

ET Planning

Planning, Design & Access Statement

Client: Mr Alan Munro

Cherrytrees Care Facility,

Claremont Avenue, Woking

*Erection of a two storey rear extension following the
demolition of a conservatory, with the erection of two-storey
link element to create a new entrance*

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1. Introduction

- 1.1 This statement is produced to support a planning application for the erection of a two storey rear extension following the demolition of an existing conservatory with the erection of a two storey link element to the front of the site to provide a new entrance at Cherrytrees Care Facility, Claremont Avenue, Woking, GU22 7SF.
- 1.2 This application follows the submission of a pre-app (reference PREAPO/2023/0032) in which the Case Officer considered the rear extension 'broadly acceptable'. This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, as well as plans prepared by Amber Architecture, a tree survey and arboricultural impact assessment prepared by GHA Trees and a flood risk assessment and surface water drainage strategy prepared by Unda Consulting Ltd.
- 1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site is situated on the Western side of Claremont Avenue, within the settlement of Woking. The site comprises two properties, numbers 15 and 17 Claremont Avenue, which have been altered and extended over time to form the current care facility that occupies the site.
- 2.2 The character of area is predominantly residential consisting of dwellings that are similar in architectural style, on sizeable plots with front driveways.
- 2.3 The site is located within the Thames Basin Heaths Special Protection Area Zone B (400m-5km) as well as being situated within Flood Zone 1 which carries the lowest risk of fluvial flooding. Additionally, the site is not situated within an AONB, nor is it within the Green Belt.

3. Planning History

- 3.1 Application Ref COND/2018/0098 – Discharge of conditions 3 (material), 4 (landscaping), 6 (sustainable construction), 10 (construction method statement) and 13 (refuse/cycle storage) of PLAN2017/0155 dated 29.01.2018 for erection of a two storey building containing 4 x 1 bedroom self contained flats (Class C2 Use). Permitted 05/07/2019.
- 3.2 Application Ref PLAN/2017/0155 - Erection of a two storey building containing 4 x 1 bedroom self-contained flats (Class C2 Use). Permitted subject to s.106 agreement. 29/01/2018.
- 3.3 Application Ref PLAN/2016/0889 - Proposed single storey side extension. Insert two white PVC double glazed windows and entrance

- oak door to the front of the existing computer room. Permitted 20/10/2016.
- 3.4 Application Ref PLAN/2015/0901 - Removal of existing supporting dividing wall between office and corridor leading into the rear garden. Fixed glass panel to be fitted into the existing semi circle openings x 3 of the outside wall. Install a double glazed door into the existing exit into the rear garden. Renew roof insulation as per plan. Replace existing roof tiles with interlocking tiles. Permitted 07/10/2025.
- 3.5 Application Ref PLAN/2015/0546 - Certificate of Existing Lawful Development for Residential Care/Supported Living use for people recovering from mental health problems. Permitted 16/07/2015.
- 3.6 Application Ref PLAN/2009/0857 - Single storey rear conservatory. Permitted 08/12/2009.
- 3.7 Application Ref PLAN/2009/0198 - Erection of a two storey side extension to form an annexe to comprise 2.no, two bedroom self contained flats as ancillary accommodation to the residential institution (Class C2) at 15 - 17 Claremont Avenue. Permitted 13/05/2009.
- 3.8 Application Ref PLAN/2004/0793 - Widening of covered walkway to provide access to rear stable block, enlarge kitchen and alter roof over covered walkway. Permitted 12/08/2004.
- 3.9 Application Ref PLAN/2003/1019 - Erection of a two storey rear extension to No. 15 Claremont Avenue. Permitted 02/10/2003.
- 3.10 Application Ref PLAN/2003/0636 - Erection of a single storey rear extension to No. 15, two storey side extension to No. 17 and covered walkway between No's 15 and 17. Permitted 17/07/2003.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposal will not change the current use of the property. The proposal is for the erection of a two-storey rear extension following the demolition of an existing conservatory as well as the erection of a two storey link element at the front of the site to create a new entrance for the existing care facility.
- 4.4 **Layout and Scale:** The proposed rear extension is moderate in terms of scale, mass and will be two storeys in built form. The extension ensures the building keeps a respectable distance to the site boundary. Additionally, the rear extension will be situated over the footprint of the existing conservatory, which reduces the new build footprint on the site.
- 4.5 The ground floor of the proposed rear extension will comprise a music room, quiet room and the relocated ‘bedroom 3’ with associated ensuite. The first floor will host an admin/archive room, a new ensuite bedroom and a therapy/medication room. The proposals are to improve and enhance the current facility to benefit service users,

improve administration and provide more efficient support to residents of the care facility.

- 4.6 The front extension will comprise a two storey, pitched roof addition to the dwelling providing a new and improved entrance to the care facility.
- 4.7 **Landscaping:** The application site benefits from a sizeable rear garden and landscaping currently at the site would be protected and retained throughout the development. The existing trees on the site will also be retained and protected during the construction phase. New planting can be accommodated within the curtilage of the site via condition; however, the site already benefits from ample vegetation and tree cover so this is not foreseen to be necessary.
- 4.8 **Appearance:** The rear extension has been designed so that externally it shall conform with the character of the original dwelling and the wider area. The materials used would match the original dwelling at the site as far as practicable to remain in keeping with the appearance of the host dwelling. The front two storey link addition to the site provides a modern addition to the building and consists of glass materials, making the entrance of the site welcoming and aesthetically pleasing to residents.
- 4.9 **Access & Parking:** There are no proposed changes to the existing access or parking.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.

- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 119 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 60 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 126 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 134 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).

- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.7 All planning applications should be determined in accordance with the Council's Development Plan unless material considerations indicate otherwise. In this instance, the relevant development plan documents are:
- Woking Core Strategy (2012)
- Woking Development Management Policies DPD (2016)
- 5.8 Policy CS23: Presumption in Favour of Sustainable Development emphasises that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The policy adds that the Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- 5.9 CS Policy CS13: Older People and Vulnerable Groups ensures the Council will support the development of specialist accommodation for older people and vulnerable groups in suitable locations. This will include the provision of new schemes and remodelling of older, poorer quality sheltered housing which is no longer fit for purpose.
- 5.10 CS Policy CS16: Infrastructure Delivery plays relevant with this application. This policy ensures the Council will work in partnership with infrastructure service providers and developers to ensure that

the infrastructure needed to support development is provided in a timely manner to meet the needs of the community.

- 5.11 CS Policy CS19: Social and Community Infrastructure states The Council will work with its partners to provide accessible and sustainable social and community infrastructure to support growth in the Borough. It will do so by promoting the use of social and community infrastructure for a range of uses.
- 5.12 In this instance, the development relates to improvements to an existing care facility, emphasising that the principle of development is acceptable. As will be explored within this statement, the proposed extensions and alterations are acceptable in relation to relevant policies and will enhance the existing care facilities overall appearance and improve its setting. In turn, this will ensure that the care facility remains appropriate for use, enhancing the existing facility in line with Policy CS13.
- 5.13 **Sustainable Development:** The proposal is for the additions and alterations of an existing residential and care site therefore is considered to constitute sustainable development. In addition, the proposed development is compliant with three objectives for achieving sustainable development as set out in the Paragraph 8 of the NPPF, that economically, it uses the land of the right type in the right place to support growth; socially, it provides well-designed extensions to meet the needs of present and future generations; and environmentally, it makes effective use of land and adopted sustainable measures as detailed in the section of "Sustainability and Energy".
- 5.14 **Character and Appearance of the Area:** CS Policy CS21: Design ensures developments create buildings and places that are attractive with their own distinct identity; they should respect and make a

positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

- 5.15 The proposed extensions and alterations are moderate in terms of scale, footprint and built form and are commensurate of the host dwelling. The proposed rear extension will be constructed from materials similar to that of the original dwellinghouse ensuring the proposal integrates with the existing character of the site. As a result, the proposed extensions are considered to be compliant with Core Strategy Policy CS21.
- 5.16 The layout of the proposed extensions and alterations has been designed to sympathetically utilise the available space at the site and respect the amenity of the proposed dwellings, which is elaborated further in the 'Amenity' sections of this statement.
- 5.17 The Officer for the pre-app (PREAPO/2023/0023) commented the following; 'I have concerns about the design and appearance of the central section of the extension which links the two main buildings. This could however be addressed by amending the design of this element and I am happy to review any revised proposals for this element.'
- 5.18 To address this, the applicant submitted subsequent options for redesigning the central entrance element to the planning officer on 18th September 2023 with 3 alternative designs, giving revised aesthetic appearances and section drawings. The Officer responded with the following; 'in my view Option B could be acceptable depending on its detailed design and the quality of materials and finishes etc.' As a result of the aforementioned correspondence, the preferred design has been put forward as part of this application.

- 5.19 The proposal is considered to be of high-quality design that will enhance the architectural merit of the local area whilst being a scale and density that is in keeping with the existing character of the area. As an element of this proposed development is situated to the rear of the existing Use Class C2 building, the streetscene will remain unaltered as a result of this portion of the development. Furthermore, the proposal respects the building line and height of the host dwelling, and does not exceed the highest ridge height, thus conforming to the original dwelling.
- 5.20 All new materials used in the construction of the new extension will match the existing with regards to roof tiles and brickworks, ensuring that the proposed extension integrate well with the original dwelling and addresses the Case Officers concerns from the pre-app.
- 5.21 **Residential Amenity:** CS Policy CS21: Design ensures developments achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
- 5.22 The proposed extension to the rear of the care facility would still ensure the facility benefits from a generous degree of private outdoor amenity space, commensurate with the size of the proposed dwelling to ensure occupants have adequate quality space for seating and recreation.
- 5.23 The additional rooms created as a result of the rear extension will exceed the nationally described internal space standards as well as providing a large amount of external amenity space for residents to enjoy. The development will take place away from the site boundaries with the windows of the development sited to prevent any adverse

overlooking or loss of privacy between the care facility and its neighbours.

- 5.24 The proposed extension and alterations have been situated so as to not have a significant impact on the neighbouring dwellings. The main care facility is situated on a sizeable plot and the extension does not face onto a neighbouring dwelling. The proposed extension is of a size and scale with ample separation distances to neighbouring dwellings that it will not adversely impact the neighbouring properties with respect to loss of light, overshadowing, overlooking or overbearing impacts and is therefore considered to be policy compliant.
- 5.25 **Trees and Landscaping:** An Arboricultural Impact Assessment has been carried out as part of this application which concluded that the principle arboricultural features within the site can be retained and adequately protected during the development.
- 5.26 No existing trees or landscape features will be affected by the proposed development. Additional soft landscaping may be controlled by a by condition if required, preserving the Thames Basin Heaths SPA Zone B.
- 5.27 **Transport and Parking:** The Council's Parking Standards SPD (2018) sets maximum standards for Care Facilities of 1x space per two residents or an individual assessment. For sheltered housing the SPD sets maximum standards of 1x space per unit or an individual assessment. The proposal will not see a significant increase for the demand of parking spaces at the site.
- 5.28 The access to the site will not be altered as a result of this proposal. Access will continue to be awarded to the site via the private driveway on the Western side of Claremont Avenue.

- 5.29 **Drainage and SuDS:** The site falls within Flood Zone 1 and is not considered to be at risk of fluvial flooding. It is considered that flood risk should not limit the proposed development and that any required details can be secured by planning condition.
- 5.30 However, within the pre-app submitted for the site, reference PREAPO/2023/0023, the Officer stated that the site was 'classified as being at high risk from surface water flooding' despite the entirety of the site being in Flood Zone 1 and no previous application showing any indication of flood risk within associated Officer Reports. Nevertheless, a flood risk assessment and surface water drainage strategy prepared by Unda Consulting Ltd has been conducted for the site and will be submitted with this application. This report concludes by stating that with regards to flood risk, 'the proposed site is located within Flood Zone 1 (Low Probability) which means it is defined as land having less than a 1:1000 annual probability of fluvial flooding'. Additionally, according to the EA, the site has not previously been flooded.
- 5.31 With regards to surface water drainage, the report concludes with 'said development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.'
- 5.32 **Contamination:** The site is not on land which is known to be contaminated. This together with the existing and proposed uses being a residential care facility follow that this is not considered to be relevant for the proposed development.
- 5.33 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the

Building Regulations which as of 2022 requires a 30% reduction than current standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Maximizing the use of natural light through floor-ceiling windows;
- D. 'A' rated electrical appliances and energy saving light fittings;
- E. 'A' rated double glazed windows with natural cross ventilation provision;
- F. Recycling of waste construction materials where practicable;

5.34 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.35 **Special Protection Area:** The site is located within the Thames Basin Heath SPA Zone B (400-5km). Policy CS8 of the Woking Core Strategy (2012) requires all new residential development within the 400m 5km zone (i.e. Zone B) to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects. As outlined in the pre-app, the development would be liable to make a SAMM contribution which would be secured via a S106 Agreement.

- 5.36 This is outlined in the Thames Basin Heaths Special Protection Area Avoidance Strategy (February 2022) which states at Section 5.0 that "Developments within Use Class C2 (Residential Institutions) may need to provide avoidance/mitigation as they may be considered to give rise to likely significant effect to the SPA.
- 5.37 **Community Infrastructure Levy:** The Community Infrastructure Levy (CIL) was adopted by the Council on 23 October 2014 and came into effect from 1 April 2015. The proposed development sees a net increase of additional floorspace of 271.2m². The relevant CIL forms have been completed and submitted as part of this application.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would not cause any adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

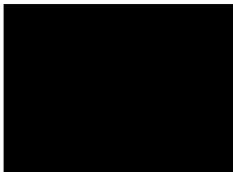


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