

DESIGN & ACCESS AND PLANNING STATEMENT (INC HERITAGE STATEMENT)

Erection of greenhouse

Rosemead
High Street
Old Woking
GU22 9JH

January 2024

1.00 INTRODUCTION

- 1.01 This planning application is made of behalf of our clients and includes the erection of a greenhouse in the garden of Rosemead.
- 1.02 This is to replace a previously dismantled greenhouse on the site.
- 1.03 Rosemead is a large detached dwelling situated on the southern side of the High Street in Old Woking.



- 1.04 The site is extensive and generally level with the dwelling located on the northern side.

2.00 DOCUMENTS AND PLANS

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

P23-051-P021-A : Orientation & Location Plan, 1:1250 @ A3

P23-051-P022-A : Existing & Proposed Block Plan, 1:500 @ A3

P23-051-P121-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.
- 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.
- 3.04 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/2023/1026 | Extension of existing outbuilding and erection of additional outbuilding following removal of existing shed. | Pending consideration |
| 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 |

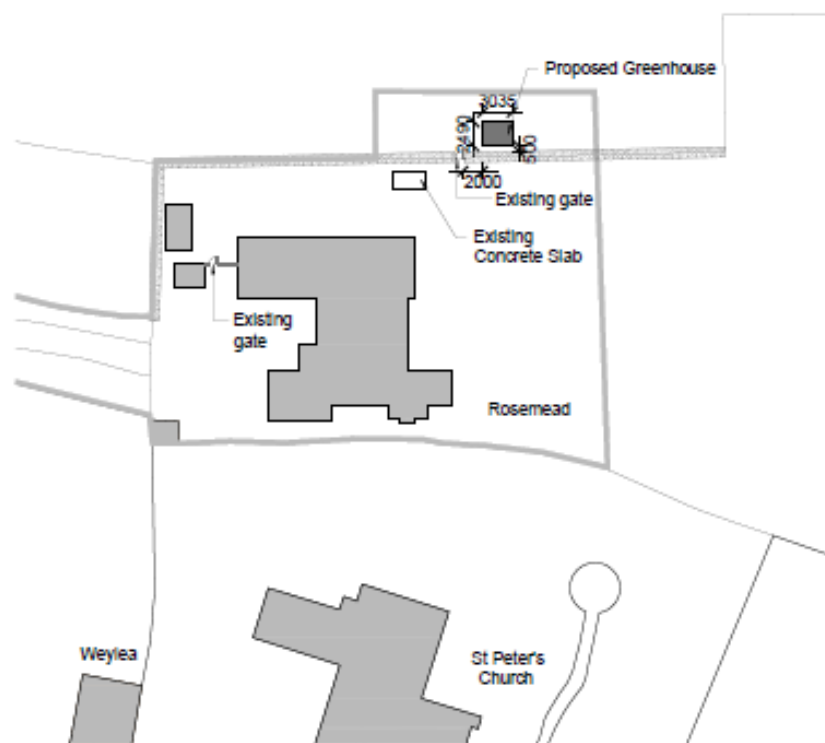
5.0 THE PLANNING APPLICATION

Use

- 5.01 The proposal involves the erection of a single greenhouse. The overall use of the site would remain as residential.

Amount and Layout

- 5.02 The proposed building would be located within the side garden of the property and would have a floor area of 7.5 square metres.

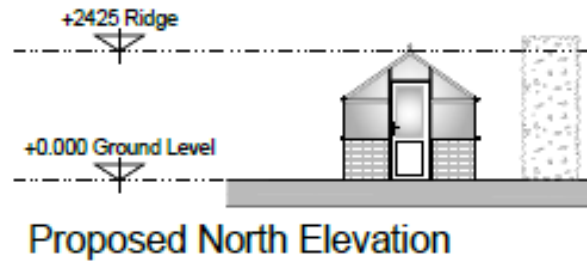


Proposed Block Plan

0 5m 25m 50m
scale 1:500

Scale and appearance

- 5.03 The proposed greenhouse would have a traditional ridged roofed design and would sit adjacent to the existing garden hedge.



Landscaping and Trees

- 5.04 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 and beautiful places

Section 13. Protecting Green Belt land

Section 16. Conserving and enhancing the historic environment

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)

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 As a result, the proposed works would amount to inappropriate development in the Green Belt, as described by the NPPF. A Very Special Circumstances argument is set out later in this report.

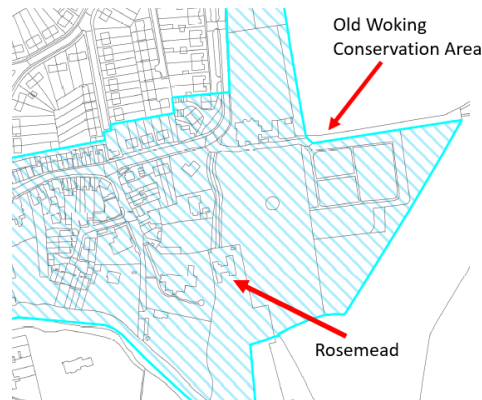
Effect on the character and appearance of the area including heritage statement

7.04 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.

7.05 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.

7.06 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.

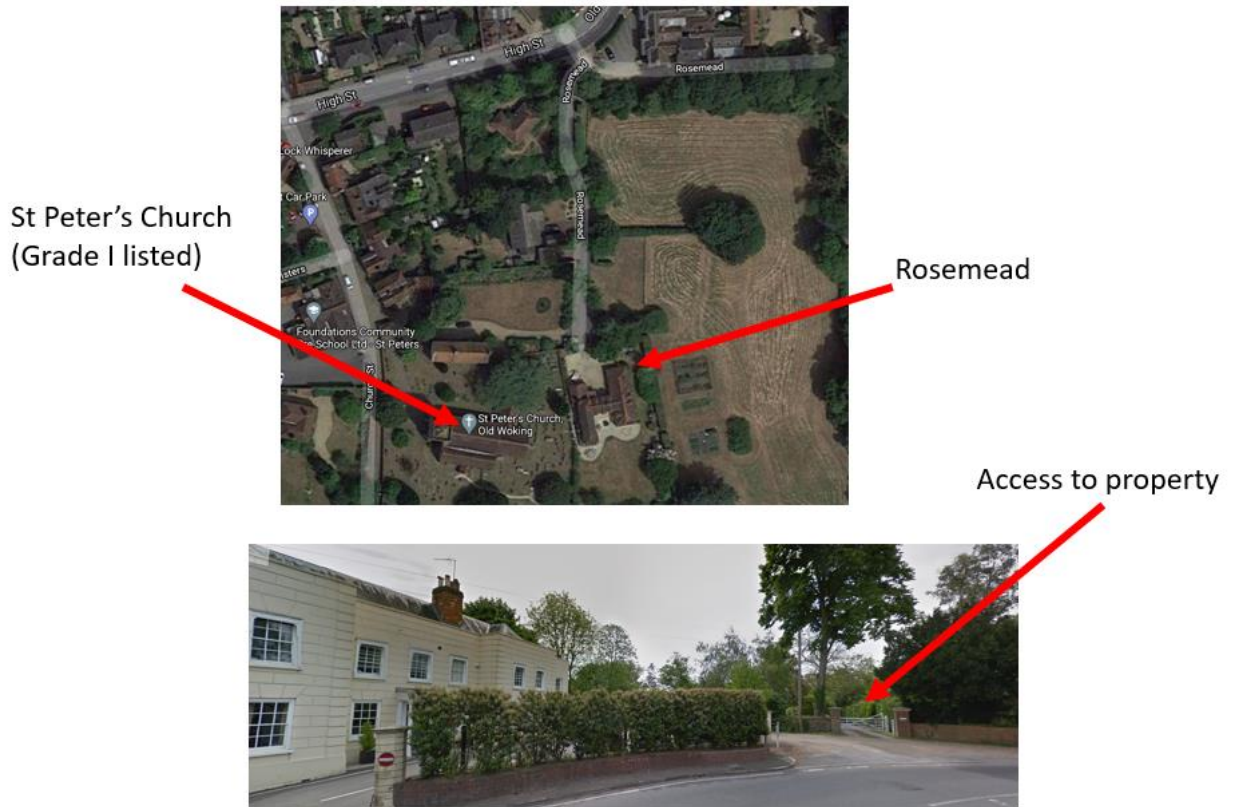
7.07 Local Plan Policy DM20 seeks to preserve or enhance the character or appearance of conservation areas. Rosemead is located on the south eastern side of the Conservation Area. The wider context is shown on the map below;



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

7.09 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.

7.10 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.



7.11 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. Furthermore, the lightweight and subordinate nature of the greenhouse would prevent it being readily visible from outside of the application site.

7.12 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

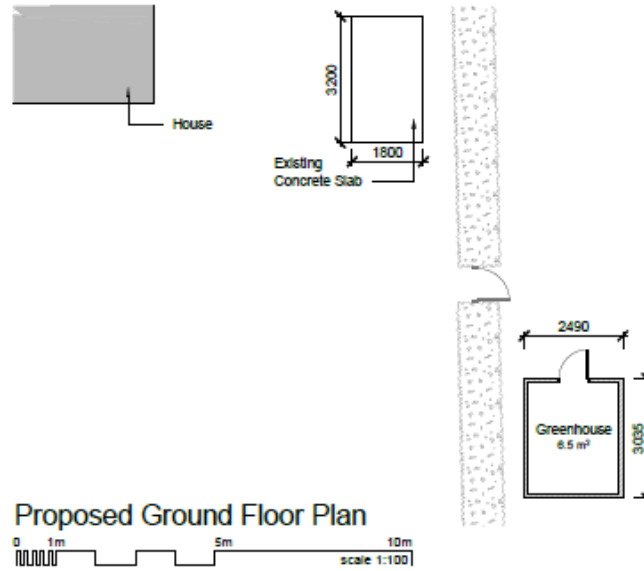
- 7.13 The small scale of the proposal and its subservient nature would ensure that there would be no impact on neighbours from overlooking, loss of light or overbearing impact .
- 7.14 The proposal is therefore in accordance with the aims of the NPPF and local plan policy.

Parking

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

Very Special Circumstances

- 7.16 We consider the below to amount to sufficient 'Very Special Circumstance's which would outweigh the harm to the Green Belt by reason of inappropriateness (as required by the NPPF);
- The proposed greenhouse would be located on adjacent to the existing garden hedge and would therefore not be visually prominent in the wider area;
 - The building would have a lightweight appearance;
 - The building would replace a greenhouse that was previously demolished (shown as existing concrete slab on the floor plan below);



Photograph of pre-existing greenhouse

7.17 We consider these circumstances to amount to sufficient very special circumstances which would outweigh the harm to the Green Belt by reason of inappropriateness. The rest of this statement demonstrates that there is no other harm.

8.0 SUMMARY

- 8.01 Planning permission is sought for the erection of a greenhouse at Rosemead. The proposal amounts to inappropriate development in the Green Belt and this report demonstrates that there are sufficient very special circumstances that would outweigh this harm.
- 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.