

Planning Statement

Erection of new 3x bed detached dwelling @ land adjacent to 270 Woodcote Road, Wallington, Surrey, SM6 0QH

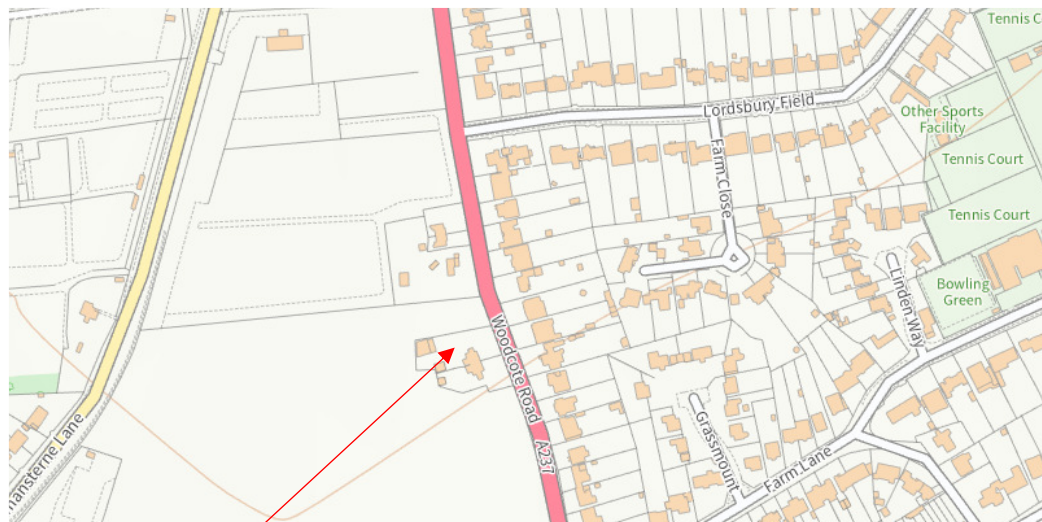


March 2024

This statement has been prepared by JNA Architects to accompany the application for the erection of a new 3x bedroom detached dwelling @ land adjacent to 270 Woodcote Road, Wallington, Surrey, SM6 0QH.

Introduction

This statement should be read in conjunction with the submitted application drawings and any other documentation submitted.



Site location

Surroundings and Site

The site consists of an existing 3-4 bed semi-detached property set within large plot with its own vehicular access off the Woodcote Road.

The site is located within the Metropolitan Green Belt. The building is not listed.

Access

Access to the site is via the A237 – Woodcote Road.

Use

The current and proposed use of the site is residential and remains unchanged.

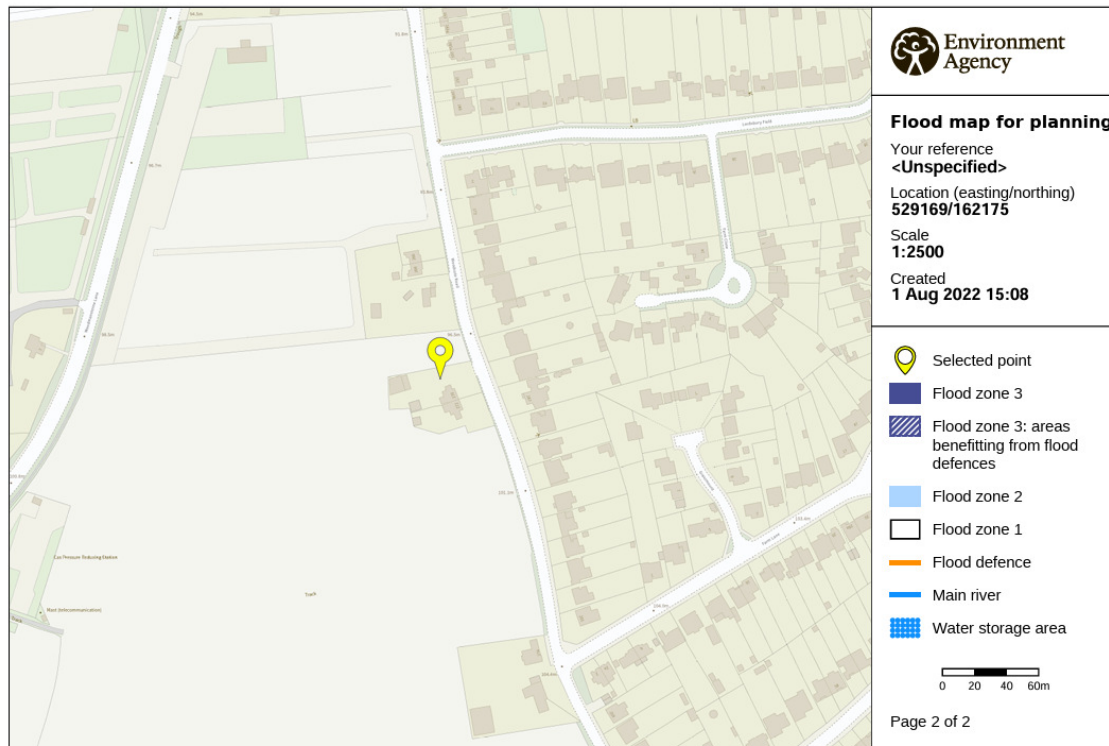
Design

The proposed new dwelling will be set back from the main road.

Good transport links are available via public buses and Wallington main train station within a 30 minute walk or 10 minute bus journey.

Flood Risk

The site is within Flood Zone 1 only, therefore no further information is required for Flood



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Planning History

- **D/2005/53791** – Erection of a part one part two storey side/front extension and a first floor rear extension
Application refused.
- **S1995/40054** – Extension to rear of existing stable block to provide games room.
Application refused.
- **S1993/37576** – Erection of a single storey rear extension
Application approved
- **S1991/35383** – Erection of a detached double garage and a detached stable block at the rear and formation of new access road.
Application approved.
- **S1990/35006** – Formation of a residential curtilage
Application approved.

Photos



Existing detached outbuilding



Paddock



Rear of site indicating that the proposed new dwelling will not be overlooked

Conclusion

Although the site lies within the Greenbelt this new dwelling will be a carbon zero build for the family members only and is not being developed for commercial gain.