it can be used as a workshop. It is therefore reasonable for my client to seek to provide Broadstone Cottage with a garage/workshop building large enough to accommodate a modern car and some ancillary domestic storage; and this householder planning application seeks your Authority's approval for the same, in the form of a far more attractive replacement garage/workshop building, as described in the Design & Access Statement set out in later paragraphs of this letter.

Relevant Site Planning History

Records on your Authority's website indicate that planning permission was granted for extensions to Broadstone Cottage in the 1960s, 1970s and 1990s but details of these permissions are not available. There are complete records of a planning application ref. 10/0/00760, for a first floor rear extension to the property and a replacement detached double garage, which was refused on 30 June 2010, for reasons relating to the 'disproportionate' size of the extension and the replacement garage's effect on the openness of the Green Belt, which 'washes over' Broadstone Cottage and the surrounding area.

There are also complete records of a planning application ref. 10/P/01469, for a replacement detached double garage on the site of the existing prefabricated workshop building and wooden lean-to log store to the south of Broadstone Cottage. The proposed double garage was brick built, with full gable ends facing towards Withies Lane and to Broadstone Cottage's rear garden and a pitched tiled roof, blank side elevations, two windows in its rear elevation and a pair of single garage doors in its front elevation.

It is difficult to scale the garage's dimensions from the plans available on your Authority's website, but it seems that it would have been about 6m wide by around 6.2m deep (from front to rear) (measured externally); and with an eaves height of 2.4m and a ridge height of 5m. It also seems that the garage would have been located closer to the southern boundary of Broadstone Cottage's residential curtilage.

Planning application ref. 10/P/01469 was refused on 23 September 2010, with a single reason for refusal cited: that the garage would represent a 'disproportionate' addition to Broadstone Cottage and would affect the openness of the Green Belt. This householder planning application seeks to deal with this reason for refusal, as will be explained in more detail in later paragraphs of this letter.

Description of the Application Proposal, including Design & Access Statement

With reference to the enclosed suite of application plans, it is proposed to erect a garage/workshop building to replace the existing prefabricated workshop building and wooden lean-to log store at Broadstone Cottage. The replacement garage/workshop building will occupy the footprint of the existing prefabricated workshop building and wooden lean-to log store, which would be demolished.

The replacement garage/workshop building will be slightly larger than the existing prefabricated workshop building on site, measuring 5.9m wide by 6m deep (front to rear) (measured externally) and therefore having a built footprint of 30m² as compared to the combined 27m² built footprint of the prefabricated workshop building and wooden lean-to log store. However, the replacement garage/workshop building will lie no closer to the southern boundary of Broadstone Cottage's residential curtilage – its slightly increased width will bring it slightly closer to the side of Broadstone Cottage and its slightly increased depth will be more than accommodated by the depth of Broadstone Cottage. This will not be noticeable in the street scene or the wider surroundings to the property; and is better than the arrangement for the replacement double garage proposed by planning application ref. 10/P/01469, which would have lain closer to the southern boundary of Broadstone Cottage's residential curtilage.

The proposed replacement garage/workshop building will be higher than the existing prefabricated workshop building and wooden lean-to log store on site, having an eaves height of 2.5m and a ridge height of 5m. However, and in contrast to the replacement double garage proposed by planning application ref. 10/P/01469, the replacement garage/workshop building will have barn hips to its front and rear, which will reduce its bulk when viewed from Withies Lane. Moreover, it will be noted from the enclosed suite of application plans that the ridge height of the replacement garage/workshop building will be around the same as the eaves height of the part of Broadstone Cottage that will lie closest, such that a proper hierarchy of built forms will be evident, with the replacement garage/workshop building subservient to its 'parent' dwelling.

Furthermore, and in terms of the external materials proposed for the replacement garage/workshop building, its walls will be constructed from black stained weatherboarding set on a low brick plinth; and its roof will be clad in plain tiles, to match Broadstone Cottage. The building will have vertically boarded black stained sliding/folding doors in its front and rear elevations, to allow access from the front of Broadstone Cottage to its rear garden; and the rear doors will have a black stained casement window to either side, to let light into the building.

Overall, the intention is for the replacement garage/workshop building to appear not as an ordinary brick built garage but redolent of a small traditional rural 'Surrey Barn', similar to several examples found elsewhere in Compton – please refer to the enclosed Photographic Analysis, particularly to the photographs of 'Barn 4', which forms part of the Puck's Oak Barn complex on the B3000 in Compton, a short distance to the west of Compton Village Hall.

Prior approval of external materials for the proposed replacement garage/workshop building can be secured by a planning condition, which could also require prior approval of materials samples if considered necessary. My client very much wishes the replacement garage/workshop building to be redolent of a small traditional rural 'Surrey Barn' commonly found in the local area, subservient to Broadstone Cottage and fully integrated in the street scene on Withies Lane and with the wider locality, whilst providing Broadstone Cottage with a reasonable amount of covered car parking.

The proposed garage/workshop building will be an attractive and appropriate addition to the locality, indeed, far more attractive and appropriate than the prefabricated workshop building and wooden lean-to log store that it will replace; and a far better resolved and specified building for the locality than the brick-built double garage proposed by planning application ref. 10/P/01469. There is no reason why the replacement garage/workshop car barn should not be granted planning permission; and the following paragraphs of this letter lend weight to this submission in the context of an analysis of relevant national planning policy guidance and Local Plan Policies.

Planning Policy Analysis

National Planning Policy Framework (NPPF)

The NPPF establishes a presumption in favour of sustainable development. Paragraph 11 confirms that for decision-taking, proposals that accord with the development plan should be approved without delay.

Part 12 of the NPPF deals with 'Achieving well-designed places'. Paragraph 126 confirms that good design is a key aspect of sustainable development; creates better places to live; and helps to make development acceptable to communities. Paragraph 130 requires planning policies and decisions to ensure developments function well and add to the overall quality of an area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character; establish a strong sense of place; optimise the potential of a site to accommodate an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, with a high standard of amenity.

The application proposal complies with the above advice and should therefore be supported, such that:

The height, massing and layout of the proposed replacement garage/workshop building will integrate seamlessly with Broadstone Cottage and its surroundings. In particular, the replacement garage/workshop building will lie no closer to the southern boundary of Broadstone Cottage's residential curtilage than the existing prefabricated workshop building and lean-to log store on site; adequate separation will be achieved between the replacement garage/workshop building and Broadstone Cottage; and the replacement garage/workshop building will be subservient to Broadstone Cottage and fully integrate with the street scene on Withies Lane and in the wider locality.

The replacement garage/workshop has been designed and specified to reflect the best architecture found in the locality; and being redolent of a small traditional rural 'Surrey Barn' commonly found in the local area, will incorporate traditional local building materials.

The replacement garage/workshop building will integrate with Broadstone Cottage's landscaped front 'cottage garden' and with its main garden to the rear, which will remain unaltered; and will not lead to the loss of any landscaping or other screening on the boundaries to Broadstone Cottage's residential curtilage. The existing block paved drive and parking area serving Broadstone Cottage will also remain unaltered.

In summary, the proposed replacement garage/workshop building will not appear as cramped or over-developed – it will 'fit' with and be subservient to Broadstone Cottage; and being redolent of a small traditional rural 'Surrey Barn' commonly found in the local area, will fully integrate with the street scene on Withies Lane and with the wider locality, whilst providing Broadstone Cottage with a reasonable amount of covered car parking.

Part 13 of the NPPF deals with the Green Belt, with paragraph 137 confirming that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, such that the essential characteristics of Green Belts are their openness and permanence. In this context, paragraphs 147-151 deal with development proposals affecting the Green Belt, with paragraph 147 confirming that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 of the NPPF confirms that the construction of new buildings in the Green Belt should be regarded as inappropriate but does list seven categories of development that are exceptions to this rule. The fourth category is described as "*...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces...*"; and it is this category of development that applies to my client's proposal: an existing prefabricated workshop building will be replaced with another of roughly the same built footprint, on the existing building's built footprint, with an increase in height mitigated by a pitched roof incorporating barn hips, on a site that being very well contained by walls and boundary vegetation and surrounded by woodland, does not contribute to the Green Belt's openness. Accordingly, the proposed replacement garage/workshop building should not be considered as development that is inappropriate to the Green Belt.

Guildford Borough Local Plan: Strategy & Sites, April 2019

Policy S1 reflects the NPPF's presumption in favour of development, confirming that your Authority will take a positive approach to work proactively with applicants to approve development proposals wherever possible. My client and I look forward to working to this end with the Case Officer assigned to this householder planning application, to meet my client's reasonable need for Broadstone Cottage to be served by some covered parking that is fit for purpose.

Policy P1 deals with the Surrey Hills Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) which together with the Green Belt, 'wash over' Broadstone Cottage and the surrounding area. My client's proposal can in no way be described as a 'major' development and will replace an unattractive prefabricated flat roofed building and adjoining wooden lean-to log store in poor structural condition and nearing the end of their useful life with a new building redolent of a small traditional rural 'Surrey Barn' commonly found in the local area and incorporating traditional local building materials. A rather discordant feature in the street scene will be removed and the landscape and visual qualities of the wider AONB/AGLV will be significantly improved.

Policy P2 deals with the Borough's Green Belt and reflects advice contained in the NPPF. Part 2 of the Policy contains its own definitions of three of the seven categories of development that the NPPF confirms are not inappropriate to the Green Belt; and the second is replacement buildings, defined as such "...if it is on or in a position that substantially overlaps that of the original building...". My client's proposal falls within this definition and accordingly should not be considered as development that is inappropriate to the Green Belt.

Guildford Borough Local Plan: Development Management Policies, March 2023

Policy H4 deals with housing extensions and alterations, including annexes and Part 1 is of some relevance to my client's proposal, albeit that it is not technically an extension to Broadstone Cottage. Proposals are required to have regard to the street scene, neighbouring properties and the existing 'host' property, with respect to three criteria; and my client's proposal does not conflict with any: the replacement garage/workshop building will respect and not impact upon the existing context, scale, height, design, appearance and character of Broadstone Cottage's neighbour and the immediate surrounding area (criterion (a)); it will have no impact upon Broadstone Cottage's neighbour in terms of privacy and access to sunlight and daylight (criterion (b)); and it will take account of the form, scale, height, character, materials and proportions of Broadstone Cottage itself (criterion (c)).

It therefore follows that my client's proposal does not conflict with Part 1 of Policy D5 – it will not harm the amenity of Broadstone Cottage's neighbour.

Policy D4 deals with 'Achieving High Quality Design and Respecting Local Distinctiveness'. The Policy is set out in 11 Parts and my client's proposal complies with these, as relevant:

Part 1 – the replacement garage/workshop building will enhance its surroundings; be attractive and distinctive; and will be built to last, to replace an old and unattractive prefabricated workshop building and wooden lean-to log store which are in a poor structural condition and nearing the end of their useful life and which in the case of the workshop building is far too small and low to be used as a garage or easily as a workshop.

Part 3 – the replacement garage/workshop building has been designed and specified to have a character and appearance redolent of a small traditional rural 'Surrey Barn' commonly found in the local area and incorporating traditional local building materials; will 'fit' with and be subservient to Broadstone Cottage; and fully integrate with the street scene on Withies Lane and with the wider locality.

Broadstone Cottage will be provided with a reasonable amount of covered car parking in a manner far more appropriate and attractive and better resolved than the brick-built double garage proposed by planning application ref. 10/P/01469. The landscape and visual qualities of the Surrey Hills AONB/AGLV will be significantly improved.

Part 5 – the replacement garage/workshop building has been carefully designed to have roughly the same built footprint as the existing prefabricated workshop building and wooden lean-to log store it will replace; and to occupy their built footprint to the side of Broadstone Cottage. The replacement garage/workshop building will lie no closer to the southern boundary of Broadstone Cottage's residential curtilage - its slightly increased width will bring it slightly closer to the side of Broadstone Cottage and its slightly increased depth will be more than accommodated by the depth of Broadstone Cottage, but this will not be noticeable in the street scene or the wider surroundings to the property.

The replacement garage/workshop building will be higher than the existing prefabricated workshop building and wooden lean-to log store on site but in contrast to the replacement double garage proposed by planning application ref. 10/P/01469, will have barn hips to its front and rear, which will reduce its bulk when viewed from Withies Lane. Moreover, the replacement garage/workshop building's ridge height will be around the same as the eaves height of the closest part of Broadstone Cottage, such that a proper hierarchy of built forms will be evident, with the replacement garage/workshop building subservient to its 'parent' dwelling.

Finally, the external materials for the replacement garage/workshop building have been specified so it will appear not as an ordinary brick built garage but as a small traditional rural 'Surrey Barn', similar to that shown in the photographs of 'Barn 4' in Compton, which forms part of the Puck's Oak Barn complex on the B3000, a short distance to the west of Compton Village Hall. Careful consideration has been given to the replacement garage/workshop

building's layout, form, scale, height, massing, proportions and roofscape; and to its character and appearance, materials and landscaping, to ensure that it 'fits' with and enhances its immediate and wider surroundings, improves the landscape and visual qualities of the AONB/AGLV and is not inappropriate and harmful to the Green Belt and its openness.

In summary, the proposed replacement garage/workshop building complies with all relevant national planning policy guidance and Local Plan Policies; and will not affect the character or appearance or visual qualities of the surroundings to Broadstone Cottage or the openness of the Green Belt. It represents a significant improvement upon the brick built double garage refused planning permission under ref. 10/P/01469; and being redolent of a small traditional rural 'Surrey Barn' commonly found in the local area, will fully integrate with the street scene on Withies Lane and with the wider locality, whilst providing Broadstone Cottage with a reasonable amount of covered car parking.

Concluding Comments

I hope this letter and the enclosed will be sufficient for you to accept and validate my client's householder planning application and look forward to receiving written confirmation of the same - please contact me if you have any immediate queries or require further information.

Otherwise, I would ask that the Case Officer assigned to this householder planning application contacts me in the first instance to make arrangements to visit the site in the normal course of the application's determination – I would be pleased to meet the Case Officer on site to discuss the application proposal in more detail. I would also be grateful if the application's Case Officer could pass on any queries raised and/or any requests for further information, so that a refusal of permission can be avoided.

Many thanks for your kind attention to this matter; and I look forward to hearing from you.

Yours faithfully
for MatPlan Limited



Matthew Utting BSc(Hons) DipTP MRTPI
Director



Encs.

Copy: Mr A Stockbridge, Broadstone Cottage
Mr K Crossley, CDA Architecture