

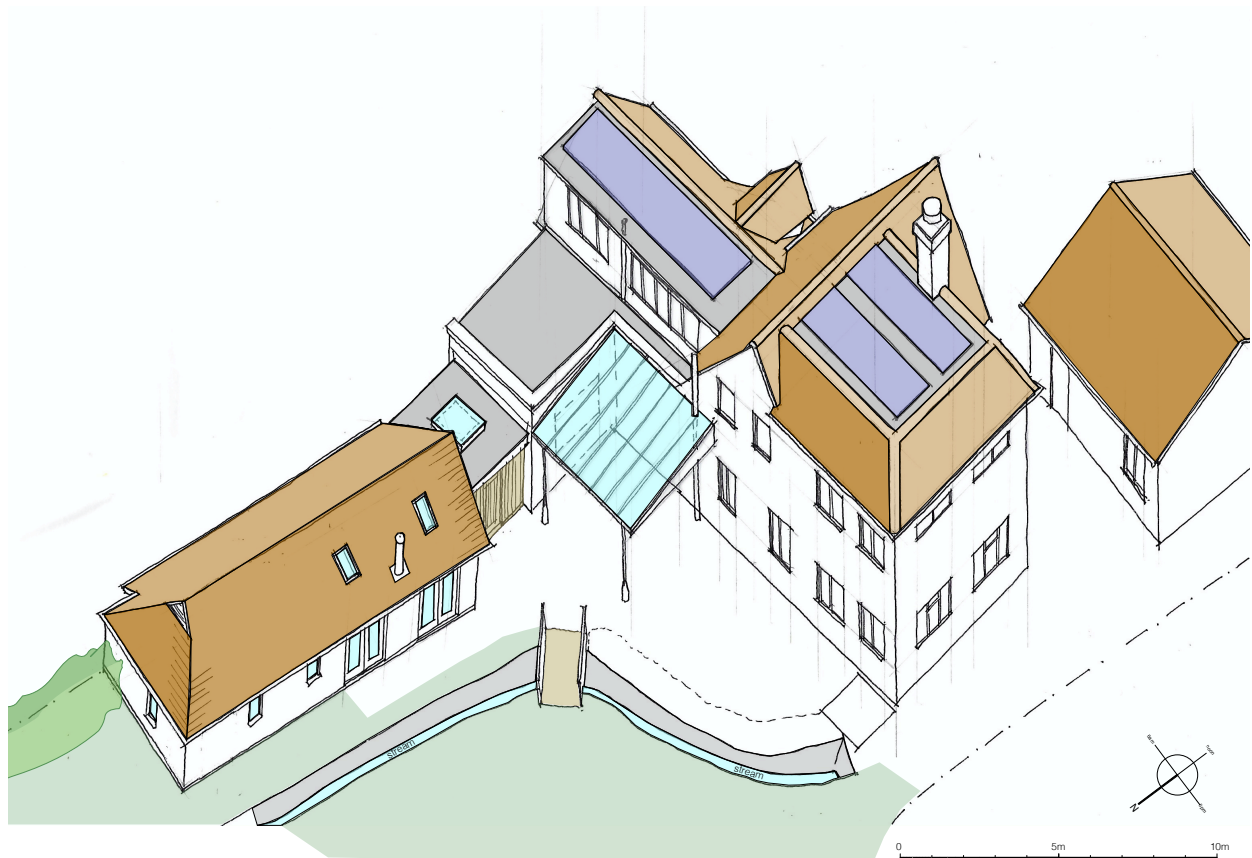
Oakdene, Oak Grange Road, West Clandon, GU4 7UB

- Extension and Alterations

Design and Access Statement

Issued for Planning - 29/09/23

To be read in conjunction with drawings as attached drawing register.



Above: early concept sketch of extension to Oakdene

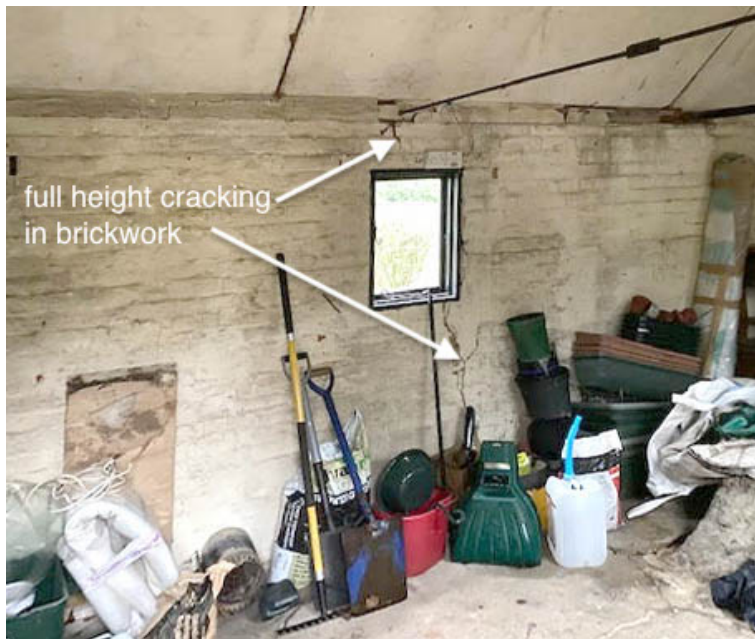
Existing Site

Oakdene is a detached 4 bedroom property accessed off Oak Grange Road, West Clandon.

A large dwelling that once occupied this site was altered and sub-divided to form three separate dwellings, of which Oakdene is westernmost.

Oakdene sits in a large, deep site, oriented north-south, with a long entrance drive to the front and a large garden that fans out to the rear, including a stream that runs along the western boundary to the front of the dwelling, before kinking across the back of the building to continue northwards up the garden and out of the site.

A small detached outbuilding is located at the eastern edge of the stream, close to the boundary with Shortwoods. The building is close to the main dwelling in a picturesque setting, but it is in a critically poor state of repair, as evidenced in the photo below. The current owners of Oakdene purchased the property in 2020 and sought advice from local specialists to carefully consider their options to repair or replace this outbuilding, leading to the decision to pursue its demolition and replacement with a new, discreet extension.



Guildford's Interactive Planning Map shows that Oakdene is in an area designated as Green Belt and in the SPA 5km to 7km buffer zone.



The design of the proposed extension was developed with close reference to Guildford Borough Council's 'Residential Extension and Alterations' SPD, 2018, particularly in respect of its designation as Green Belt land:

'...One of the essential characteristics of the Green Belt is its openness, so the type and scale of the development in this area is highly restrictive.

Extension or alterations to dwellings in the Green Belt should NOT result in a disproportionate addition, over and above the original size of the original building.

This is not simply a calculation of the increase in footprint and/or volume. Each application will be considered on its own merits to form a judgement as to whether the proposal would represent a disproportionate addition which constitutes inappropriate development in the Green Belt.'

Proposal

The proposed works will remove the poor quality utility room extension from the rear of Oakdene and demolish the dilapidated outbuilding.

A new single storey extension will be added to the rear built to modern energy efficient standards in good quality, traditional materials.

The extension will provide:

- a new utility room in a link building; and
- a ground floor wc/shower room and additional living space set at the level of the ground floor of the main house, with good views out to the extensive garden.

This application does not strictly require a Design and Access Statement, but one has been prepared in this instance due to the sensitive nature of land designated as Green Belt and to demonstrate how the proposal addresses the advice set out in *Guildford Borough Council's 'Residential Extension and Alterations'* SPD, 2018.

Planning History

Guildford's Planning records show the single storey glazed verandah to the rear was approved in 2016 (ref: 16/P/01129).

The replacement of a former garage with a new double garage was approved in 1996, following appeal (ref: 96/P/01095).

A two storey side extension was approved in 1988, following appeal (ref: 88/P/00862).

Clearly the 1988 and 1996 applications were contentious, as they were approved at appeal.

Resistance would be anticipated given the stated importance of the openness of the Green Belt and the prominent position of both of these applications, visible to the front of Oakdene.

The subject of this application is a single storey extension concealed to the rear of Oakdene.

Sustainability

Oakdene has PV panels fitted to its roof to contribute to its energy usage via on-site renewables.

The existing rear extension containing the utility room is of very poor quality and energy performance.

The new extension works will be carried out to meet current Part L extension standards, performing better than its host building.

Amount

'This is not simply a calculation of the increase in footprint and/or volume. Each application will be considered on its own merits to form a judgement as to whether the proposal would represent a disproportionate addition which constitutes inappropriate development in the Green Belt.' - 'Residential Extension and Alterations' SPD

The gross internal areas of the building - existing and proposed - measures as follows:

	Existing	Proposed	Increase
Ground floor	112 sqm	155 sqm	43 sqm
Outbuilding (contains heater but not included in calculation))	23 sqm	0 sqm	-23 sqm
First floor	85 sqm	85 sqm	0 sqm
TOTAL	197 sqm	240 sqm	43 sqm

The building footprint of the house and affected outbuilding area - existing and proposed - measures as follows:

	Existing	Proposed	Increase
House	127 sqm	183 sqm	+56 sqm
Outbuilding	28 sqm	0 sqm	-28 sqm
TOTAL	155 sqm	183 sqm	28 sqm

The figures above demonstrate:

- 21.8% increase in gross internal area of the main house (excluding any consideration of the area of the outbuilding); and
- 18% increase in footprint of the building, including outbuilding.

The over-riding consideration is whether the proposal would represent a disproportionate addition.

The position and scale of the extension are considered key here:

- The new extension will be positioned on the footprint of the former outbuilding and will not project forward of its west-facing elevation.
- The new extension will be higher than the current outbuilding, in part due to its raised floor level to match the main house's floor level (also essential for flood resilience), but its overall height will be more than 0.3m lower than the ridge height of the double garage, situated to the front of the dwelling.
- The new extension will use good quality traditional materials to complement its setting, including timber boarding to express its subservience to the main dwelling.

Layout

Oakdene's two reception rooms are positioned to the front of the property, offering no views of its rear garden. The new extension will provide additional habitable space oriented to overlook and open up to Oakdene's rear garden.

The extension will provide a modern, well-insulated utility room in lieu of the poor quality utility room it will replace.

The new extension will also provide a new wc and shower room that can be easily accessed from the garden.

Guildford Borough Council's '*Residential Extension and Alterations*' SPD, 2018 document has informed the proposals, as follows:

Daylight: In accordance with '*Impact on Neighbours*' in Guildford Borough Council's SPD, the 45° guide has been applied to the nearest neighbour's property - shown on the Block Plan and Ground Floor Plan drawings. The 45° line intersects the current outbuilding in plan and does so with the new extension.

In accordance with BRE guidance, the 45° line test in elevation has also been applied to the nearest ground floor doors of neighbouring property Shortwoods. This is shown on rear (north) elevation drawings and this line comfortably clears the existing and new buildings. BRE advise daylighting is unlikely to be significantly affected by works outside of this line. Given the extent to which the works all outside the line, it is expected any impact would be negligible.

Sunlight: The subservient single storey extension will not have any adverse impact on sunlight to neighbours.

Flood Risk: Environment Agency mapping identifies this location as Flood Zone 3.

The floor level of the new extension will be raised to match the floor level of the new house and robust, resilient finishes selected in the detailed design of the new extension.

An independent Flood Risk Assessment Report by STM Environmental Consultants has been commissioned by the applicants and forms part of this application.

The report's recommendations will be followed in the detailed design and construction of the new extension.

Amenity:

The proposal will have negligible impact on amenity space and will improve links between the ground floor habitable spaces and the garden.

Scale and Appearance:

The outbuilding to be demolished has regular brick piers with painted render panel infills, all under a pitched roof in plain clay tiles.

The new extension is proposed in facing brickwork with timber cladding facing the garden to re-inforce its subservient nature. The new pitched roof will be finished in plain clay tiles.

Access:

All vehicular access and car parking will be unaffected by the proposal.

Conclusion:

The outbuilding at Oakdene is life expired and in need of replacement.

The new extension will be constructed level with the existing ground floor, creating new, accessible living space and will be constructed to up-to-date energy efficiency standards.

The new extension has been designed to meet the applicants' needs with the primary objective of complying with Guildford Borough Council's 'Residential Extensions and Alterations' SPD's stated requirements to achieve appropriate development in the Green Belt.

We trust the discreet position and modest scale of the extension will be considered appropriately sensitive to cause no harm to the qualities of this Green Belt designated area and will provides high quality replacement accommodation in lieu of a life-expired outbuilding.