

DESIGN & ACCESS AND PLANNING STATEMENT (INC HERITAGE STATEMENT)

Extension of existing shed and replacement
of existing shed

Rosemead
High Street
Old Woking
GU22 9JH

December 2023

1.00 INTRODUCTION

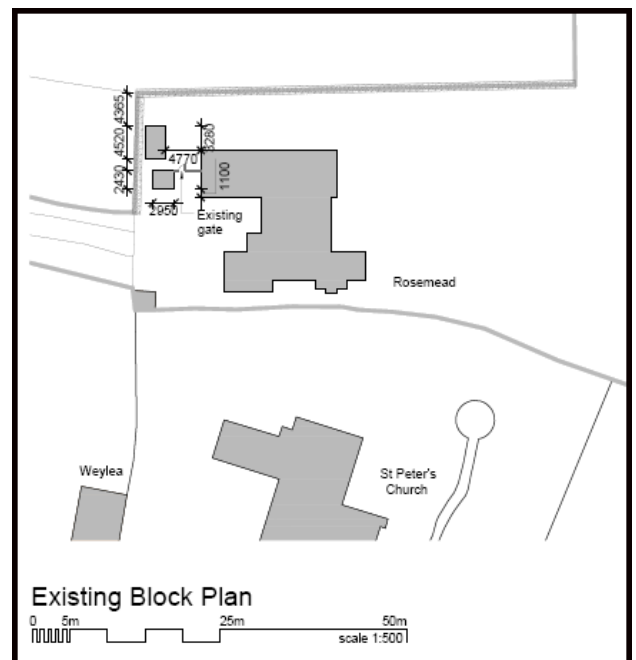
- 1.01 This planning application is made of behalf of our clients and includes the extension/replacement of the existing sheds in the garden of Rosemead.
- 1.02 Rosemead is a large detached dwelling situated on the southern side of the High Street in Old Woking.



- 1.03 The site is extensive and generally level with the dwelling located on the northern side. The existing sheds are set to the northern side of the house, adjacent to the site boundary.



Photograph of existing sheds



2.00 DOCUMENTS AND PLANS

2.01 The following drawings have been submitted in support of this proposal;

P23-051-P001-A : Orientation & Location Plan, 1:1250 @ A3

P23-051-P002-A : Existing & Proposed Block Plan, 1:500 @ A3

P23-051-P101-A : Existing Plans and Elevations, 1:100 @ A3

P23-051-P111-A : Proposed Plans and Elevations, 1:100 @ A3

2.02 The application also includes the following documentation:

- Application forms;
- CIL forms;
- Climate Change form;
- The planning fee

3.00 THE SITE AND ITS SURROUNDINGS

- 3.01 Rosemead is a large detached dwelling situated on the southern side of the High Street in Old Woking.
- 3.02 The site is extensive and generally level with the dwelling located on the northern side. The dwelling benefits from a number of outbuildings, including two sheds the subject of this application.
- 3.03 The site lies within the Green Belt outside a defined settlement area. It is within the Old Woking Conservation Area and adjacent to a Grade I listed church. The area is also designated as an Area of High Archaeological Importance.

4.00 PLANNING HISTORY

4.01 The planning history of the site is as follows;

PLAN/2023/0006	Installation of solar array	Permitted 2023
PLAN/2022/0282	Demolition of existing conservatory and erection of single storey side and rear extensions and external alterations. (Amendment to PLAN/2021/0366)	Permitted 2023
PLAN/2021/1247	Installation of ground source heat pump	Permitted 2023
PLAN/2021/0366	Demolition of existing conservatory and erection of single storey side and rear extensions.	Permitted 2021
PLAN/2020/0921	Single storey rear extension	Permitted 2020
PLAN/2020/0517	Certificate of proposed lawful development for the erection of a single storey rear extension	Permitted 2020
PLAN/2010/0544	Proposed replacement front porch	Permitted
PLAN/1995/0125	Construction of tennis court and ancillary netting	Permitted 1995
PLAN/1989/0536	Details of materials pursuant to Condition 4 of Planning Permission 88/1187, erection of a two storey side extension and a conservatory	Permitted 1989
PLAN/1988/1357	Demolition of part of existing dwelling in a Conservation Area	Recommend Grant subject to Legal Agreement
PLAN/1988/1187	Erection of a two storey side extension, together with conservatory, to existing dwelling	Permitted 1989 Restriction on use of garage. Extension not be used as a separate independent unit.

74/0620	Extension to dwelling	Withdrawn
0024178	The erection of side ??? and erection of an extension to the existing dwelling and its use ancillary to the use of Rosemead as a private single family dwelling	Permitted 1969
0012697	Alteration Additions	Permitted 1960
0006572	The execution of site works, the carrying out of alterations and the conversion of the existing garage and stable block into a detached house and its use for a private single family dwelling	Permitted 1953

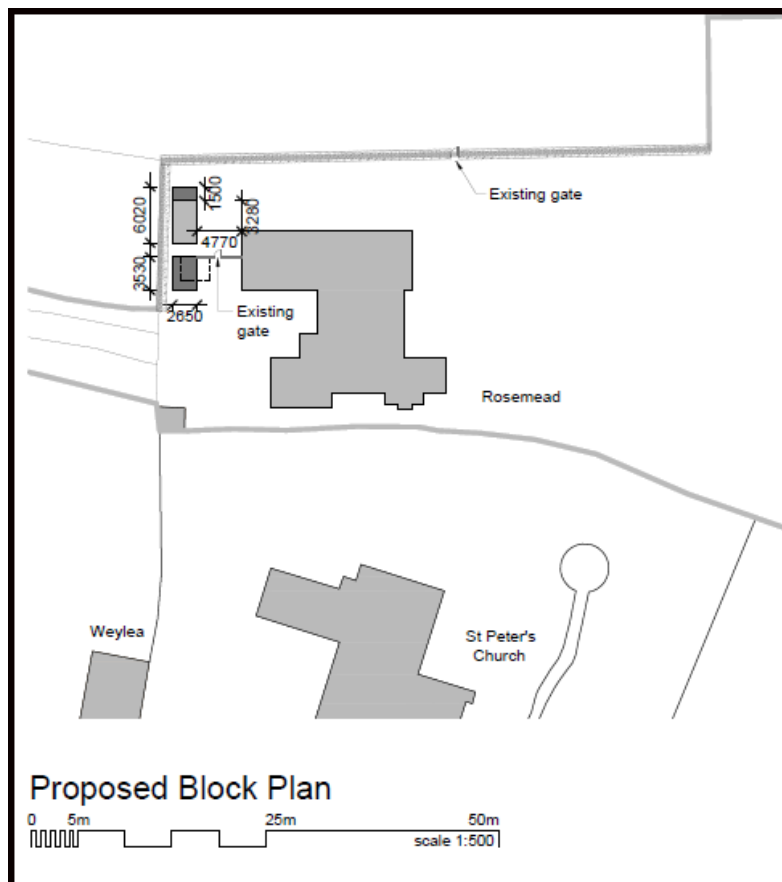
5.0 THE PLANNING APPLICATION

Use

- 5.01 The proposal involves the extension of one of the existing sheds on the site and the replacement of a second shed. The overall use of the site would remain as residential.

Amount

- 5.02 Each shed would be larger than the existing structures, as shown below:

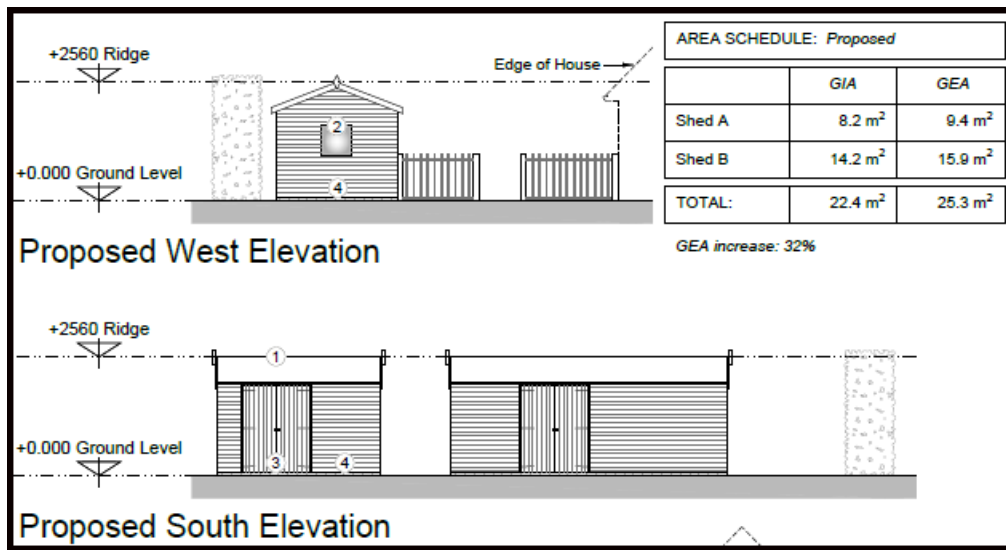


Layout

- 5.03 The resulting buildings would create more useable storage space and would be on the same footprint as the existing buildings.

Scale and appearance

- 5.04 The scale of the resulting sheds will not increase materially and their appearance will remain very much subordinate to the dwelling they will serve.



- 5.05 Careful consideration has been given to the appearance of the proposed additions and materials to complement the existing buildings would be used.

Landscaping and Trees

- 5.06 The proposed works would require limited ground works. This would not have a material effect on the trees on the site and no further landscaping would be required.

6.00 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 The 2023 National Planning Policy Framework replaced the earlier publications. As before, there is a presumption in favour of sustainable development. The following sections are relevant to the current proposal;

Section 4. Decision-making

Section 12. Achieving well-designed places

Section 13. Protecting Green Belt land

Woking Borough Core Strategy (2012)

6.02 The following policies of the Core Strategy are relevant to this proposal;

CS6 – Green Belt

CS21 – Design

Woking Development Management Policies DPD (2016)

6.03 The following policies of the DPD are also relevant;

DM2 - Trees and Landscaping

DM13 – Buildings in and adjacent to the Green Belt

Supplementary Planning Documents:

6.04 The following SPDs relevant to this proposal;

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2022)

Parking Strategy (2018)

7.0 CONSIDERATION OF THE ISSUES

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- Green Belt policy
- Effect on the character and appearance of the area (including Heritage Statement)
- Effect on the amenity of nearby residents
- Parking

Green Belt policy

7.02 The site is located within the Green Belt outside any defined settlement area. Within the Green Belt there is a general presumption against inappropriate development which is, by definition, harmful and should not be approved except in very special circumstances.

7.03 Policy DM13 of the Development Management Policies DPD states that extensions to buildings in the Green Belt will be permitted;

'where the proposal does not result in disproportionate additions over and above the size of the original building as it existed at 1 July 1948 or if it was constructed after the relevant date, as it was first built.'

7.04 For replacement buildings, the policy states;

The replacement of buildings within the Green Belt (outside Mayford Village), where the proposed new building:

- (i) *is in the same use as the building it is replacing;*
- (ii) *is not materially larger than the building it is replacing; and*
- (iii) *is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.*

7.05 The amplification of the policy also gives clarification that the Council judges to works to not be disproportionate or materially larger;

'proposals will be within the range of 20-40% above the original volume of the building.'

7.06 The volume comparisons of the buildings are set out in the table below;

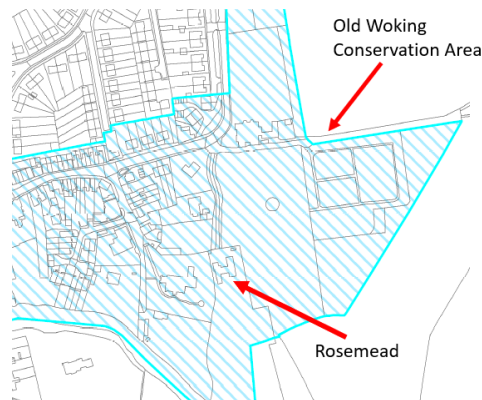
	Volume (m³)	% over original
Original	41.8	-
Existing	41.8	-
Proposed	58.4	40%

7.07 As a result, the proposed works would not amount to inappropriate development in the Green Belt, as described by the NPPF.

7.08 In terms of the bulk of the buildings, the proposed works would be modest and would be single storey only. This would reflect the scale and character of both the existing buildings and the main dwelling.

Effect on the character and appearance of the area including heritage statement

- 7.09 Section 12 of the NPPF promotes good design which responds to local character and reflects the identity of local surroundings. The NPPF also states that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposed development. Great weight should be given to the asset's conservation, the more important the asset, the greater the weight should be.
- 7.10 The site is located within the Old Woking Conservation Area. St Peter's Church (to the west of the application site) is Grade I listed.
- 7.11 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.
- 7.12 Local Plan Policy DM20 seeks to preserve or enhance the character or appearance of conservation areas . Rosemead is located on the south eastern side of the Conservation Area. The wider context is shown on the map below;



7.13 The Old Woking Conservation Area Appraisal describes the Conservation Area as being on the southern edge of the urban area.

7.14 The application site sits within 'Area 3' which is described as being '*relatively undeveloped with only a handful of widely spaced individual buildings, set amidst large tracts of open land, although much of this is hidden from public view*'.

7.15 At paragraph 5.3 of the appraisal, there is a requirement for new development to retain and enhance the views and landmarks. One of these landmarks is St Peter's Church to the west of the application site.

7.16 The two photographs below further show the position of the property in relation to the wider area. Due to the property's set back position, the dwelling is not readily visible from the High Street frontage.

St Peter's Church
(Grade I listed)



Rosemead

Access to property



- 7.17 Due to the set back from the High Street and the planting along the site boundaries and within the immediate vicinity of the site, the proposed works would not be visible in the wider landscape and the character of this protected area will be preserved.
- 7.18 Furthermore, the single storey and subordinate nature of the proposal would prevent it being readily visible from outside of the application site.
- 7.19 Overall, we believe, that the proposal will preserve the character and appearance of both the heritage assets and the visual amenities of the area. We consider that the proposal is compliant with the relevant Local Plan policies and the advice of the NPPF.

Effect on amenity of nearby residents

- 7.20 The small scale of the proposal and its subordinate nature would ensure that there would be no impact on neighbours from overlooking, loss of light or overbearing impact .
- 7.21 The proposal is therefore in accordance with the aims of the NPPF and local plan policy.

Parking

- 7.22 There would be no change to the parking provision as a result of the proposal.

8.0 SUMMARY

- 8.01 Planning permission is sought for the erection of extensions to an existing shed on the application site, and the replacement of a second shed. The proposal does not amount to inappropriate development in the Green Belt in that the additions are proportionate to the size of the original buildings.
- 8.02 It has been demonstrated that there would be no adverse impact on neighbouring properties and that the proposal would comply with NPPF advice relating to heritage assets.
- 8.03 The proposal accords with Government advice in the National Planning Policy Framework and the policies of the Development Plan in that the proposal retains the character of the area and intrinsic beauty of the landscape, and the neighbouring properties are sufficiently distant to remain unaffected.
- 8.04 We trust we have provided sufficient information for you to determine this application. Please do not hesitate to contact us if you require anything further.