



Planning, Design and Access Statement



RE: Full planning permission for the proposed two detached 3 bedroom dwellings in a cottage style, to the land rear of Miles Green Farm, 35 Queens Road, Bisley, Woking, GU24 9AR.

Date: 08/10/23

This document is to be read in conjunction with associated application documents.

Introduction

The proposed application intends to develop the land north of the host building of Miles Green Farm, directly off Queens Road with existing gated access to the land in question. Though within a green belt zone the plot is bounded on all sides by class C3 dwellings. The infill site is currently used for storage of containers, vehicles, and other plant machinery on its existing hard standing landscape.

Objectives and Vision for the Development

- To develop the existing site, creating an attractive thoughtfully designed development that provides dwellings within an existing residential area.
- To improve the ecological contribution of the site by introducing attractive native planting that compliments the proposed use.
- To utilise an existing site surrounded by dwellings to provide housing for the local area.
- To provide adequate vehicular and cycling parking for the proposed development and ensure there is no impact on the local parking availability.
- To provide adequate refuse and recycling opportunities for residents of the proposed development.
- To produce a design that reflects the character of the surrounding area.
- To produce a development that meets current Building Control Regulations that is as ecofriendly as viable.

Site and Background

The site has been in the applicant's ownership since 2006. It has had several uses over the years and due to various instances of trespass, the gates and fence were upgraded to what exists today. The space is currently used for storing containers, vehicles, and other plant machinery.

The closest dwellings, 31 and 25 Queens Road, present a clear building line for the road. They both benefit from generous front and rear gardens, an important consideration within the proposals.

Proposals

The applicant's proposal is to remove the existing hardstanding and replace this with two attractive well-designed dwellings that are in keeping with the surrounding site uses.

Access to the site will be via the existing dropped curb and utilise the established sight lines and visibility currently enjoyed by users of the site. The parking area will be situated at the front with space for at least two cars for each property, block paving is proposed to ensure an attractive welcoming frontage that is permeable.

The attractive front façade includes two bay windows and an oak posted porch, the first floor also includes 3 half dormers with eaves supported by gallows brackets. The proposed materials: red facing brick and white render are intended to reflect the materials of properties to the East and West of the site.

The proposed dwellings aim to meet the 'Nationally Prescribed Space Standards (March 2015)'. This ensures that the quality of the spaces is high, and that sufficient storage is provided for modern 21st Century living. The proposed dwellings all include large family bathrooms, a master suite, WC's and a separate utility space. They were also designed with passive house/carbon neutral principles in mind. It is intended that renewable energy will provide most of the power for the dwellings. Rainwater and grey water recycling is also proposed to further reduce the sites impact on the local area.

The units benefit from over 150 square meters of usable amenity space to the rear that includes landscaped areas and existing boundary planting that is retained and/or enhanced.

Policies

The proposals reflect the aims and suggestions outlined in the NPPF, the two main areas are noted below and reflected throughout this document.

- Paragraphs 60-67 relating to effective use of land supports the applicant's proposed change of use of land within a rural setting.
- Paragraph 137-151 were consulted, paragraph 149 in particular relating to the 'limited infilling in villages' which is of relevance to this site.

Planning Considerations

Impact of the area

The local area has recently benefitted from development at Jopling Road and replacement houses on both Chatton Row and at Number 99 Queens Road. The most recent of these being completed circa 2022. The proposed development reflects the current housing stock of the area and the site's location (close to the edge of Bisley Village) to provide two 3 bedroom dwellings.

The number of bedrooms should help to improve the mix of families in the area whilst also improving the visual amenity of those passing the site. There is a nearby Nursery, Primary School and Lower School together with convenience stores, supermarkets and restaurants all within reasonable distance of the site that could benefit from additional users. There is also easy access to the National Motorway and Rail Networks

Neighbour amenity

The properties to the West are a pair of semi-detached two storey houses, to the South is a large farmhouse that is a mixture of single and two storey sections and to the East is a single storey bungalow. The proposed change of use for the site will improve the visual amenity for immediate neighbours and should also provide a more attractive frontage to neighbours further afield.

The proposals feature low eaves that help to reduce the overall height of the proposals, they feature minimal windows to the flank walls. The windows that are on the side elevations are intended to be obscure glazed to remove any overlooking to the existing neighbours.

The proposed design and layout is proposed to comply with Building Control Requirements and to provide dwellings that are suitable for a variety of residents not restrictive to their mobility or lack thereof.

Planning History

Below is a list of applications, validation dates, decision dates and decisions.

Application Reference	Validated	Decision Date Issued	Application Description	Decision	Appeal
07/0185	Mon 19 Feb 2007	Wed 30 May 2007	Certificate of Lawfulness for the existing use of Miles Green Farm as a private residence without compliance with Condition 4 of SU/1986/0245	Agreed Lawful Use	
07/0619	Mon 01 Oct 2007	Wed 21 Nov 2007	Change of Use of the land and associated buildings from Agriculture to the keeping of horses and erection of an extension to existing barn, formation of a sand school and access track. (Part Retrospective).	Refuse subject to reason(s)	
08/0214	Wed 05 Mar 2008	Thu 06 Mar 2008	Change of Use of land from agriculture to the keeping of horses. Formation of a sand school.	Application Finally Disposed/Withdrawn	

Application Reference	Validated	Decision Date Issued	Application Description	Decision	Appeal
08/0586	Tue 26 Aug 2008	Mon 20 Oct 2008	Erection of a pair of 2.7 metre high entrance gates with 2 metre high gate posts and a 2 metre gate control post, and the erection of a 5 metre pole to support a security camera and security lights. (Retrospective).	Grant subject to conditions	
08/0891	Mon 15 Sep 2008	Mon 10 Nov 2008	Creation of a sand school 60m x 20m for the exercise and training of horses for private recreational use.	Refuse subject to reason(s)	Appeal Allowed
09/0622	Tue 11 Aug 2009	Wed 23 Sep 2009	Erection of ten floodlights and columns up to 8 metres in height to illuminate Sand School.	Refuse subject to reason(s)	Appeal Dismissed
18/1046	Mon 21 Jan 2019	Thu 04 Apr 2019	Retrospective planning permission for change of use of part of residential dwelling (C3 use) to a children's nursery (D1 use) with associated play area and car parking.	Grant subject to conditions	
19/2293/FFU	Mon 20 Jan 2020	Wed 15 Dec 2021	Retention of a yurt in connection with its continued use as a mixed education (Use Class D1)/leisure (Use Class D2) facility.	Refuse	
23/0275/CEU	Mon 27 Mar 2023	Undecided	Certificate of Existing Lawful Use/Development for the use of land and associated yurt for leisure purposes.	Undecided	

Scale and Amount

When designing the proposals, the applicant was keen to make a positive impact on the site and surrounding areas. As noted previously, the current site has minimal poor quality green space and has large areas of hardstanding.

The proposals occupy 20% of the site (average between both properties). When comparing this to the closest 7 properties to the site this is well within the average, this is shown in the table overleaf:

Property	Site Area (SQM)	Built Area (SQM)	Percentage of site covered with buildings	Ridge Height (above site level)
No.25 Queens Road	1419.4	263.3	18.6%	6.03m
No.31 Queens Road	488	87.2	17.9%	7.75m
No.33 Queens Road	492	49	10%	7.75m
No.35 Queens Road	1731.5	326.5	18.9%	8.27m
No.1 Chatton Row	456.7	146.8	32.1%	
No.3 Chatton Row	449	122.4	27.3%	
No.3a Chatton Row	562	131.9	23.5%	
Proposals				
Number 27	408	83.6	19.5%	7.65m
Number 29	429	83.6	20.5%	7.65m

The height of the proposals was another consideration that was important to the applicant. The number of high-rise developments is increasing, as is the need to make efficient use of space on existing sites. The proposals also needed to be financially viable. This led to a proposal that is 0.1 meters shorter than no.31 and 33, 1.62m taller than no.25 and 0.62m shorter than no 35. This means that the proposals would neither appear out of character for the area or dominant of the nearby dwellings in the street scene.

The number and size of units was calculated to ensure that the proposal was financially viable for the applicant and enabled the maximum possible ecological and visual improvement.

Landscaping and Amenity Space

The proposals aim to improve the ecological contribution the site makes to its' surroundings. The proposals seek to do this by including lawns and native planting together with other ecological tools. Existing planting that is present on neighbouring boundaries is unaffected and enhanced. Select trees and shrubbery form part of the proposals and aim to increase the biodiversity on site.

Planting to the southern boundary is proposed to improve biodiversity and visual amenity for occupants and neighbours to the South. This also provides further opportunity to re-introduce native planting species back onto the site.

Appearance and Design Principles

The proposed architectural style reflects the site's surroundings. Pitched rooves are intended to match those of nearby dwellings that all have pitched tile rooves. The eaves are also at 1st floor ceiling height to match those nearby and not appear visually overbearing. No flat rooves are proposed.

Materials proposed also match those nearby, red facing bricks and render with a brick chimney. An oak posted porch also reflect the 'cottage feel' design intention.

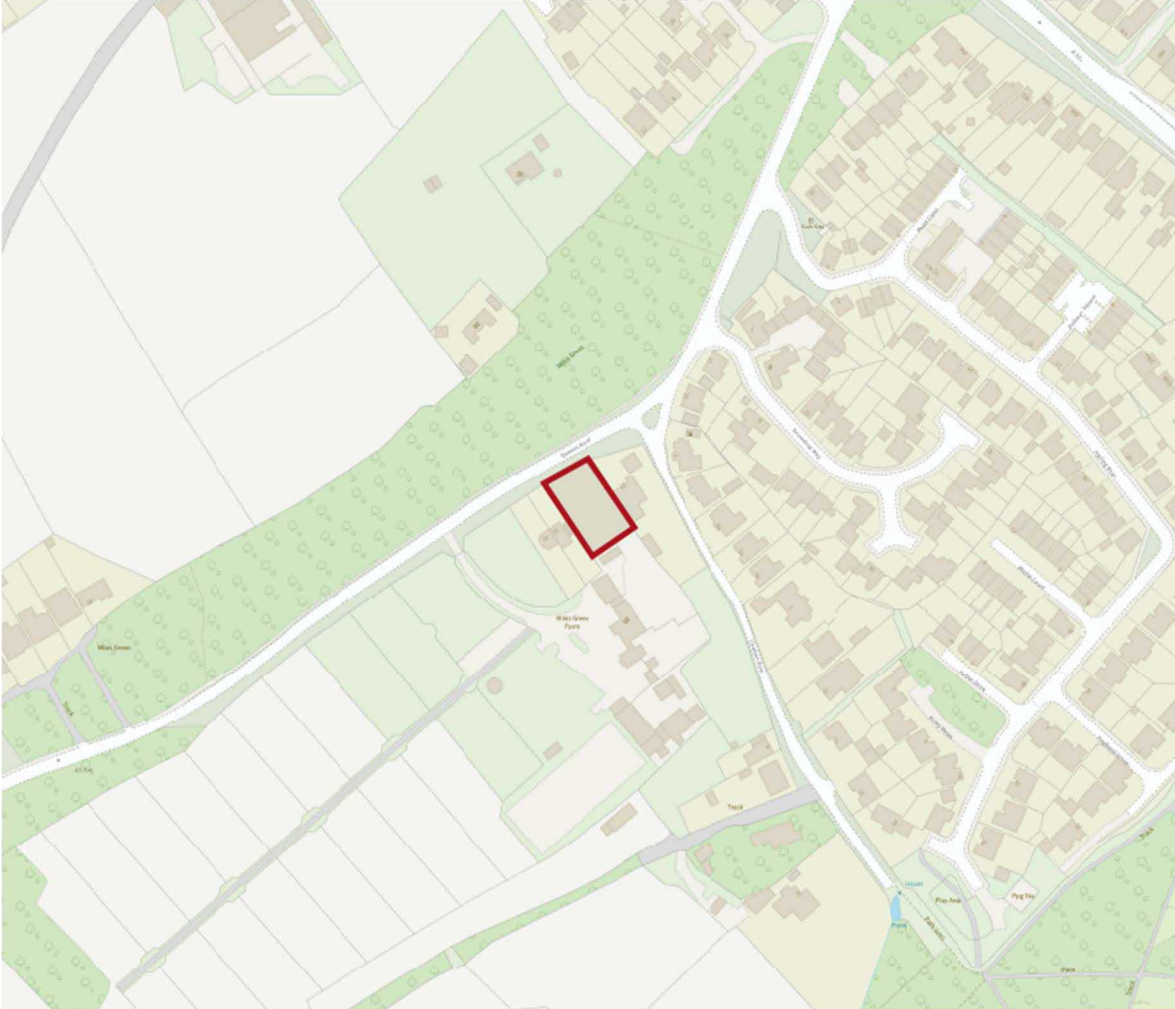
Access and Highway Considerations

No changes to the existing highway access are proposed. 2 car parking spaces per unit are proposed, with space for more if needed. There are also cycle spaces proposed for each household, housed in their respective rear gardens.

The parking spaces are organised to reflect neighbouring properties that also benefit from generous front gardens.

The proposals are well situated to make use of local public transport (the closest bus stop being 325 metres). The site is also in close proximity to nearby amenities and hence should reduce the need for private vehicular travel.

Flood Risk Assessment



As shown by the map above, the site is in Flood Zone 1 and therefore not susceptible to flooding.

Waste and Cycle Storage

The proposals allow for the separation and storage of waste and recycling on site within the proposed bin stores. The stores are conveniently located to minimise access and pulling distances for collection and disposal. The stores will hide the bins from the general public and visitors.

Secure cycle storage for each dwelling is located in their rear garden and provides storage for at least 2 cycles per unit. The proposals are for small timber sheds that are in keeping with the proposed use as a residential dwelling.

Conclusion

This application aims to bring an existing disused site back into use and benefit the community by replacing the existing area with an attractive development in an infill, easily accessible location. The application creates 2 dwellings (both 3-bedroom), that all aim to meet the 'Nationally Prescribed Space Standards (2015)'.

The Impact on the area Neighbour Amenity and Accessible Housing were all considered as part of the proposals. The impact on the area is considered to be positive due to the improvements to the visual amenity envisaged as part of the proposals. The introduction of native planting and the ridge height that is in keeping with surrounding dwellings. Overlooking and rights to light are also considered, the design ensures minimal to no loss of privacy and any 45/60 degree lines are not breached.

The reduction of hard landscaping and the re-introduction of green space into the site when viewed from the public domain should improve the ecological and visual impact on the site. The proposals result in a positive net gain in biodiversity on site and this improvement can be enjoyed by residents with the 167 square meters of amenity space. The proposed facades include rural materials that reflect those on nearby sites and helps to soften the building's appearance and create a more visually appealing structure.

The existing access is not affected; however, planting is proposed to again enhance visual appeal. The vehicular and cycle parking is considered adequate and ensures there is no impact to the surrounding parking provision. The site itself is in a flood zone 1, hence not liable to flooding.

The site is within walking distance of several community assets and public transport proving that it's change of use will not be felt as a strain on the area, as mentioned above, it should be considered an improvement to the community. The time during which it has laid vacant also helps to prove this point. The waste and recycling provision on site is designed to reflect the council's advice wherever possible.

The proposed development should be considered as having a positive impact on the community within which it sits. The proposals meet the council and NPPF guidelines and recommendations together with aiming to provide modern eco-friendly dwellings that meet the 'Nationally Prescribed Space Standards (March 2015)'. For these reasons and those stated throughout this document we believe the applicant's proposals warrant support and should be granted planning permission.

The applicant would also like to make council and interested parties aware that, whilst they are aware of the councils prescribed decision time for applications; they would like to make it clear that they are more interested in coming to a positive outcome through discussion and negotiation. Should any concerns be raised, they would be happy to discuss them. The applicant requests that, should the application attract a negative recommendation, that they are informed prior to any final decisions being issued and in good time to act accordingly.

Document Prepared by –Adam Mahmood-Bennett
Checked by - Hayden Cooper

On Behalf Of
HAC Group (Berkshire) Ltd