



Woolf Bond Planning

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Our Ref: TR/8446

Email: t.rumble@woolfbond.co.uk

20 November 2023

Planning Services
Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL

Dear Sir / Madam,

Land to the rear of 152 High Street, Old Woking, GU22 9JH

Erection of a detached single storey dwelling to the rear of No. 152, with associated car parking, tree works and landscaping

We refer to the above and write on behalf of our client, Concept Developments (Land) Limited, enclosing a planning application for the proposed erection of a single storey detached dwelling and associated works (including associated car parking, tree works and landscaping) on land located to the rear of 152 High Street, Old Woking.

This report is structured as follows:

- 1: Site Context
- 2: Planning History
- 3: The Proposal & Planning Policy Assessment
- 4: Planning Policy Summary & Response to Planning History
- 5: Conclusion

The necessary information required to be submitted in order to enable the Local Planning Authority to assess this application for planning permission is set out in this statement and in the supporting documents listed below:

- Architectural drawings
- Design & Access Statement
- Arboricultural Statement
- Sustainability & Energy Statement
- Ecological Appraisal & response to Surrey Wildlife Trust comments
- Built Heritage Statement
- Flood Risk Assessment Addendum



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- CIL Form
- This Planning Statement.

1: Site Context

The site is located to the rear of the southern side of the High Street, Old Woking and forms part of the Old Woking Conservation Area. It is roughly rectangular in shape and comprises an open piece of land located to the rear of 152 High Street which formed part of the curtilage of the former White Hart public house.

The site is surrounded on all sides by residential development with the River Wey located slightly further south. Vehicular access to the site is to be achieved via a new access created on the western boundary of the site, linking into the existing access road area servicing the dwellings located on the site of the former White Hart public house (now forming a terrace of 3 dwellings and a set of apartments fronting towards the High Street).

The buildings to the north of the application site, which form the frontage onto the High Street, are of a two storey height and form a largely continuous frontage along the highway. These buildings include 150 High Street which is a locally listed building. Red brick is the dominant facia, but several properties also feature rendering of varying colours, render or tile hanging, whilst all properties feature a pitched roof design. To the west of the site lies a cluster of 3 terraced three storey dwellings which are of a comparatively modern design having been granted permission in 2013 (PLAN/2012/0937). To the east is The Cloisters, a cul-de-sac of two storey dwellings of more modern design than those abutting High Street but more dated than those forming the dwellings located to the rear of the former White Hart pub. Slightly beyond The Cloisters is St Peter's Church (a Grade I listed building). To the south is a group of mature trees with the River Wey sited just beyond. It is evident that, within the immediate vicinity of the site, dwellings a with pitched roof design form the prevailing architectural design.

A satellite view of the application site is provided below and demonstrates the built up nature of the surrounding area. It also illustrates a context where some buildings are very historic whilst others are very modern. The area's character has therefore evolved over many decades.



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Aerial Image of the site (approximate boundary outlined in red) (Source: Google Maps)

The plot comprises hardstanding with a group of mature trees abutting its southern boundary. A view of the site on the ground and from the High Street (looking south towards the site) are provided respectively in the images over the page. As can be seen, the existing site does not offer any significant positive contribution towards the character of the area, nor does it serve any beneficial public or private purpose.



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Looking south from the northern end of the site

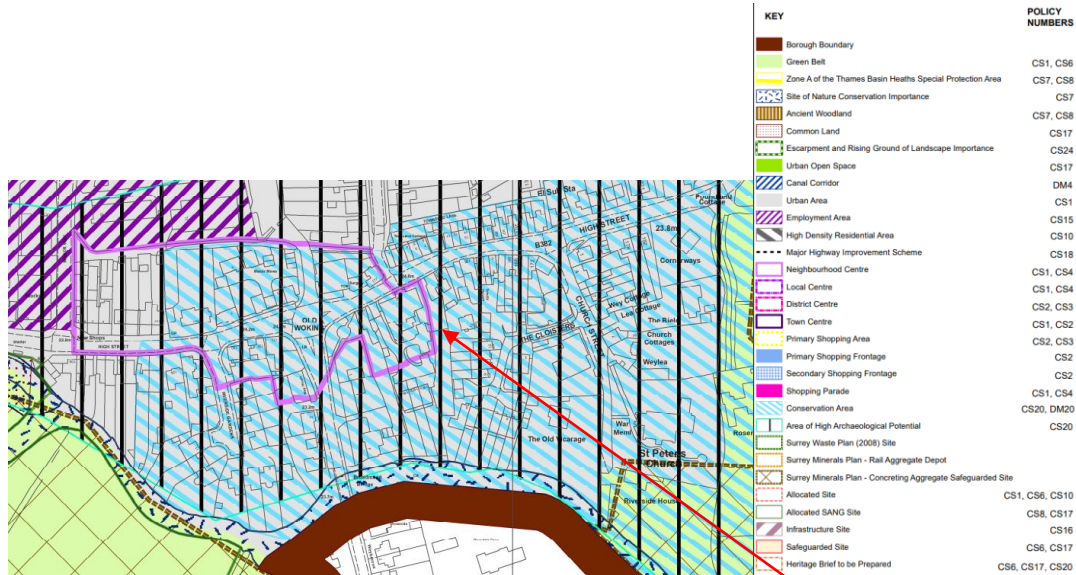


View of the site from High Street (Source: Google Street View)

The Planning Policy map extract over the page shows that the application site is within the defined settlement boundary and adjacent to the Neighbourhood Centre.



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Extract from Woking Core Strategy (2012) inset map 7

Site

The extract below is taken from the Council's TPO & Conservation Area interactive map. This highlights that the site is not constrained by any protected trees but is located within the Old Woking Conservation Area.



Extract from Woking Borough Council's Interactive TPO & Conservation Areas Map

As can be seen on all extracts included above, the application site is well contained within built form on all sides.



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A full understanding of the site's existing layout can be ascertained from the Existing Block Plan which accompanies this submission.

The site is not located within the Green Belt, AONB or AGLV. Furthermore, as evidenced by the Environment Agency Flood Map and in the supporting Flood Risk Assessment Addendum, the site is entirely within flood zone 1.

2: Planning History

The site was the subject of a previous application, PLAN/2015/0528, for the erection of two dwellings with associated landscaping and car parking. This application was refused at appeal in July 2017.

The reasons for refusal of the previous application are as follows (where relevant, quotes from the Inspector's report are included in *italics*):

- Harm to the Conservation Area by way of its *"cramped and incongruous form of development which would erode the spatial qualities of this part of the OWCA and which would thereby fail to respect the prevailing pattern of development in the area"*; &
- Flood risk due to the lack of a robust sequential test.

A subsequent application for a single dwelling was submitted, PLAN/2023/0168. This application was refused under delegated authority on the 20th April 2023 for the following reasons:

- Harm to the Conservation Area by way of its *"large expanses of bland and featureless flank elevations"* and considered that the layout would result in a *"cramped and incongruous form of development which would be at odds with the existing pattern of development within the area"*.
- Harm to the amenity of neighbouring properties by virtue of *"creating a sense of enclosure and be overbearing in the outlook of the rear of Nos. 11 and 12 The Cloisters"*. In addition, it was also considered the scheme would also *"give rise to a significant harmful loss of sunlight, and to adverse overshadowing to the amenity spaces of these properties given its positioning and positioning due west of these properties. Further to this, given the internal layout and fenestration proposed, clear unobstructed views into the rear amenity spaces of Nos. 9 and 10 The Cloisters as well as the amenity space of No.150B High Street would significantly impact on the privacy of these neighbouring properties"*.
- An insufficient level of private amenity space would be afforded to the proposed dwelling.



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- It had not been demonstrated that the proposed development would not result in harm to protected species and not result in a loss of on-site biodiversity.
- Lack of a legal agreement to secure contributions towards the mitigation of the scheme's impacts upon the Thames Basin Heaths SPA

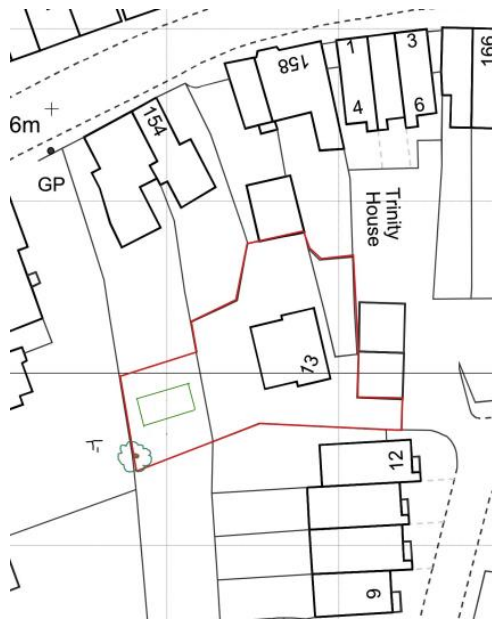
The following sections of this statement will discuss how this revised scheme has addressed the previous reasons for refusal given against PLAN/2023/0168.

Of particular relevance to this application, the erection of a detached garage with accommodation in the roof space has been approved on the northern side of the site in September 2021 (LPA Ref. PLAN/2021/0275). The relevant approved Site Plan and Front Elevation of the approved garage building are illustrated over the page.

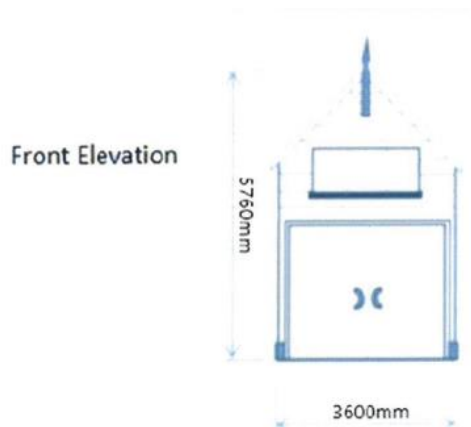


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Approved Site Plan



Approved Front Elevation

The approved permission has not been implemented but remains extant until September 2024. It comprises a building that includes two floors of accommodation of a ridge height of 5.76 metres and a width (when viewed from the High Street) of 6.48 metres.

The garage proposal was assessed by the Council's conservation officer (Andrew Hill) who considered that the proposal would have no negative effect on the character of the Conservation Area nor any other heritage asset. Further, as detailed in the extract from the officer's report below, the planning officer found the site to be in



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keeping with character of the surrounding area and acceptable in preserving and enhancing the character of the Conservation Area:

Impact on the scale and character of the existing building and surrounding area

The case officer has visited the site and is satisfied that the scale and character of the proposal is in keeping with the size of the existing property and the surrounding buildings.

The host property benefits from an adjoining plot of land which is unused and unbuilt on. The proposal to build this detached garage with accommodation in the roof space will improve the appearance of and provide a use for this plot of land which is in relatively poor condition.

A previous similar application for this plot of land was approved under reference PLAN/2020/0763 on 16 December 2020. The proposed garage has been increased slightly in dimensions, to 5.76 meters in height, 6.48 metres in depth and 3.6 metres in width. The proposed garage is to be built of timber with a timber cladding, brick base and synthetic slate tiles. It is understood that the first floor is to be used as office space and there are windows to the first floor front and rear, the rear of which overlooks a neighbouring communal parking area.

The proposed scale and character of the proposal is considered to be in keeping with the character of the existing property and the surrounding area. There is sufficient space for the proposal and good spacing surrounding it as the plot of land which it is to be built on is situated at a reasonable distance from the surrounding buildings. The design of the proposal is acceptable and preserves and enhances the character of the Conservation Area.

Extract from the officer's report

The existence of the detached garage permission creates a relevant fallback position. In summary, a fallback position comprises an alternative course of action that may be taken if an original plan fails. The following points arise from the case law:

- Whether there is a real prospect is matter of planning judgment but a 'real prospect' is one that is more than '**a mere legal or theoretical entitlement**' (R (Ahern) Secretary of State for the Environment and Havering BC [1998] Env. L. R 189 at [196]);
- For a prospect to be a 'real prospect', it does not '**need to be probable or likely: a possibility will suffice**' (Samuel Smith Old Brewery (Tadcaster) v SSCLG [2009] EWCA Civ 333 per Sullivan J at [21]); and
- A developer does not need to have '**said precisely how he would make use of any permitted development rights available to him**' (Michael Mansell v Tonbridge and Malling BC [2017] EWCA 1314 at [27]). Where it was a '**simple and obvious reality**' that the developer had the firm intention to redevelop a site in any event and to exercise permitted development rights to do so were planning permission refused, this is a consideration to which a local authority ought to have considered (see paragraphs [28] and [30] of Mansell).



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In order to be a relevant material consideration, a suggested fallback position simply has to be beyond a '**merely theoretical prospect**'. In this case, the owner has gone to the expense of preparing drawings and submitting an application to erect a two floor outbuilding. With regard to case law, the approved garage scheme therefore forms a genuine and realistic fallback position and attracts substantial weight as a material consideration in determining the subject application.

For the reasons detailed below, the subject application scheme offers a better one than the approved garage permission for a number of genuine commercial and planning reasons. In commercial respects, the scheme will enable the efficient use of land and a better value associated with a single dwelling. In planning respects, the scheme will enable an improved design response enabling a positive and active outlook set further back from the High Street and offer a positive contribution towards defined minimum housing needs in the Borough, in an appropriate settlement location. In addition, the below assessment considers the previous reasons for refusal and identifies how the scheme positively responds in all respects.

3: The Proposal & Planning Policy Assessment

The scheme proposes the erection of a single detached bungalow style dwelling with associated landscaping, tree works and car parking. Its respective key elements are now considered below.

Design / Character & Appearance

The design approach taken is that the proposed dwelling reflects the overall building style in the area whilst respecting its relationship to surrounding built form, featuring a single storey design with a pitched roof and red brick and white render facade. Care has been taken to ensure the proposed dwelling does not appear overbearing or create a sense of enclosure for neighbouring properties, featuring a maximum roof height of 4.9m and eaves height of only 2.1m.

The scheme's overall external appearance is more akin to the dwellings forming The Cloisters to which the Inspector, when assessing application PLAN/2015/0528, established the site to share a relationship with. Such a relationship is prevalent in the architectural styling of the building with the proposed colour palette of external materials reflecting those in use at The Cloisters. As established by extant permission PLAN/2021/0275 a single storey building in this location would not appear out of keeping in this location. Such a design approach is also in accordance with the guidance published in the Old Woking Conservation Area Character Appraisal and Design Guidance SPG which states:

- *Any new development should reinforce the character and appearance of the street frontage in terms of height and scale, and should take its design cues from appropriate buildings in the immediate locality*



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In addition, section 6.4 of the SPG details the range of materials prevalent in the CA that include a mixture of red brick and render:

A limited range of building materials are used in the conservation area although local Surrey red/orange facing bricks predominate. A number of buildings have used painted render, and stucco, such as the Old Vicarage and the Grange. Several have clay tile hanging to first floor elevations, such as the White Hart Inn. There is a mixture of roofing materials using both plain clay tiles and slates.

As illustrated upon the proposed elevations below, the proposed scheme responds to this character by proposing a pitched roof (featuring no flat roof), architectural detailing and external materials consistent with the prevailing traditional style of the area. The limited use of white render is consistent with other examples in the area and the prevailing material palette identified in section 6.4 of the Old Woking Conservation Area Appraisal



Proposed Elevations

As evidenced on the above extract, the proposed design includes the use of fenestration to break up the elevations, creating visual interest. In addition, the proposed door and windows located on the western elevation would positively address the site frontage. Such a design positively addresses the previous comments regarding the previous scheme that the design was “*large expanses of bland and featureless flank elevations*”.

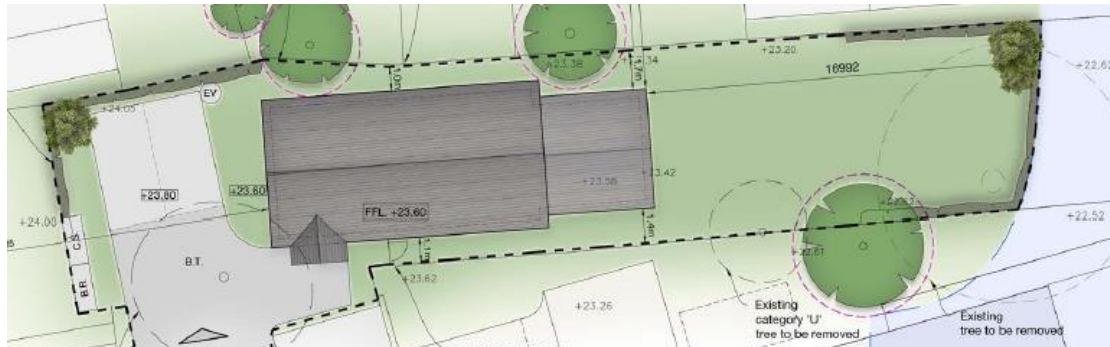
The proposal also includes new cycle & bin stores, as well as off-street parking for two vehicles. These facilities would be provided within the curtilage of the proposed



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dwelling, and all would meet the required standards for a dwelling of the size proposed. An extract of the proposed site plan is included below.



Extract from the Proposed Site Plan

The site plan evidences that the proposed dwelling is well related to the scale of the wider application site. The dwelling is well contained within the curtilage of the plot, within a spacious frontage and benefitting from a generous garden. Overall, the reduced height and scale of the proposed dwelling address the previous comments that the development of the site would be a *“cramped and incongruous form of development which would erode the spatial qualities of this part of the OWCA and which would thereby fail to respect the prevailing pattern of development in the area”*. Further, the prominence of the new dwelling is now substantially reduced by virtue of it now forming a single storey dwelling. In addition, it includes positive and active frontages both to the front and side, actively addressing in particular the access road from which the dwelling is accessed. A further important change to the scheme is the enlarged site area and the associated proposal to now access the dwelling from a different access point on its northwestern side rather than mid western side. The height of the dwelling is therefore reduced by circa 2m and its prominence is further reduced through the removal of any accommodation at first floor level including dormer windows. In addition, the previously proposed 8 metre long rear garden is now replaced by a garden that extends to 17 metres in length and is now very substantial to serve a dwelling of this size.

In addition to these design considerations, the proposal would provide 2 off street parking spaces. This is in excess of the guidance required by the Parking Standards SPD.



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Number of bedrooms	Flat, apartment or maisonette	House or bungalow
1 bedroom	0.5	1
2 bedroom	1	1
3 bedroom	1	2
4 bedroom	1.5	3
5+ bedroom	2	3

Table taken from Page 17 of the Council's Parking Standards SPD (2018)

As we expand upon in the heritage considerations section below, the scheme is appropriate to the character of the area and preserves the character of the Conservation Area. It results in no harm to the Conservation Area and has a positive impact upon the character and appearance of the area through its reduced height, spacious garden and subtle active frontage towards the access road. Accordingly, previous reason for refusal 1 is addressed.

Residential Amenity

The proposal would comply with the 45 degree and 25-degree rules, as stated in the Woking Borough Council Outlook, Amenity, privacy and Daylight SPD (2022) (the SPD), when assessed against all neighbouring properties.

The proposed development would retain a suitable separation distance from all neighbouring properties with the nearest neighbouring property, 11 The Cloisters, being sited approximately 13m from the proposed dwelling in a flank-to-rear arrangement. This relationship between the proposed dwelling and 9-12 The Cloisters is entirely appropriate in an urban context. The proposed dwelling is set 1m within the site and behind boundary fencing. The single storey design ensures that any conceivable undue impact upon outlook from neighbouring properties is avoided.

The development would be sited perpendicular to principal windows serving Nos. 10-12 The Cloisters. In accordance with the guidance published in the SPD, the proposed dwelling would be sited approximately 13m, twice the dwelling's width, away from these windows. As such the proposal would not give rise to any overbearing impacts upon neighbouring properties.

The SPD states that flank elevations are acceptable in close proximity to a shared boundary. Being a bungalow dwelling, all fenestration facing the shared boundary with The Cloisters is at ground floor level and as such any invisibility between these properties prohibited by intervening boundary fencing. It is proposed that the window serving the bathroom will be obscure glazed, further prohibiting intervisibility.

On the western elevation, a row of fenestration is proposed to serve as the main source of light to the kitchen, living room, hallway and a utility room. These windows also offer the benefit of enabling an active frontage over the parking area and access road to the west of the site.



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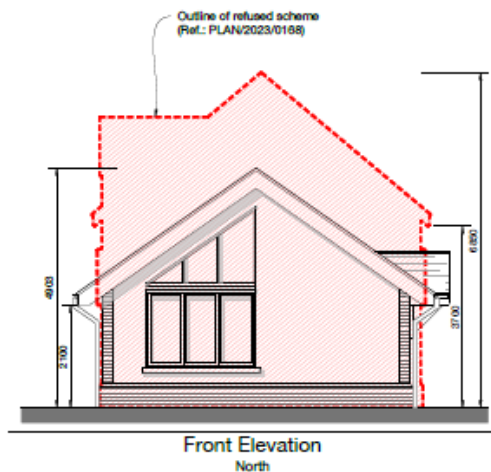
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As can be seen on the proposed site plan, the siting of the dwelling would also meet the required front and rear separation distances as stated in the SPD (see extract below).



Extract from the Proposed Site Plan

Overall, it is clear that the erection of a dwelling in this location would not give rise to any adverse impacts to the amenities enjoyed by neighbouring properties. In effect, this has been achieved by moving the dwelling further away from 152 High Street to the north and by reducing its ridge height by circa 2m and eaves height by 1.6m (see comparison image provided below). The previous dormer windows at first floor level are now also removed. Accordingly, the scheme now has an entirely acceptable relationship with neighbouring properties such that previous reason for refusal 2 is addressed.



Proposed Front Elevation Comparison

In regard to private amenity, the SPD states that:

“All dwellings designed for family accommodation need to provide a suitable sunlit area of predominantly soft landscaped private amenity



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space, appropriate in size and shape for the outdoor domestic and recreational needs of the family it is intended to support.”

The proposed property would benefit from private outdoor amenity space measuring approximately 140sqm and a length of circa 17m, excluding land to the front and side of the property. The dwelling occupies a footprint of approximately 90 sqm. Such provision of garden/private amenity space is in accordance with the guidance listed on page 25 of the SPD (included below for reference)

Recommended Minimum Garden Amenity Area

Type of Dwelling	Type of provision
Large family dwelling house – e.g. over 150 sqm gross floorspace	A suitable area of private garden amenity in scale with the building. E.g. greater than the gross floor area of the building.
All other dwelling houses two bedrooms or more and 70 sqm or more gross floorspace	A suitable area of private garden amenity in scale with the building but generally no smaller than the building footprint (depending on existing context).
Flats or duplex apartments with two bedrooms or more and 61 sqm or more gross floorspace	A suitable area of private garden amenity as a first priority – recommended minimum of 30 sqm for each dwelling. A shared amenity space, roof garden or balcony/terrace will only be acceptable if it has equal provision for family amenity.
One bedroom houses, flats or apartments, studio flats, other houses of less than 70sqm gross floorspace, other flats of less than 61 sqm gross floorspace, dwellings otherwise not suitable for family accommodation including retirement (non-sheltered) accommodation	An area of shared garden amenity to provide a setting for the building – recommended 30 sqm for each dwelling up to two storeys and 15 sqm thereafter up to four storeys only. Some small private sitting out area such as patios or balconies are encouraged.
Older people sheltered accommodation (including extra care units), managed hostels, student accommodation, micro-apartments and cluster flats	An area sufficient to provide a setting to the building which is in scale with its mass.

In terms of outlook from the property, the proposed dwelling would benefit from similar levels of outlook as surrounding dwellings. The property has been deliberately sited to take account of the mature trees that about the southern boundary of the application site in accordance with the SPD.



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With regards to privacy, the Council's SPD states:

“Traditionally, privacy is achieved by remote separation between dwellings, although it is also possible to achieve acceptable levels of privacy through design, such as the careful siting of windows in an elevation, or through some form of permanent visual barrier”

As previously discussed, when assessing the scheme's potential impacts upon neighbouring amenity, the siting of fenestration and the location of boundary fencing would ensure that suitable levels of privacy are retained whilst still allowing sufficient daylight and sunlight to enter the property.

The main sources of daylight and sunlight would be via large fenestration on the southern elevation of the dwelling supplemented by rooflights and fenestration along the eastern and western elevations. As is evidenced by the site plan extract, the southern and western elevations would be sited in excess of 20m from the nearest opposing property elevation, thus securing compliance with the 25 degree rule. Fenestration along the eastern boundary would be obscured by an existing fence serving The Cloister, prohibiting onlooking or overlooking.

In conclusion, the proposed dwelling is in compliance with all published guidance regarding amenity of the proposed dwelling and neighbouring properties. This is achieved through a combination of a substantial reduction in the dwelling's height, an enlargement of the site area and provision of a far larger rear garden area. Accordingly, previous reasons for refusal 2 and 3 are addressed.

Flood Risk

No objection was raised regarding flood risk when officer assessed the previous application (LPA Ref: PLAN/2023/0168) with a condition requiring details of surface water drainage measures to be submitted and approved.

It follows that the effect of the proposal on flood risk is comparable to that previously assessed and is not a barrier to the proposed development.

SPA Considerations

The application site is located in the 400 metre to 5 Kilometre SPA mitigation zone. The applicant is accepting of the need to secure relevant financial contributions to mitigate the scheme's impact accordingly. In doing so, previous reason for refusal 5 will be addressed.



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Heritage Considerations

The site is located within the Old Woking Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that with respect to development affecting buildings or other land in a Conservation Area, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Furthermore, paragraph 132 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.

The Old Woking Conservation Area Character Appraisal and Design Guidance SPG (the SPG) identifies 4 main areas to the Conservation Area, all having their own distinct character. Whilst there is a mix of architectural stylings, plot densities and building heights, residential development is most commonplace.

The historic 2 dwelling scheme was refused at appeal because of its “*cramped and incongruous form of development which would erode the spatial qualities of this part of the OWCA and which would thereby fail to respect the prevailing pattern of development in the area*”.

In response to this, and to secure compliance with Policy DM20 of the Development Management Policies Development Plan Document (2016), the current proposal seeks to provide a single dwelling. The resulting effect of this is that the site will retain the open views across the application site from The Cloisters and in the gap between Nos. 150 and 152 High Street respectively.

A traditional red brick exterior is proposed, with elements of white render, and a traditional pitched roof design. These design characteristics have been selected so to ensure that the proposed dwelling reflects and contributes to the character of the area.

It is also worth noting Paragraph 207 of the NPPF which states that “**not all elements of a Conservation Area...will necessarily contribute to its significance**”. The application site is currently an underutilised and unkempt plot of land. The proposed development would result in a significant improvement of the visual amenity of the site.

Overall, the proposal would not result in any alteration to the significance, or the experience of the significance, of the Old Woking Conservation Area. The proposed development represents a minor alteration of an essentially modern residential character space lying south of the village’s historic High Street. The character and appearance of the Conservation Area would remain entirely preserved. This conclusion is supported by that contained within the supporting Built Heritage



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Statement that identifies no built adverse heritage impacts occur through the proposal. This conclusion is also consistent with the previous consultation response relating to the application refused earlier this year from the conservation officer who considered the previous two storey building to have a neutral effect at worst upon the Conservation Area. The scheme therefore complies with the NPPF and planning policies CS20 and DM20.

Arboricultural Matters

The application submitted earlier this year was the subject to a no objection response from the Council's arboricultural officer. Since that time, a Section 211 notice has been received from the Council's arboricultural officer confirming the ability to remove a further Sycamore tree referenced as tree no. 1 in the Arboricultural Statement. The proposed removal of this sycamore tree is therefore consented and the scheme remains the same in all other respects such that it is entirely acceptable in arboricultural terms. Further, the larger site area will enable a wider and more substantive landscaping scheme including new tree planting as shown illustratively on the Site Plan.

Ecological Matters

This application is accompanied by a preliminary ecological assessment. This report concludes that the site is of low ecological value, being composed of mainly hardstanding, thicket and trees.

Regarding notable and protected species, the site is assessed as having negligible potential for roosting bats, has low potential to support amphibians, no potential for dormice, and no evidence of any other mammal was found during the survey. No invasive species were identified on site.

The updated ecological appraisal and supporting technical note responds to the comments made by Surrey Wildlife Trust. It establishes that the trees to be removed through the development have been the subject of a ground level tree assessment, following BCT protocols. The trees have either negligible or low potential to support roosting bats and therefore no further emergence / re-entry surveys are required. The proposed tree removal can therefore occur without any adverse impact upon bats. Accordingly, previous reason for refusal 4 is addressed.

The report concludes that no further habitat surveys are required but prescribes a number of mitigation measures including, but not limited to:

- Incorporation of bat roosting habitat into the design of the scheme (bitumen felt roofs, bat boxes etc...)
- Appropriate timing of site clearance works
- Sensitive site clearance methodologies



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The mitigation measures detailed in the supporting ecological assessment can be secured by suitably worded planning condition(s).

As such, it is considered that the proposal would not result in harm to protected species or habitats in accordance with Policy CS7.

4: Planning Policy Summary & Response to Planning History

The previous application was not refused on flood risk grounds and, as the current proposal is also located wholly within flood zone 1, flood risk is not a matter that would prohibit the proposed development.

In relation to the scheme's heritage impact, the proposal ensures the key views towards St Peters Church are unaffected (as illustrated using a dashed black line on the Site Plan). The previously proposed dwelling has been significantly reduced in scale and height, improving its relationship to neighbouring dwellings within The Cloisters as well as enhancing the level of amenity space afforded to the dwelling. The prominence of the new dwelling is therefore substantially reduced and it includes fenestration on its western flank elevation including the front door that actively addresses the parking area and access road from which the dwelling is accessed. This alongside the enlarged site area enables a far larger rear garden area and creates a spacious development that is entirely in keeping with the character of the Conservation Area and its immediate surroundings. These significant design changes alleviate previously issues reasons for refusal 1, 2 and 3 (LPA Ref: PLAN/2023/0168).

The only location from which the proposed dwelling would be visible from the High Street would be via a gap between 152 High Street and the eastern flank elevation of the converted former White Hart public house. This view is a narrow one and is illustrated in the second image on page 4 of this statement. The proposed dwelling would ensure a positive and active frontage towards this view and this frontage will be formed of traditional materials consistent with the prevailing materials found in the Conservation Area. Further, any conceivable prominence of the dwelling is significantly mitigated by virtue of the reduction in the proposed ridge height from 6.8 to 4.9 metres and in its eaves height from 3.7 metres to 2.1 metres. Insofar as any view of the proposed dwelling would be available from the High Street, the proposal would be appropriately subservient and in keeping with the High Street frontage and the considerably taller buildings found on the 3 storey modern terraced development to the southwest, the buildings fronting the High Street and The Cloisters. The proposal will be accessed from the existing cul-de-sac serving the modern development to the rear of 150 the High Street and will have an active frontage facing towards it. The scheme therefore, through revisions to its height, size and associated subservient relationship ensures that the scheme is in keeping with and preserves the character of the area including the Conservation Area. Such a positive



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conclusion is also consistent with the Council's conservation officer's response to the previous application and the supporting Built Heritage Statement.

It is also of relevance that the application site benefits from an extant planning permission for a two storey outbuilding. The approved outbuilding would be located approximately 6.3 metres further to the north of the proposed front elevation and therefore closer to the High Street than the proposed scheme. The outbuilding would have a width of 6.48 metres and ridge height of 5.76 metres. Its width would be only circa half a metre less wide than the proposed dwelling and its height to the ridge would be circa 1.5 metres higher. However, and as mentioned it would be located circa 6 metres closer to the High Street than the proposed dwelling (and therefore by being closer to the High Street, with a higher roofline, would have increased prominence). It follows that a reduced impact upon any view of the site from the High Street would occur through the extant planning permission. This acts as a strong and realistic fallback position. However, the approved outbuilding would not secure a positive and active frontage towards the High Street nor the public benefit of the provision of a new residential dwelling in a settlement location contributing towards the Council's defined minimum housing needs (para 020, Ref: ID: 18a-020-20190723 of the planning practice guidance confirms the provision of housing to be a public benefit as it achieves social and economic objectives defined in the NPPF). It follows that the application scheme has a wholly appropriate impact upon the character of the Conservation Area but notwithstanding, a fallback position that would have a similar if not greater impact upon the Conservation Area exists. This fallback position would offer nowhere near the same level of public benefit as the application scheme and was subject to no objection from the Council's heritage officer.

In addition to these design changes, it is evidenced by the supporting ecological assessment that the proposed development will not adversely affect any protected species or habitats. As such, the previously given reason for refusal regarding biodiversity and nature conservation has been addressed.

In summary, the proposal appropriately responds to the earlier 2023 decision in all respects. It has an appropriate impact upon the Conservation Area and the Conservation Area's significance is entirely preserved through the proposals.

5: Conclusion

The proposed development for a dwelling is a highly appropriate form of development in this location within the settlement boundary of Old Woking, and as such can be supported by the Council. This windfall site would contribute a dwelling to help the Council in meeting its identified minimum housing need.

The scheme represents a well-designed, high-quality proposal in a sustainable location. There is policy support, both in the NPPF and the development plan for development which is in keeping with the character and that makes a positive



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contribution to a Conservation Area. The scheme appropriately responds to the site's planning history and the relevant fallback position.

National planning policy supports sustainable forms of development pursuant to paragraph 8 of the NPPF for the following reasons:

Economic benefits: the construction of a new house will create jobs in the construction industry, contribute to the Council's minimum housing needs, first time spend on fixtures, fittings and furnishings, additional residents to support local shops, and potentially accommodate additional working age people.

Social benefits: additional residents to partake in the community and support local clubs and leisure services, a new family home to contribute to the housing need in the area and allow expanding households to remain in the area, in a sustainable location such that local facilities can be accessed on foot, further adding to the social fabric of the area.

Environmental benefits: retention of the better-quality existing trees and hedgerows, enhancement through landscape planting on the site, & retaining and contributing to biodiversity opportunities.

As has been set out in this Planning Statement, the Design and Access Statement and supporting plans and documents, the proposed development has taken into consideration all relevant matters in terms of design, heritage, layout, access, ecology, parking, amenity space and trees. It actively addresses the previous reasons for refusal. Accordingly, the proposals have been demonstrated to accord with the relevant Core Strategy and Development Management Policies as well as all relevant supporting guidance. As such, the scheme can be supported by the Council as one that complies with the development plan.

Yours faithfully

Woolf Bond Planning LLP

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Encs.