

DESIGN AND ACCESS STATEMENT FOR PROPOSED WORKS AT:

THE BEECHES, WYCH HILL LANE, WOKING, SURREY, GU22 0AH

1.0 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for the construction of a two-storey rear infill extension and part first floor rear extension to provide 1no. additional two-storey, three-bedroom unit, as well as alterations to the roof and the addition of rooflights and enlargement of existing front balcony; all together with all other minor internal alterations at The Beeches, Wych Hill Lane, Woking, Surrey, GU22 0AH.
- 1.2 This statement should be read in conjunction with the following:
- Site location plan at a scale of 1:1250;
 - Proposed site plan at scale 1:200;
 - Existing and proposed block plans at a scale of 1:500;
 - Existing and proposed plans, sections and elevations by DNA Architecture Ltd at scale 1:100;
 - Application Form;
 - All relevant CIL Forms signed and dated;
- 1.3 This statement firstly seeks to describe both the site and the local context, explaining the principles of the proposed development and the design approach adopted. It further explains how the proposed development complements the site and surrounding area and complies with relevant development plan policies and provides a general conclusion as to the acceptability of the scheme.

2.0 APPLICATION SITE AND SURROUNDING AREA

- 2.1 The application site is located within an urban area of Woking on the west side of Wych Hill lane alongside Turnoak roundabout. The immediate surrounding area is predominately residential in character with a range of detached dwellings of various styles and sizes. The site is within easy reach of the town centre and Woking station.
- 2.2 The site is not within a conservation area.
- 2.3 The site extends approximately 0.09 hectares in area and comprises the existing residential curtilage of The Beeches.
- 2.4 The site is outside of fluvial and surface water flood risk zone, and outside the 400m (Zone A) exclusion zone of the Thames Basin Heaths Special Protection Area (TBH SPA). The site falls within the 400m -5km (Zone B) of the Thames basin Heaths Special Protection Area (TBH SPA) buffer zone.
- 2.5 The Beeches is currently a two-storey property with rooms in the loft space, that sits comfortably on its plot, and is divided into 5no. two-bedroom flats.
- 2.6 The Beeches is an Edwardian Villa which is locally listed as a Building of Townscape Merit and has benefitted from several recent grants of planning permission.
- 2.7 There is no loss of historical importance or value as a result of the proposed works.
- 2.8 The dwelling has only ever been used for residential purposes, and this remains unchanged.

3.0 THE PROPOSED DEVELOPMENT

AMOUNT OF DEVELOPMENT PROPOSED

- 3.1 Planning permission is sought for the construction of a two-storey rear infill extension and part first floor rear extension to provide 1no. additional two-storey, three-bedroom unit, as well as alterations to the roof and the addition of rooflights and enlargement of existing front balcony;; all together with all other minor internal alterations.
- 3.2 The proposed extension is set in-between two existing rear extensions with the pitched roof also lower than existing ridge heights at the property. In our opinion, these combined factors provide a sufficient level of subordination to the host property.
- 3.3 The proposed extension integrates into the existing roof form comfortably. We are proposing changing the existing hipped roof on the left of the rear elevation to have a gabled end to accommodate the changes internally. The roofs over the single storey elements have been kept flat to reduce the mass of the extension.
- 3.4 The fenestration and external materials are proposed to match the existing dwelling.
- 3.5 The extension does not exceed the height of the existing ridge.
- 3.6 The site already has space for additional refuse and waste storage, 6no. Car parking Spaces and 4no. Bicycle Storage spaces. We will be increasing the number of Bicycle storage spaces to 6no with the number of car parking spaces set to remain the same.

LAYOUT AND LANDSCAPING

- 3.7 The proposed extension would sit comfortably on the plot respecting the surrounding context and maintaining a healthy distance from the site boundary.
- 3.8 The proposal has been designed with a sensitive approach to the surrounding neighbourhood in both layout and appearance.
- 3.9 The entrances to the new flat will be via the existing communal corridor.
- 3.10 The new proposed flat is set over two floors and meet the requirements of the technical housing standards.
- 3.11 Each flat will have their own amenity space.

SCALE AND APPEARANCE

- 3.12 The proposed extension would not surpass the existing building line at the rear,.
- 3.13 The proposed extension has been carefully designed to complement the existing features of The Beeches using traditional materials to respect the prevailing character of the area.

ACCESS

- 3.14 Access into the site would remain as existing.
- 3.15 The SPD parking standards (2018) sets a minimum residential parking standard of 1 space for each 2-bedroom and 3-bedroom flat. 6 Parking spaces have already been provided at the front of the property as indicated on the 1:200 site plan. The existing site currently has 5 flats, and we are proposing increasing this to 6 flats. The parking is set back, as to not adversely impact the front hedging.

4.0 PLANNING POLICY CONTEXT

DEVELOPMENT PLAN

- 4.1 The proposal has been assessed in relation to the adopted Woking Core Strategy 2012, the adopted Development Management Policies Development Plan Document 2016, National policy framework (NPPF) 2012 and other supplementary planning documents.
- 4.2 The application site is identified as being within an urban area. Relevant policies within the local plan are:
- CS1 – A Spatial strategy for Woking Borough;
 - CS8 - Thames Basin Heaths Special Protection Areas
 - CS10 - Housing provision and distribution
 - CS11 - Housing mix
 - CS12 - Affordable housing
 - CS18 – Transport and accessibility
 - CS20 – Heritage and conservation
 - CS21 - Design
 - CS22 - Sustainable construction
 - CS24 - Woking’s landscape and townscape
 - CS25 - Presumption in favour of sustainable development
 - DM2 - Trees and Landscaping
 - DM10 - Development on Garden Land
 - DM16 – Servicing development
 - DM20 – Heritage assets and their settings
 - BE1- Character of Area
 - BE3- Spatial Character

IMPACT ON SITE AND SURROUNDING AREA

- 4.3 The surrounding area varies in both character and plot size. The buildings vary in terms of their style, size, and material and as such defy any uniformity.
- 4.4 The proposed development has been designed to complement the character of the host building and of the immediate area. It comprises a continuity of existing architectural features and details and is respectful in terms of size, height, and mass to surrounding properties.
- 4.5 Good quality materials including timber windows, stock bricks and clay tiles, lead flat roofs would be used in the construction of the proposed extension.
- 4.6 The proposal seeks to respect the character of the wider area.
- 4.7 The existing site density is 55 dph. The proposed site density is 66 dph. Whilst this section of Wych Hill Lane is predominantly characterised by substantial detached dwellings the application site contains flatted development as existing. There are also other examples of flatted development within close proximity to the site, such as West Hill, West Hill Road (x12 flats circa 90 metres to the west) and Sunningdale, Wych Hill Lane (x4 flats circa 127 metres to the south-east). For comparison the density of these existing nearby developments is 65 dph (West Hill) and 50 dph (Sunningdale). Taking these combined factors into account the resulting site density of 66 dph should be considered acceptable and would increase the existing site density, thus making more efficient use of land within the Urban Area

IMPACT ON RESIDENTIAL AMENITY

- 4.8 The proposed first floor windows that face the rear / northern boundary have been set back 10 metres from the boundary. This is deemed an acceptable amount within the SPD outlook, amenity, and daylight (2008) and protects the privacy of the neighbouring amenity.
- 4.9 There will be no detrimental impact to the extension at Kesteven.

IMPACT ON EXISTING TREES AND VEGETATION

- 4.10 There is no impact on existing trees / vegetation.

5.0 CONCLUSION

- 5.1 The proposal has been carefully designed to a high standard using traditional materials in a manner that would not compromise the quality of this residential area and without causing harm to existing residential amenity.
- 5.2 The proposal satisfies the relevant policies contained within the adopted local plan and in our judgement; no other material considerations weigh against it.
- 5.3 Accordingly we trust that Woking Borough Council will determine that the application can be approved.

END

DECEMBER 2023