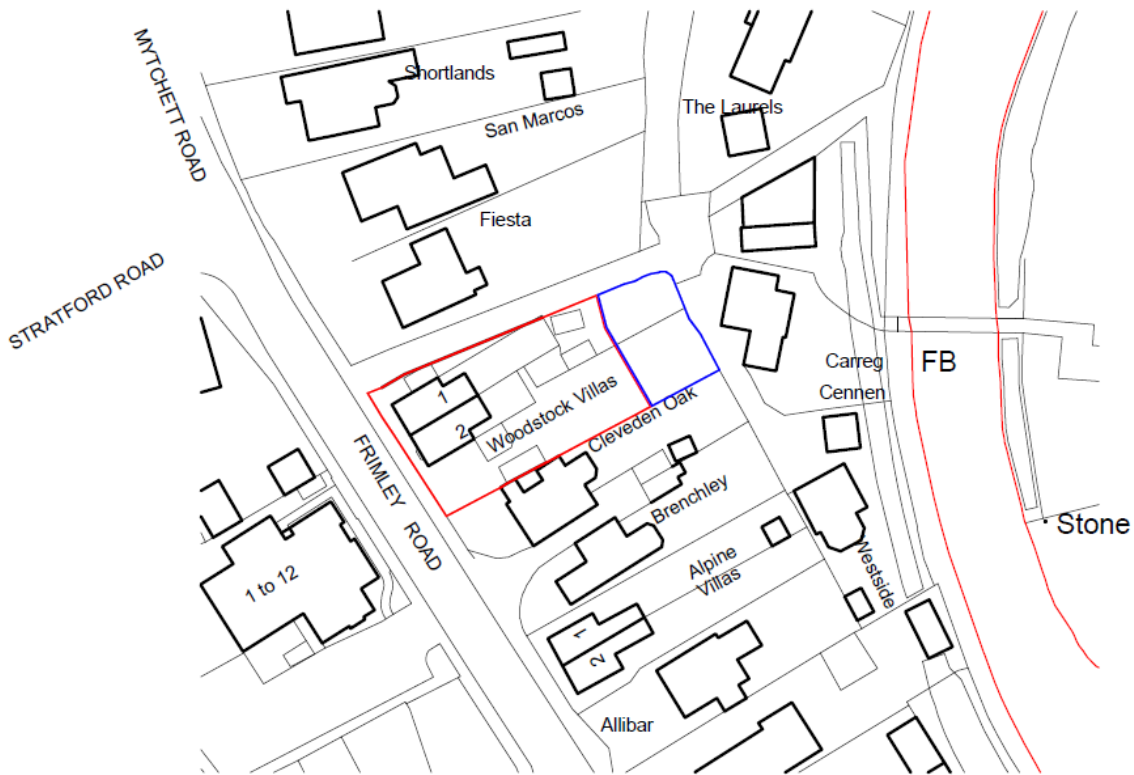


Design and Access Statement

for

2 Woodstock Villas, Frimley Road, Guildford, GU12 5PP



Introduction

This statement has been prepared on behalf of our client in support of a full planning application for the construction of a two-storey attached dwelling to create a terrace of three following demolition of existing conservatory and garage.

Site Location and Context

The application site is known as 2 Woodstock Villas which is located in the Ash Vale Ward in the constituency of Surrey Heath. The location benefits from nearby transport links such as Warwick Road Bus Stop (130 ft), North Camp Train Station (0.5 miles), Farnborough Main Train Station (2.4 miles) and Junction 4 of the M3 (3.0 miles).

The site is located within an urban area which is characterized by terraced, semi-detached and detached dwellings on medium plots with off road parking.

Existing Site Information

The site has a total area of 695.6 sqm and comprises a pair of semi-detached dwellings known as 1 and 2 Woodstock Villas. 1 Woodstock Villas is a convenience store to the ground floor with residential use above. 2 Woodstock Villas is a 2 bed dwellinghouse.

2 Woodstock Villas is accessed directly off Frimley Road with parking for 2 vehicles. There is no turning space on site therefore vehicles must either reverse into the site or out onto Frimley Road.

The existing dwelling is red brick with yellow brick detailing, slate roof and white uPVC doors and windows. No.2 has a footprint of 116.1 sqm and a gross internal area of 149.1 sqm. The existing garage has a footprint of approximately 18.0 sqm and a gross internal area of 15.7 sqm.

Planning History

19/P/00297: Demolition of conservatory and erection of a two storey detached dwellinghouse with attached garage.

Refused: 18/04/2019

Reasons for refusal:

1. The proposal, due to the limited plot size, the lack of spacing around the dwelling and the proximity of the proposed two storey dwelling to both neighbouring properties would result in a cramped development which is incongruous when set against the prevailing character and context of the site's immediate surroundings.
2. Owing to the proposed arrangement of the plot, the proposed private amenity space to be allocated to the new dwelling would be overlooked by the retained dwelling on site and as such would experience poor levels of privacy. Further, the dwelling would by virtue of the plot arrangement and proximity to boundary treatments and the proposed parking space to be located in front of the proposed bay window would have poor outlook. The proposed dwelling would result in a poor-quality form of residential accommodation for use by future residents.

The Proposal

It is proposed to construct a two-storey attached dwelling to create a terrace of three following the demolition of the existing conservatory and garage.

No.2 is to remain as a 2 bed dwellinghouse with a footprint of 97 sqm and a gross internal area of 132.9 sqm. Private amenity will be located to the rear with an area of 68.1 sqm. 2 parking for the existing dwelling will also be located to the rear, accessed via the private lane to the north.

The proposed dwelling will have a footprint of 48.1 sqm and a gross internal area of 79.3 sqm. 134.1 sqm of private amenity space is located to the rear. All rooms have been designed to meet minimum space standards.

The new dwelling will utilise the existing dropped kerb off Frimley Road which will provide access to driveway parking for 2x cars.

By creating a terrace of three, the new dwelling will increase the distance to the southern boundary to 2.8m which is considered to be a significant improvement when compared to the previously refused scheme which only retained 0.9m.

The architectural style takes precedence from the existing dwelling and the locality. Materials will also be chosen to match in order to be in keeping with the surrounding area.

Conclusion

It is believed throughout this document it is evidenced that the a new attached dwelling can be accommodated on the site in a way which overcomes the previous reasons for refusal and would be in keeping with the character of the area.

The properties will exceed minimum space standards and will be provided with ample parking and amenity space.

For the reasons detailed in this document, it is believed that this proposal is in keeping with and proportionate to both the application site and the context of the wider area.



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