



Mr & Mrs Hogben-Morris
Muir House
Brooklyn Road
Woking
Surrey
GU22 7TJ

09th January 2024

Architectural Design & Planning Services


Please see your Design and Access for your planning application below.

DESIGN AND ACCESS STATEMENT

at

**Muir House
Brooklyn Road
Woking
Surrey
GU22 7TJ**

Date	09/01/2024
Report Prepared by:	J Steward
Version:	V1 for Comment

Date	09/01/2024
Client / Project	570 (HOGBEN-MORRIS)
Site Address	Muir House, Brooklyn Road, Woking, Surrey, GU22 7TJ
Proposed development details	Erection of First Floor Addition over Garage, extending to the front & Single Storey Extension to Rear
Report Purpose	Design and Access Statement to accompany the householder planning application submitted to Woking Borough Council
Site Summary	<p>Muir House is a detached, two storey property situated on the eastern side of Brooklyn Road.</p> <p>The property is screened to the front by a 1.0m wall and decorative planting.</p> <p>The southern boundary to the front of the property is screened by 1.6m fencing and 2.0m shrubs.</p> <p>To the north of this, is a line of 2.0m hedging which screens the driveway from the house.</p> <p>The northern boundary to the front of the property is screened by 1.8m fencing and hedging which rises to 5.0m alongside the house. This continues along the northern boundary to the rear amenity area.</p> <p>The rear boundary is screened by a 2.5m wall.</p> <p>The southern boundary of the rear amenity area is screened by 1.8m fencing and 4.0m shrubbery alongside the house.</p>  <p>[Southern Boundary]</p>



[Northern Boundary]



[Front South/East Boundary]



[Front North/West Boundary]



The site is located within the Thames Basin Heaths Special Protection Area Zone B (400m-5km).

Muir House lies on Brooklyn Road, south of Woking town centre, between Guildford Road and York Road.

The property comprises four bedrooms and two reception rooms and has been the subject of a recent single storey rear extension to provide an extended kitchen/dining/family room which measures 6.5m x 4.3m.

The front garden has been redesigned to provide an in/out driveway and the rear garden is flat and laid to lawn with some landscaped beds to the borders.

There is a single storey garage that adjoins the property to the southern boundary.



The property lies within the High-Density Residential Area of Woking and the immediate locality is characterised by a varied mix of residential property style including single storey and two storey dwellings as well as flats.

The immediate neighbour to the south, Stable Cottage, comprises a single storey dwelling with a car port that adjoins the shared boundary with Muir House.

The two storey dwelling house to the north, Rajput, is set slightly further away from fenced boundary and some mature trees and hedges lie between the properties.



Site Photos



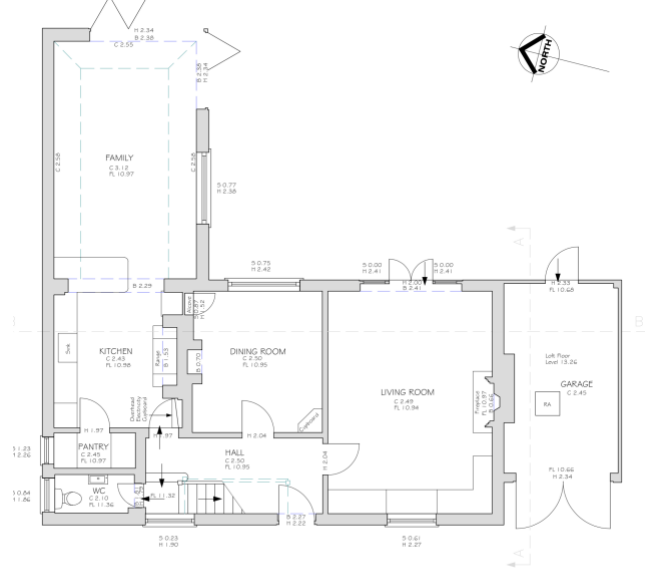
Google
[Aerial Street View]



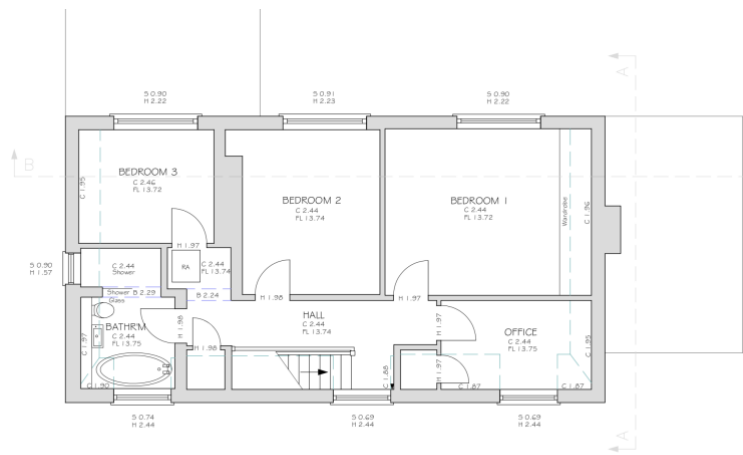
[Front Elevation]



Existing Floorplan



EXISTING GROUND FLOOR PLAN 1:50




EXISTING FIRST FLOOR PLAN 1:50


Local Planning Authority

Woking Borough Council



Flood Risk	<p>Flood map showing the flood zone your site is in</p> <p>The map shows the flood risk to your site and the surrounding area.</p>  <p>The site lies within Flood Zone 1 (not the more restrictive Flood Zones 2 or 3) and is at a very low risk of surface water flooding.</p>
Site Constraints	<p>The approved Development Plan for this site comprises the following:</p> <ul style="list-style-type: none">National Planning Policy Framework 2021 (NPPF)National Planning Policy Guidance (NPPG)Adopted Woking Core Strategy (2012)Development Management Policies Development Plan Document (2016);Woking Borough Council Supplementary Planning Document (SPD) Outlook, Amenity, Privacy and Daylight 2022; andWoking Borough Council Supplementary Planning Guidance (SPG): House Extensions <p>Adopted Local Plan 1999</p> <ul style="list-style-type: none">BE1 – Design of New DevelopmentHSG21 – Outlook, Amenity, Privacy & DaylightHSG23 - ExtensionsHSG18 – Residential Development in Urban Areas <p>Surrey Structure Plan 2004</p> <ul style="list-style-type: none">SE4 – Design & Quality of Development <p>Woking Borough Core Strategy/Phase</p> <ul style="list-style-type: none">GDC1 – Design of New Development (WBCS) <p>Supplementary Planning Guide</p> <ul style="list-style-type: none">SPG04 – Outlook, Amenity & Privacy (July 2000)SPG07 – House Extensions

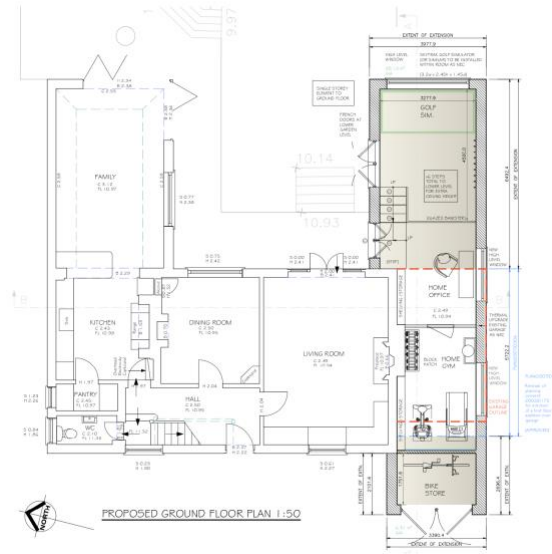


<p>Relevant Planning History</p>	<p>The planning history for the site is summarised below.</p> <table border="1" data-bbox="565 331 1425 743"> <thead> <tr> <th>Application Ref</th> <th>Description</th> <th>Decision</th> <th>Decision Date</th> </tr> </thead> <tbody> <tr> <td>PLAN/2002/0172</td> <td>Erection of first floor addition over garage</td> <td>Permitted</td> <td>24/04/2002</td> </tr> <tr> <td>PLAN/2007/0306</td> <td>Renewal of planning consent 2002/0172 for erection of first floor addition over garage</td> <td>Permitted</td> <td>10/05/2007</td> </tr> <tr> <td>PLAN/2016/0177</td> <td>Prior notification for a single storey rear extension to extend a maximum of 6.5m, maximum height of 3.8m and a maximum height of eaves 2.9m</td> <td>Permitted Development</td> <td>24/03/2016</td> </tr> </tbody> </table> <p>First floor addition over garage (approved 2007 and 2002)</p> <p>It is clear from the planning history that the garage and link attached extension to the property have been in place for a number of years (since at least 1970).</p> 	Application Ref	Description	Decision	Decision Date	PLAN/2002/0172	Erection of first floor addition over garage	Permitted	24/04/2002	PLAN/2007/0306	Renewal of planning consent 2002/0172 for erection of first floor addition over garage	Permitted	10/05/2007	PLAN/2016/0177	Prior notification for a single storey rear extension to extend a maximum of 6.5m, maximum height of 3.8m and a maximum height of eaves 2.9m	Permitted Development	24/03/2016
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<p>Description of Proposals</p>	<p>The Applicants seek permission to make alterations to Muir House, to include a small single storey rear extension and first floor addition above the existing garage, extending to the front, with the inclusion of a front and rear dormer and modest internal alterations.</p> <p>The current proposal is intended to replace the previously approved scheme (PLAN/2007/0306 As permitted 10th May 2007).</p> <p>There are two key elements to the planning proposals for Muir House and these are as follows:</p> <p>Rear Single Storey Extension</p> <p>The existing amenity area to the rear of the garage is currently split level and given over to an outbuilding / storage shed and children's play zone.</p>																



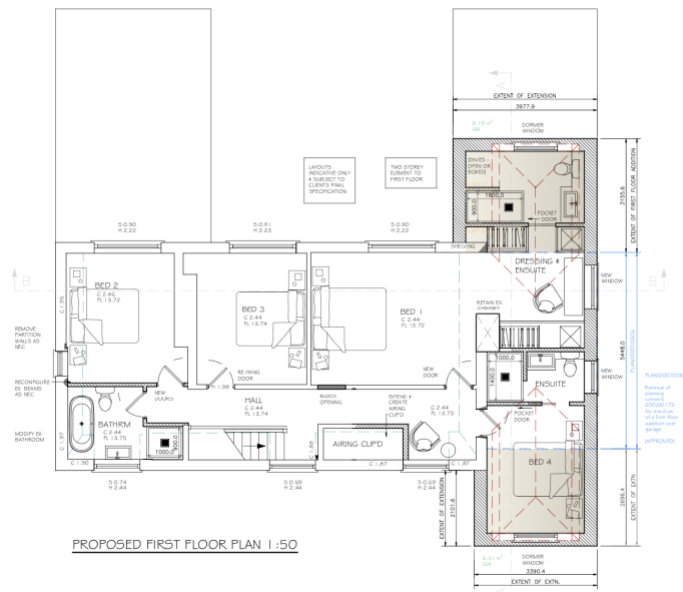
The proposed single storey extension to the rear is intended to mirror that of the recently approved kitchen extension and create a balanced 'courtyard' garden between the two, to provide additional habitable space to accommodate a Home Office, recreational facilities and bike storage.

The existing ground floor rooms will remain unchanged



Garage Conversion & First Floor Addition

At first floor level the proposal seeks to provide an ensuite bathroom and storage area to the principal bedroom and also, an additional bedroom with ensuite. This will be achieved through a simple 'hipped' roof first floor addition built above the existing garage and modest front extension.





Relevant LP Policies & Guidelines	<p>The approved Development Plan for this site comprises the following:</p> <ul style="list-style-type: none">• National Planning Policy Framework 2021 (NPPF)• National Planning Policy Guidance (NPPG)• Adopted Local Plan 1999• Surrey Structure Plan 2004• Woking Borough Core Strategy / Phase• Supplementary Planning Guidance
Policy Considerations	<p>The Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan framework comprises both national and local planning policies.</p> <p>The National Planning Policy Framework (NPPF) was updated in 2021. Paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development”.</p> <p>Section 8 deals with promoting healthy and safe communities. In particular, it states that planning policies should aim to achieve healthy, inclusive and safe places.</p> <p>Section 12 details the requirement for good design which is noted as a key aspect of sustainable development, being indivisible from good planning. It states that new development should add to the overall quality of an area, establishing a strong sense of place, optimise the potential of the site, respond to local character and history, create a safe and accessible environment and be visually attractive.</p> <p>The main considerations relevant to the proposed development are the potential impact to neighbouring properties and whether the proposal would be considered ‘overbearing’ or adversely affect the light and outlook of the surrounding properties.</p> <p>In addition, consideration is given to the scale and character of the property in relation to the street scene and any loss of amenity space.</p>



Planning Assessment

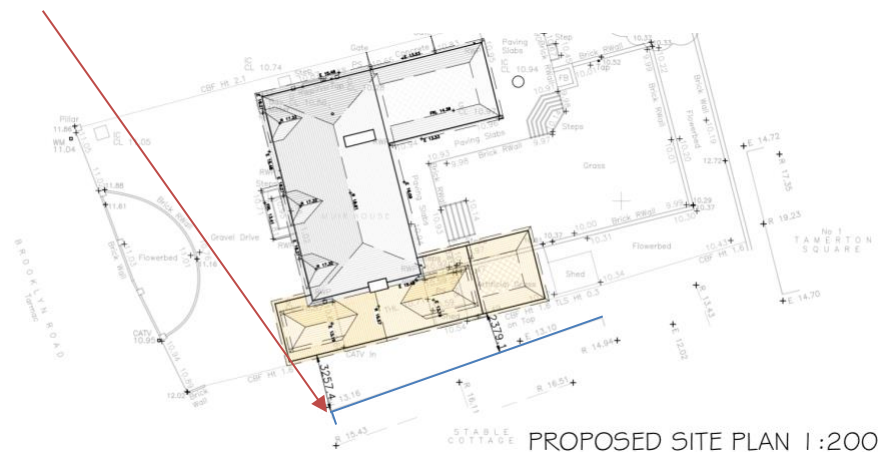
The key planning considerations for proposed extension and loft conversion at Muir House are as follows:

- The Principle of the Development
- Impact on the visual and residential amenity and character of the area; and

Impact to Neighbouring Properties – [HSG21 – Outlook, Amenity, Privacy & Daylight]

The scheme proposes a first-floor addition to be constructed over the existing garage. Whilst the proposed extension extends to within 0.4m of the neighbouring boundary with Stable Cottage, the overall increase in height remains subservient to the host dwelling and is sympathetic to the neighbouring property to the south.

Stable Cottage is angled away from Muir House and is set off the shared boundary by a distance of c. **3.2m**.



Furthermore, windows serving Stable Cottage's northern elevation are either secondary windows or bathroom windows.



The proposed rear dormer window and side facing windows are intended to serve either ensuite bathrooms or dressing room, the bathroom windows being obscure glazed.

The Dressing Room window is intended to be set at a high level.

Scale, Design & Character

The proposal is an amended version of the previously approved 2007 scheme, which was never implemented.

The scale and design of the proposal is still intended to be sympathetic to the host dwelling.

The ridgeline is set below that of the existing dwelling to appear subordinate in design and does not create any terracing effect as a result, thus no impact on the street scene will occur as a result of the revised scheme proposal.



PROPOSED FRONT ELEVATION (SOUTH-WEST) 1:100



EXISTING FRONT ELEVATION (SOUTH-WEST) 1:100

Impact on Visual and Residential Amenity and Character of the Area

Policy guidance recommends that the size of the amenity space is in scale with the building it accommodates.



	<p>There is sufficient amenity space within the Muir House front and rear curtilage to support the proposed development.</p> <p><i>[Circa : 119m² External Building Footprint & 547.0m² Amenity/Curtilage]</i></p> <p>The first-floor addition to the existing garage does not encroach on current amenity space and the modest single storey rear extension will replace an existing shed/outbuilding and therefore, will not significantly remove any of the existing amenity space and garden area.</p> <p>The proposals have been sensitively designed to maximise the efficient use of existing structures on site, whilst minimising the impact on character of the area and neighbouring properties.</p> <p>The new extension, which is essentially restricted to the rear elevation of the property, proposed first floor addition above the garage with dormer windows are clearly legible as an extension and designed to reflect the character of the existing building by the use of matching materials and architectural details.</p>
<p>CONCLUSION</p>	<p>The proposal seeks consent for an additional 32.7m² of habitable accommodation in addition to that approved in 2007 [PLAN/2007/0306] approx. 29.9m².</p> <p>The proposal is for a single storey rear extension, the conversion of the existing garage with an additional first floor structure over (as permitted 2007) and modest extension forwards of the front elevation, with the provision of a front and rear dormer window.</p> <ul style="list-style-type: none">○ Ground Floor Rear Extension = 20.1m² GIA○ Ground & First Floor Front Extension (Combined) = 12.6m² GIA○ Conversion of Existing Garage (2007 Approved) = 15.3m² GIA○ First Floor Addition to Existing Garage (2007 Approved) = Approx. 14.6m² GIA <p>The proposals have been sensitively designed in a style that is entirely compatible with the main dwelling and surrounding area.</p> <p>The proposals will make more efficient use of the existing structures on the site and will not lead to any adverse impacts on the visual or residential amenity of the area.</p> <p>It has been demonstrated that the proposals are in full accordance with the National and Local Plan development plan framework, with no significant impact on the outlook of neighbouring properties, street scene or amenity space.</p> <p>The scale and design of the proposal accords with policy guidelines.</p> <p>On this basis, we respectfully request that planning permission is granted for the proposals.</p>

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