



**DESIGN and ACCESS STATEMENT**  
**Proposed Development of 525 Woodham Lane, Woking, Surrey, GU21 5SR**



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for  
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**Introduction**

1.1. This document is a Design and Access Statement to support the application to propose an Erection of a part single and double storey rear extension and single storey side extension along with raised rear patio, plus garage conversion.

The existing property is a detached, two-storey four-bedroom house on a rectangular plot, at the junction of Woodham Lane and The Gateway. The land slopes gently away from the road down to the Basingstoke Canal on its southeast boundary. Therefore, the property is sandwiched between Woodham Lane on the northwest and the Basingstoke Canal to the southeast. Due to the site's set back from the road, there are car parking spaces for about four cars. Dense hedging and trees to a height of 4m screens the house from the road.



**Photo 1:** Partial aerial view at the junction of The Gateway and Woodham Lane



**Photo 2:** Showing house #525 sandwiched between road and canal.

### **The Existing Building**

The 4-bedroom modern family dwelling is finished with hanging tiles to the front, white render to the rear, and concrete roof tiles. See cover photo and **Photo 3** below. It has had a double storey side extension, along the boundary of house 527, which itself has had a major developed approved by Woking council - planning reference PLAN/2020/1062. A full survey of the roof space was undertaken, and there is no evidence of bat or other wildlife living in the roof void.



**Photo 3:** House #525 showing render finish to the rear.

## The Proposal

This proposed first floor extension is an extension (over existing kitchen) to create a master bedroom suite. It has a gable end roof to match that approved on house 525, (planning reference PLAN/2020/1062), so see **Photo 4** below. The ground floor extension has created a new open plan kitchen/dining and living room space facing the canal, over the raised patio. Due to the angled configuration of the boundary, the position of the rear extension does not affect the views of house #527 or cause any over-shadowing of it. This is clearly evidenced by photo 4 below, which shows that house 527 is further forward than 525. For more understanding of the project, please view the fifteen (15) drawings with reference CMDD-1037 related to this proposal.



**Photo 4: House 527 rear elevation showing gable roof design.**

## **Planning Policy Guidance**

The National Planning Policy Framework (NPPF): Section 12, Core Strategy/Phase: CS21 – Design, and the Supplementary Planning Document: SPD (Design, Outlook, Amenity Privacy and Daylight).

## **Conclusion**

As I mentioned earlier, the proposal would meet the National Planning Policy Framework (NPPF): Section 12, Core Strategy/Phase: CS21 – Design, and the Supplementary Planning Document: SPD (Design, Outlook, Amenity Privacy and Daylight).

The proposal also confirms that the extension will not affect the amenities of the neighbours, as the development does not create overshadowing or is excessive in bulk or scale. Therefore, the proposed design would not be out of character among the other buildings or be detrimental to the character of the host dwelling.

This proposal will serve to enhance the dwelling in a manner sympathetic to the existing character of the property whilst removing those parts which currently threaten the integrity of the building. From an assessment of the design and the layout of the project, no overlooking or over shadowing will take place. Therefore, there will be no negative impact on any house in the vicinity or local area. The proposal is well within the site's boundary. As much as possible, within the moderate scale alterations of the proposal at **525 Woodham Lane**, any other concerns about neighbour amenities or the external environment are very well addressed. Therefore, we look forward to receiving planning approval.

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