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Planning Statement
for
a proposed garage
at
The Dell
Church Lane
Ewshot
Farnham
Surrey
GU10 5BD

August 2023

Our Ref: 1610

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1.0 Introduction

- 1.1 This Planning Statement accompanies the submission of a Householder Application for the erection of a double garage at The Dell, Church Lane, Ewshot, Farnham, Surrey GU10 5BD.
- 1.2 The statement will demonstrate that the proposal provides a well-designed and appropriate outbuilding which is incidental to the enjoyment of the host dwelling and reflective of the character of the surrounding area.

2.0 Assessment of the Site

2.1 Physical Context of the Site

- 2.1.1 The application site is located to the east of Ewshot, within the settlement boundary. Church Lane is an established residential road characterised by large dwellings set within substantial plots. An extract of the site location plan is shown below with the application site outlined red:



Fig. 1 – Site location plan with the application site outlined in red. Extract from drawing no. 1622/S-01

- 2.1.2 The site slopes steeply upwards from west to east with the dwelling being set approximately 2.75m lower than the road.
- 2.1.3 The application site area is approximately 0.2ha.

2.1.4 Photographs of the host dwelling and the area to the front of the property where the garage is proposed to be located are included below:



Fig. 2 – Photograph of the existing east elevation of the house taken from the approximate position of the proposed new garage



Fig. 3 – Photograph of the existing east elevation taken from the driveway



Fig. 4 – Photograph looking towards The Dell taken from Church Lane

2.1.5 The site is located within the defined Settlement Zone where the erection of new garages to serve existing dwellings is generally considered acceptable. The application site is not located within a Conservation Area or nearby any protected trees.

2.2 Social Context of the Site:

2.2.1 There will be no change to the social context of the site.

2.3 Economic Context of the Site:

2.3.1 There will be no change to the economic context of the site.

2.4 Community Involvement:

2.4.1 The neighbours will be consulted by the Council as part of the application process.

3.0 Relevant Planning History

3.1 22/01336/HOU

3.1.1 Removal of roof, raising of ridge height and erection of dormer windows to front and rear to create a second floor, conversion of garage to habitable accommodation to include the replacement of the garage door with a window, single storey extension to side, first floor terrace to rear to include the replacement of the windows with bi-fold doors and insertion of a window to first floor on each side.

3.1.2 Full Permission – 01/08/2022

3.2 22/00136/HOU

3.2.1 Removal of roof, raising of ridge height and erection of dormer windows to front and rear to create a second floor, conversion of garage to habitable accommodation to include the replacement of the garage door with a window, single storey extension to side, first

floor terrace to rear to include the replacement of the windows with bi-fold doors and insertion of a window to first floor on each side.

3.2.2 Refused (pending updated ecological information being provided) – 22/03/2022

3.3 **21/02847/HOU**

3.3.1 Erection of a treehouse style playhouse and pool house. replacement of an existing garden shed/summer house with a new summer house.

3.3.2 Full Permission – 15/12/2021

3.4 **08/02114/FUL**

3.4.1 Erection of two storey and single storey side extensions following demolition of existing single storey double garage and portacabin.

3.4.2 Full Permission – 12/09/2008

3.5 **83/1008/HD**

3.5.1 Erection of a car port.

3.5.2 Full Permission – 13/12/1983

3.6 **67/05233/H4**

3.6.1 Construction of joint access to serve existing dwelling Timbers and adjacent dwelling.

3.6.2 Full Permission – 27/02/1967

3.7 **67/05233H/H3**

3.7.1 Erection of a dwellinghouse.

3.7.2 Full Permission – 03/01/1967

3.8 **66/05233/H2**

3.8.1 Erection of a house (formerly land north side of Timbers Church Road Ewshot).

3.8.2 Full Permission – 21/04/1966

3.9 **64/05233/H1**

3.9.1 Erection of a house adjoining Timbers Church.

3.9.2 Full Permission – 20/04/1964

3.10 **63/05233/H**

3.10.1 Erection of a dwellinghouse.

3.10.2 Refused – 14/11/1963

4.0 Proposed Development

4.1 Description of the Development

- 4.1.1 This application proposes the erection of a single-storey flat roof double garage with a parking area on the roof of the building.
- 4.1.2 The proposal is incidental to the enjoyment of the host dwelling and will provide the applicants with facilities for the secure storage of vehicles.
- 4.1.3 Planning consent was granted in July 2022 for extensions and alterations to the host dwelling and therefore, the proposal has been designed to complement the appearance of both the existing building and the extant consent scheme, which the applicants intend to implement.
- 4.1.4 Extracts of the proposed elevations are contained below:

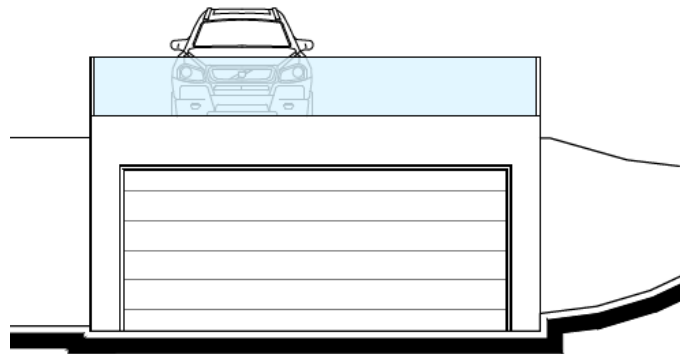


Fig. 5 – Proposed west elevation. Extract from drawing number: 1610/P-102

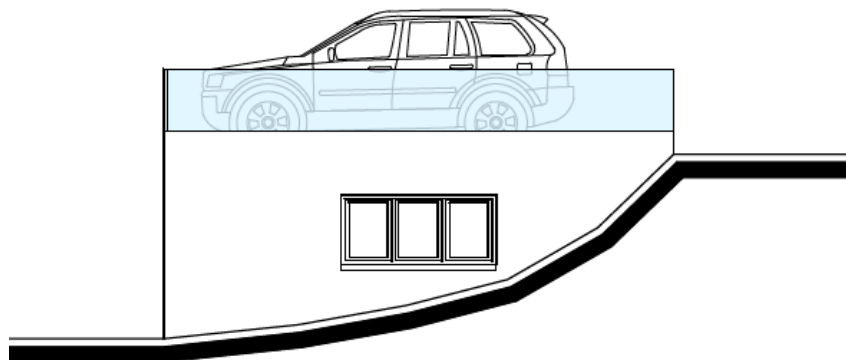


Fig. 6 – Proposed south elevation. Extract from drawing number: 1610/P-102

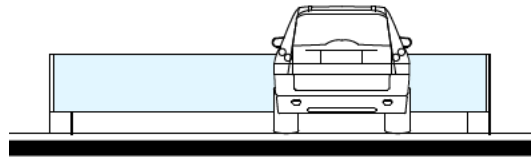


Fig. 7 – Proposed east elevation. Extract from drawing number: 1610/P-102

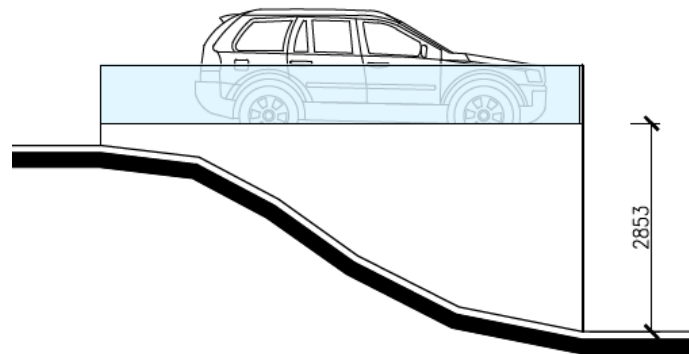


Fig. 8 – Proposed north elevation. Extract from drawing number: 1610/P-102

4.1.5 Careful consideration has been given to the siting of the proposal in relation to its appearance from the road. The ground floor of the building is set at the same level as the host dwelling, which is approximately 2.75m lower than the road. The building will also be screened from views from points of public amenity by the dense hedge which runs along the eastern boundary of the site. Therefore, the proposal will not result in an adverse impact on the character and appearance of the street scene, as demonstrated by the extant consent and proposed street scenes contained below:

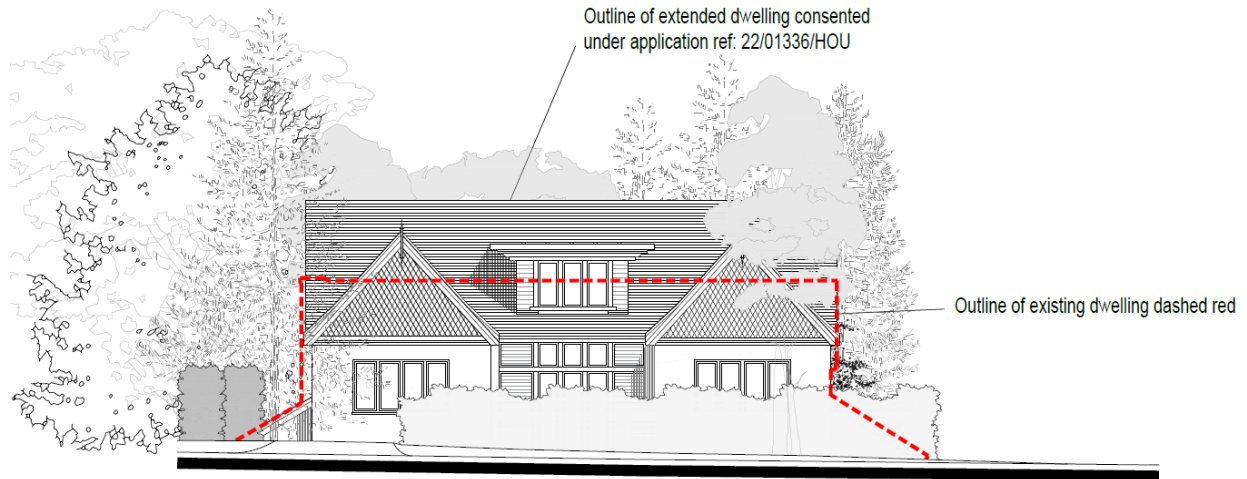


Fig. 9 – Extant consent street scene. Extract from drawing number: 1610/P-103

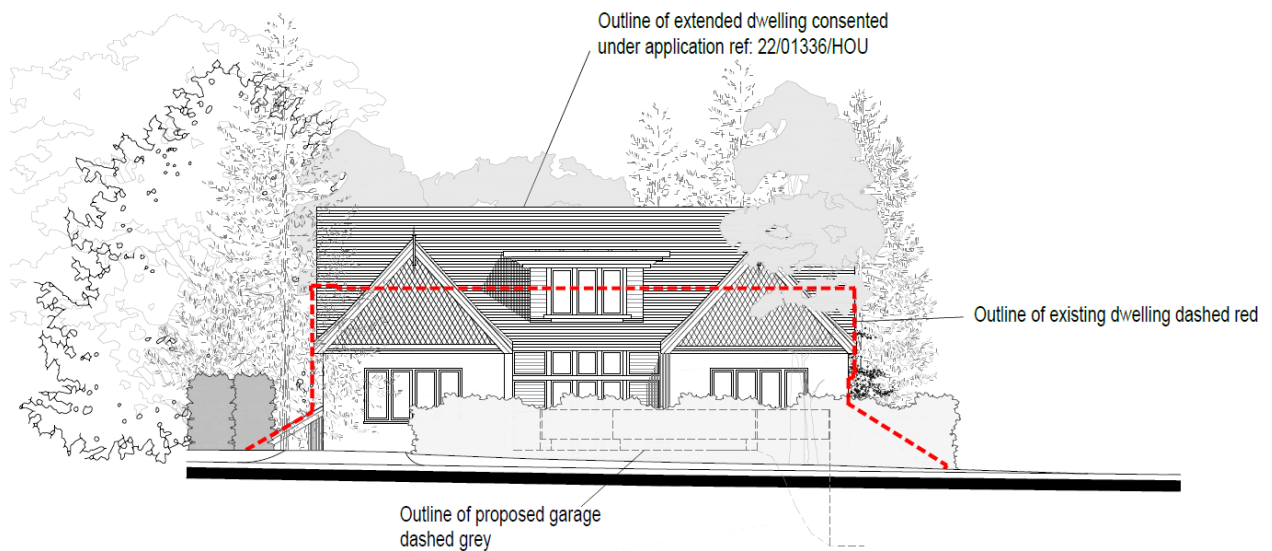


Fig. 10 – Proposed street scene. Extract from drawing number: 1610/P-103

- 4.1.6 Vehicles utilising the parking area on top of the proposed garage will also be screened from the road by the boundary hedge and will be no more visible than vehicles parking on driveway parking areas at properties in the surrounding area, including the neighbour to the south, Timbers, and the dwelling directly opposite the site, Brabant.



Fig. 11 – Photograph taken from Church Lane demonstrating the visibility of the driveway parking area at Timbers, the neighbouring property to the south of the application site



Fig. 12 – Photograph taken from Church Lane demonstrating the visibility of the driveway parking area at Brabant, the property located opposite the application site to the east

4.2 Neighbourhood Amenity

4.2.1 The proposal will not affect the privacy, outlook or access to daylight or sunlight of any neighbouring properties by virtue of its size, design and position within the site.

4.3 Floor Areas

4.3.1 The proposal has a gross external floor area (GEFA) of 40.3m². This is commensurate to the size of the host dwelling and is appropriate for a double garage.

4.4 Scale

4.4.1 The proposal has a maximum width of 6.1m and a maximum depth of 6.6m and a maximum ridge height of approximately 2.85m, when measured from the lowest adjoining ground level.

5.0 Relevant Hart District Council Local Plan Policies

5.1 The development plan for Hart District Council (HDC) comprises the Hart Local Plan (Strategy and Sites) 2032 (adopted 30 April 2020) and Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (updated 1 May 2020), together with Neighbourhood Plans. Commentary on the relevant policies is contained below:

5.2 Saved Policy GEN1 – General Policy for Development

5.2.1 This is a general policy for development which looks to ensure that proposals are in keeping with local character, avoid the loss of amenity to adjoining properties, do not create negative highways, landscape or ecological impacts and preserve the historic environment where relevant.

5.2.2 As demonstrated in Section 4 of this Statement, the scheme has been designed to be in keeping with the character of both its surroundings and the host dwelling and will not result in any adverse impact on the amenity of adjoining properties nor any detrimental effect on highways, landscape or biodiversity.

5.3 Policy NBE9 - Design

The above policy notes:-

“All developments should seek to achieve a high quality design and positively contribute to the overall appearance of the local area.

Development will be supported where it would meet the following relevant criteria:

- a) it promotes, reflects and incorporates the distinctive qualities of its surroundings in terms of the proposed scale, density, mass and height of development and choice of building materials. Innovative building designs will be supported provided that they are sensitive to their surroundings and help to improve the quality of the townscape or landscape;*
- b) it provides or positively contributes to public spaces and access routes and public rights of way that are attractive, safe and inclusive for all users, including families, disabled people and the elderly;*
- c) the layout of new buildings reinforces any locally distinctive street patterns, responds to climate change, and enhances permeability by facilitating access by walking or cycling modes;*
- d) it respects local landscape character and sympathetically incorporates any on-site or adjoining landscape features such as trees and hedgerows, and respects or enhances views into and out of the site;*

- e) *it protects or enhances surrounding heritage assets, including their settings;*
- f) *it includes sufficient well-designed facilities/areas for parking (including bicycle storage) taking account of the need for good access for all users;*
- g) *the design of external spaces (such as highways, parking areas, gardens and areas of open space) should be designed to reduce the opportunities for crime and antisocial behaviour and facilitates the safe use of these areas by future residents, service providers or visitors, according to their intended function;*
- h) *the future maintenance and servicing requirements of buildings and public spaces have been considered, including the storage and collection of waste and recycling;*
- i) *it reduces energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and*
- j) *it incorporates renewable or low carbon energy technologies, where appropriate."*

The scale, density, mass and height of the proposal will be reflective of the distinctive qualities of its surroundings and will respect both local character and distinctive street patterns as well as respect views into and out of the site through the retention of on-site landscape features such as the existing boundary treatments. The proposed garage will also allow for the provision of secure bicycle storage within the site to serve the current and future occupiers of the host dwelling. Therefore, it is considered that the proposal complies with Policy NBE9.

5.4 **Policy INF3 – Transport**

- 5.4.1 Policy INF3 requires that developments have adequate arrangements for the parking and servicing of vehicles. The proposed garage is located in the same position as a parking area for 2 vehicles in the extant consent scheme (application ref: 22/01336/HOU). Therefore, suitable arrangements for the parking and servicing of vehicles can be achieved within the site.

6.0 **Conclusion**

- 6.1 The proposal has been examined in light of the relevant Hart District Council Local Plan policies and accords with these.
- 6.2 The application site is located within the rural settlement of Ewshot, and is not located within a Conservation Area, where the principle of development in this form is considered acceptable.
- 6.3 The scale, location and appearance of the proposed garage have been carefully considered to ensure that it respects the site, the character of the surrounding area and the street scene.
- 6.4 The proposal will not adversely affect trees or biodiversity on the site and will not have any detrimental effect on surrounding neighbourhood amenity.
- 6.5 For the reasons set out above we commend this application to you for approval.

Michael Conoley Associates

