

DESIGN AND ACCESS STATEMENT FOR PROPOSED WORKS AT: SOLSTRAND, STATION ROAD, BAGSHOT, SURREY, GU19 5AS

Our Ref: 1034_003_Design & Access Statement

1.0 INTRODUCTION

- 1.1 This statement is written in support of an application for planning permission for the demolition of the existing dwelling and erection of 3no. detached dwellings.
- 1.2 This statement should be read in conjunction with the following:
- Site location plan at a scale of 1:1250;
 - Proposed block plan at a scale of 1:500;
 - Existing site plans at a scale of 1:100;
 - Proposed site plan at a scale of 1:250;
 - Proposed plans, sections & elevations at a scale of 1:100;
 - Swept Path Analysis;
 - Transport Statement by RGP Consulting Engineer's Ltd;
 - Drainage information by Godell Arnold Partnership Ltd;
 - Flood Map;
 - All relevant CIL forms;
- 1.3 This statement firstly seeks to describe the site and the location context and explains the principles of the proposed development, the design approach adopted and previous planning history. It further explains how the proposed development complements the site and surrounding area 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 the village of Bagshot settlement boundary, on the south side of Station Road, south of Bagshot Railway Station and north of Bagshot Village Centre.
- 2.2 Station Road is predominantly residential consisting of a variety of two-storey detached and terraced dwellings.
- 2.3 The application site is not within a conservation area, is not listed and is not within Green Belt.

3.0 PLANNING HISTORY

- 3.1 Planning permission has previously been granted for a similar scheme:

'[21/1176/FFU] Demolition of existing dwelling and all associated buildings and structures and erection of 3 detached three bedroom dwellings with associated car parking, refuse storage and collection point and landscaping.'

4.0 PROPOSED DEVELOPMENT

Amount of Development

- 4.1 Planning permission is sought for the demolition of the existing dwelling and the erection of 3no. detached dwellings.
- 4.2 The 3no. proposed dwellings are positioned in the same locations as the previously granted scheme [21/1176/FFU] with some minor internal and external alterations. These alterations include:

Plot 1

- A minor extension to the front over two storeys.
- Internal alterations to form a 4no. bedroom dwelling.
- Other minor elevational alterations.

Plot 2

- Internal alterations, within the external footprint of the approved dwelling, to form a 4no. bedroom dwelling, including the conversion of the garage into a habitable space.
- Minor alterations to the roof to form a covered area at the entrance.
- Other minor elevational alterations.

Plot 3

- Internal alterations, within the external footprint of the approved dwelling.
- Other minor elevational alterations.

Landscaping

- A minor increase to the proposed turning head to include 2no. parking spaces for plot 2.
- External surface materials will remain as previously approved.

- 4.3 The proposal provides a suitable amount of private amenity space to each dwelling, and exceeds the minimum space requirements as set out within the 'Technical Housing Standards – nationally described space standard - March 2015'.

Gross Internal Areas

Plot 1 (4 bedroom / 6 person) – 139.6m²

Plot 2 (4 bedroom / 5 person) - 140m²

Plot 3 (3 bedroom / 4 person) – 110.5m²

Built in Storage

Plot 1 – 3.9 m²

Plot 2 – 5.2m²

Plot 3 – 3.5m²

Scale and Appearance

- 4.4 The external footprint and scale of all three proposed dwellings will largely remain the same as the previously granted scheme [21/1176/FFU] with the exception of the proposed increase to Plot 1.
- 4.5 The proposed increase to plot 1 is on the western side of the front elevation and is sufficiently distanced from both neighbouring boundaries. This increase would have no impact to the existing neighbouring residential amenity in terms of privacy, outlook or loss of light.
- 4.6 Good quality external facing materials are proposed and remain as previously agreed with Surrey Heath Borough Council [23/0729/DTC]. These include red brickwork, white scrape texture render, plain roof tiles, white uPVC flush casement windows, black uPVC 'ogee cast iron style' rainwater goods and close boarded timber fence panels.

Access

- 4.7 Vehicular and pedestrian access remain as previously approved [21/1176/FFU].

Refuse & Recycling

- 4.8 Refuse and recycling arrangements remain as previously approved [21/1176/FFU].

Parking

- 4.9 The 2no. parking spaces associated with plot 2 are proposed to be relocated. There will be no uplift in the quantity of parking spaces from the previously approved application [21/1176/FFU].
- 4.10 Sufficient space will be provided within the site for vehicles to turn so they are able to enter and leave the site in forward gear.

5.0 PLANNING POLICY

- 5.1 The proposal has been assessed in relation to the Core Strategy and Development Management Policies Document 2012 (CSDMP); PolicyDM9 and DM11 of the CSDMP; The Residential Design Guide (RDG) Supplementary Planning Document 2017 and the National Planning Policy Framework (NPPF).

6.0 CONCLUSION

- 6.1 The proposal has been carefully designed to a high standard in a manner that would not compromise the character or quality of the local area and would not cause harm to the existing residential amenity.
- 6.2 The proposal exceeds the requirements set out in the *'Technical Housing Standards'* and satisfy the relevant local policies. In our judgement, no other material considerations weigh against it.
- 6.3 Accordingly we trust that Surrey Heath Borough Council will determine that the application can be approved.

END
January 2024
DNA Architecture Ltd