



***Design and Access Statement for  
A timber orangery to replace the existing conservatory***

***at***

***The Knoll House***

***Pursers Lane***

***Peaslake***

***Guildford***

***Surrey***

***GU5 9SJ***

***On behalf of***

***Ms Brown***

This Design and Access statement has been prepared as part of a Planning Householder Application to construct a timber orangery to replace the existing conservatory at The Knoll House, Pursers Lane, Peaslake.

## **The Site and Surroundings**

### **Peaslake**

Peaslake is a small village located approximately 8 miles south east of Guildford.

The village is predominantly residential in a rural location within the Green Belt and the Surrey Hills Area of Outstanding Natural Beauty.

### **The Knoll House**



The Knoll House is a two storey detached dwelling house, brick construction with a tiled roof.

The property is located on the western side of Pursers Lane and is set within .16 of a hectare of private domestic curtilage.

There are residential properties to the north, south, east and west of the application site, all detached within substantial plots.

The Knoll House is not listed nor in a Conservation Area but is within the Surrey Hills Area of Outstanding Natural Beauty and the Greenbelt.

### **Planning History**

No available Planning History,

## The Proposal



The above image is of the rear (western) elevation of The Knoll House and the location of the proposed orangery to replace the existing conservatory.

The existing conservatory will be carefully dismantled and removed from site.

The proposed orangery will be sited in the same location on a slightly extended footprint.

No new openings are to be formed as the existing doors will provide access into the proposed orangery.



The above is a 3D image (for illustrative purposes only) of the proposed orangery in-situ.

The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the original dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

## **Materials**

### **Existing**

Walls –Brick

Roof – Tiled

Doors/Windows – Timber

## **Proposed**

Wall/Base – Brick

Roof – Flat roof – single ply membrane – Sarnafil – incorporating a glazed lantern rooflight

Doors and Windows – Timber – Cream/Beige

## **Compatibility:**

The proposed design has been chosen to ensure it is subordinate to the host elevation and not be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials, brick and timber are appropriate for this style of development.

## **Landscaping**

No landscaping proposed

## **Access**

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

## **Impact on neighbouring properties**

The proposed extension is located to the western (rear) elevation of the property. The proposal will have no impact on the amenities currently enjoyed by the neighbouring properties due to the mature trees and hedging and the distances between the properties and being a replacement structure.

## **Green Belt Calculations**

As far as we are aware the property has not been previously extended apart from the existing conservatory which is to be demolished.

The original footprint of The Knoll House was 102 square metres (ground floor only).

The proposed orangery will have a footprint of 19 square metres. This will represent a total increase of 18.5% which is an acceptable amount as outlined in Policy P2.

## **National Planning Policy Context**

*The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system.*

*The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.*

### **12. Achieving well-designed places**

*124. The creation of high quality 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*127. 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 as a result 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; and*

*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>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.*

*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

*129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

*131. In determining applications, great weight should be given to outstanding or*

*innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

## **Guildford Planning Policy**

### **POLICY D1: Place shaping**

*(1) All new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set.*

*Essential elements of place making include creating economically and socially successful new places with a clear identity that promote healthy living; they should be easy to navigate, provide natural security through layout and design with attractive, well enclosed, and overlooked streets, roads and spaces with clear thought given to the interrelationship of land use to external space.*

*(2) All new development is expected to have regard to and perform positively against the recommendations set out in the latest Building for Life guidance and conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG)*

*(3) New development shall be of a high quality and inclusive design, as per the Design Guide Supplementary Planning Document (SPD), and all new development will be required to address the following;*

*Distinct local character*

*(4) All new development will be designed to reflect the distinct local character of the area and will respond and reinforce locally distinct patterns of development, including landscape setting. Proposals will take account of local design guidance contained within conservation area appraisals, DPD's, neighbourhood plans and SPDs.*

*(5) Given the size, function and proposed density of the strategic allocations it may not always be desirable to reflect locally distinct patterns of development. These sites must create their own identity to ensure cohesive and vibrant neighbourhoods. Safe, connected and efficient streets*

*(6) All new development will be designed to ensure it connects appropriately to existing street patterns and creates safe and accessible spaces. Particular regard shall be given to maximise*



*opportunities for pedestrian and cycle movement and the creation of a high quality public realm.*

#### *Network of green spaces and public places*

*(7) All new development will be designed to maximise the opportunity for and linkages between green spaces and public places, and include high quality landscaping that reflects the local distinctive character.*

#### *Crime prevention and security measures*

*(8) All new development will be designed to reduce opportunities for crime and antisocial behaviour.*

#### *Access and inclusion*

*(9) All new development will be designed to meet the needs of all users, this includes the setting of the building in the wider environment, the location of the building on the plot, the gradient of the plot, transport infrastructure and public realm.*

### **POLICY P1: Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value**

*(1) The Surrey Hills Area of Outstanding Natural Beauty (AONB), as shown on the Policies Map, will be conserved and enhanced to maximise its special landscape qualities and scenic beauty.*

*(2) In accordance with the NPPF, there will be a presumption against major development in the AONB except in exceptional circumstances and where it can be demonstrated to be in the public interest.*

*(3) Great weight will be given to the conservation and enhancement of the natural beauty of the AONB and development proposals must have regard to protecting its setting.*

*(4) Development proposals will also be assessed against the provisions of the current Surrey Hills AONB Management Plan.*

*(5) The AGLV, as designated on the Policies Map, will be retained until such time as there has been a review of the AONB boundary. Development proposals within the AGLV will be required to demonstrate that they would not harm the setting of the AONB or the distinctive character of the AGLV itself*

### **POLICY P2: Green Belt**

*(1) The Metropolitan Green Belt, as designated on the Policies Map, will continue to be protected against inappropriate development in accordance with the NPPF.*

*Inappropriate development will not be permitted unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the*

*Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.*

*(2) The construction of new buildings in the Green Belt will constitute inappropriate development, unless the buildings fall within the list of exceptions identified by the NPPF. For the purpose of this policy, the following definitions will apply to those exceptions:*

*Extensions or alterations*

*(a) The “original building” shall mean either:*

*i. the building as it existed on 1 July 1948; or*

*ii. if no building existed on 1 July 1948, then the first building as it was originally built after this date*

## **Saved Policies**

### **Policy G1**

#### **GENERAL STANDARDS OF DEVELOPMENT**

*Proposals will be permitted if they comply with the relevant Local Plan policies and the following requirements are met:*

Policy G1 (3)

#### **PROTECTION OF AMENITIES ENJOYED BY OCCUPANTS OF BUILDINGS**

*The amenities enjoyed by occupants of buildings are protected from unneighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution, dust and smell.*

### **Policy G5**

#### **DESIGN CODE**

*Development proposals which do not comply with the following design requirements will not be permitted:*

#### **SCALE, PROPORTION AND FORM**

*New buildings respect the scale, height and proportions and materials of the surrounding environment.*

#### **LAYOUT**

*The built layout is easily understood by the user and creates areas of identifiable character.*

#### **MATERIALS AND ARCHITECTURAL DETAILING**

*Materials are of a high standard and harmonise with surrounding buildings.*

*Detailing on new buildings is durable and reinforces the identity and character of an area.*

We believe that the proposed works satisfies the requirements set out in the above policies.

### **Greenbelt**

The purposes of the Green Belt are understood to be:

- To check the unrestricted sprawl of large built up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special characteristics of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- Provision for countryside recreation and enjoyment

Whilst the principals of the Green Belt are widely appreciated, the proposal cannot be considered to constitute detrimental development because by virtue of its location and size, could not possible cause unrestricted coalescence of the existing property nor the open countryside.

The presentation of the integrity and effectiveness of the Green Belt is quite rightly of great concern to the Council, but the particular characteristics of this case lead to the conclusion that neither the objective, nor those of the Councils Policies relating to residential extensions would be harmed by this proposal. The site and size of the proposal are not sufficiently prominent or of a scale to be considered detrimental to the immediate area nor the Green Belt.

The application property is set in substantial gardens extending to approximately .16 of a hectare of private domestic curtilage. The proposals will be set entirely within the curtilage of the private dwelling.

- The proposal will not cause any unrestricted sprawl of large built up areas as the host dwelling is set within its own large grounds.
- The prevention of neighbouring towns merging is totally irrelevant in this case
- The countryside will not be encroached as has already be stated, the proposed works are totally within the curtilage of the host dwelling and well screened from public view
- The proposal will not effect the setting and special characteristics of a historic town

The aim in making the proposed alteration is to conserve the house as a family home for the 21st Century.

The proposed orangery will:-

- replace an existing unsympathetic structure
- be aesthetically pleasing;
- cause minimal harm;

We believe that the proposed orangery satisfies the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposed orangery will result in an improvement in the quality of the residential amenity for the applicant and will not impact negatively on the visual appearance of the site or residential amenity of neighbouring properties. The proposed extension is well proportioned in comparison with the host dwelling and sits comfortably within the site.

The application property is a family home; the character and setting of the property will not be harmed by the proposed works, only improved. The addition of the new structure would enhance the elevation of the property and help to ensure the preservation of the property in its present form as a family home.

The proposal is in keeping with the character of the building, the timber, lightweight glazed appearance being typical of a small scale residential extension. The materials used are chosen carefully to compliment the host dwelling and will therefore not appear visually intrusive in the landscape.

This relatively small one storey proposal with its timber and glazed appearance has been chosen in part, so as not to adversely affect the amenity of the occupants of any neighbouring property.

The proposal would not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed orangery has sufficient integrity to contribute to the amenity of The Knoll House without detracting away from the beauty and character or conflicting visually or technically to the existing property.

## **Conclusion**

As the owner of this property Ms Brown is keen to make certain changes to enhance their enjoyment of this area. The applicant also wants to ensure that when the work is completed, the finished project must be both high quality and allowing light into the existing area. Ms Brown is also keen to avoid having a structure that did not respect & reflect the current building design. It was also important to design a structure that would have the minimum impact upon their neighbours. In conclusion we feel that the brief has been fully met.