



Planning Statement

LPA	Guildford BC
Site location	Lavender Cottage, Wharf Lane, Send, Surrey GU23 7EJ
Date	25 th March 2023
Our Ref	HA/2338

Introduction

This Planning statement accompanies a planning application for extensions to the above property.

Recent Planning History

13/P/02072 – Approved – Extensions & alterations incl first floor side extension & single storey rear extension.

23/P/02001 – Refused - Certificate of Lawful Development to establish that a legal material start has been made to Planning Application 13/P/02072. Insufficient evidence provided.

Site & site context

The site comprises a semi-detached cottage originally constructed c1920 with subsequent extensions c1980-1990 and 2014.

The site is surrounded by other residential development including the original cottages in Wharf Lane and more recently the new development opposite. IN addition, the site backs onto the canal to the North and fields behind to the East.

Proposed Development

The proposed development is a variation on the scheme approved in 2014 (ref: 13/P/02072) which has been partially implemented albeit not formally inspected by Building Control.

The proposal is for a first-floor extension set back and subservient to the original dwelling such that it respects the host and attached (originally) mirror-image neighbouring dwelling as well as the street-scene.

In addition, a single-storey rear in-fill extension is to be added which will be mirrored by the attached neighbour to make use of a piece of currently dead space between the dwellings. Development of this space provides for minimal increase in footprint/urban sprawl of the two properties but disproportionately increases the usable area of habitable space while improves the relationships and overlooking between both properties.



Neighbour Development

Heritage Architecture and the owner of Lavendar Cottage has been in discussion with the attached neighbour at Wharf Cottage to devise a scheme that allows both properties to extend in a neighbourly fashion and in harmony with each other to retain a feeling of symmetry in the street-scene.

It should be noted that the attached neighbour is also about to submit a planning application for a similar mirrored style development.