



APPLICATIONS & APPEALS SERVICES

PLANNING DESIGN AND ACCESS STATEMENT

**DEMOLITION OF GARAGE AND WENDY HOUSE.
ERECTION OF SINGLE-STOREY ANCILLARY
OUTBUILDING**

AT

**WISE FOLLY, EFFINGHAM COMMON,
EFFINGHAM SURREY KT24 5JE**

FEBRUARY 2024



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1.0 INTRODUCTION

- 1.1 Planning permission is sought for the demolition of the existing detached garage and wendy house and the erection of a single storey detached outbuilding to provide ancillary residential accommodation. The proposed outbuilding would comprise a study, bedroom and storage to supplement existing habitable accommodation in the main dwelling.
- 1.2 The single storey outbuilding would be constructed of timber frame and cladding with pitched tiled roof over.
- 1.3 This planning statement sets out the detail of the proposal and provides an assessment against the relevant national and local planning policies. It demonstrates that the proposed outbuilding is acceptable in all respects and complies with all relevant planning policies.

2.0 SITE DESCRIPTION

- 2.1 Wise Folly is situated to the southeast side of Effingham Common, a no-through road leading from the southwest side of Effingham Common Road. The dwelling is set within a generous plot and accessed via a private drive. The site is screened from the road by a wooded area to the north and east. To the north of the dwelling is a single storey garage and small wendy house structure.
- 2.2 The site is within the Metropolitan Green Belt and outside the identified settlement boundary (East Horsley and West Horsley (north) to the west). To the west of the plot is a shared drive leading to a number of dwellings to the south. Effingham Cricket Club is to the west. SPA 400m to 5k buffer P5 NRM6 Thames Basin Heaths

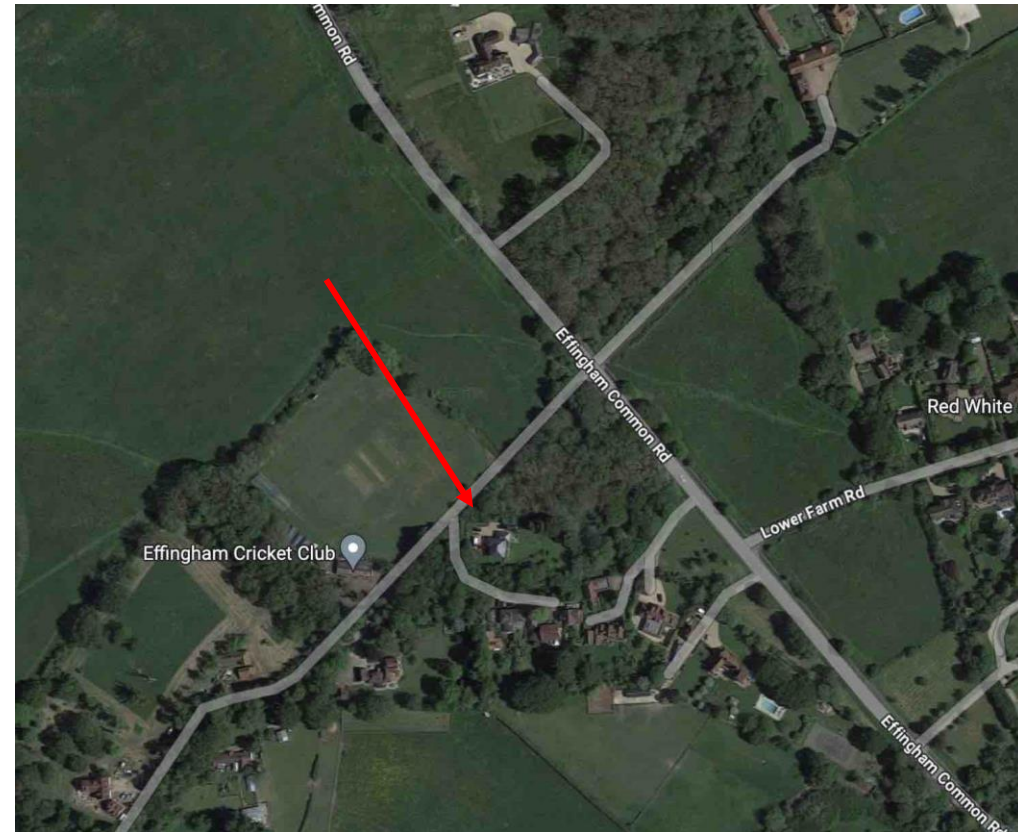


Figure 1 - Aerial view of site © Google maps

- 2.3 Photographs of the site and existing garage and wendy house are included below for context:



Figure 2 – View from Effingham Common © Google Streetview



Figure 4 - Garage south (side) elevation



Figure 3 – Existing garage front elevation



Figure 5 – Wise Folly and garage to right



Figure 6 - Garage and wendy house side elevations

3.0 PLANNING HISTORY

3.1 Planning history is as follows:

15/W/00057 – Refused 27 May 2015 - Prior notification for a single storey 6.5 metre rear extension, 3.6 metres in height with an eaves height of 3.2 metres.

15/P/02106 – Approved 22 December 2015 - Certificate of Proposed development to establish whether a single storey side extension constitutes permitted development.

16/P/00061 – Approved 24 March 2016 - Single storey front extension, two storey side extension and window and roof alterations following demolition of existing single storey side extension.

4.0 PROPOSAL

4.1 Full planning permission is sought for the demolition of the existing garage and wendy house and the erection of a single-storey ancillary outbuilding with a mezzanine floor in the roofspace. The building would include a study and bedroom with storage to the mezzanine level. These uses would be ancillary to the main dwelling, and there is therefore no change of use with respect to the existing buildings to be demolished.

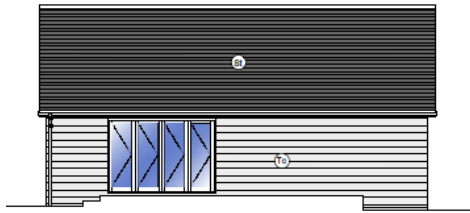
4.2 The form and design of the building reflects that of the existing structure garage, which also includes a mezzanine for storage, with timber cladding to the elevations and pitched, tiled roof above. The development would be positioned on the site of the existing garage and wendy house alongside the north boundary of the site. As such, the proposal would not require the need for the removal or pruning of trees within or adjacent the site.



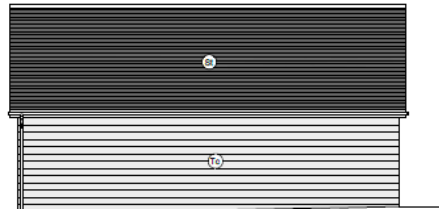
PROPOSED FRONT ELEVATIONS



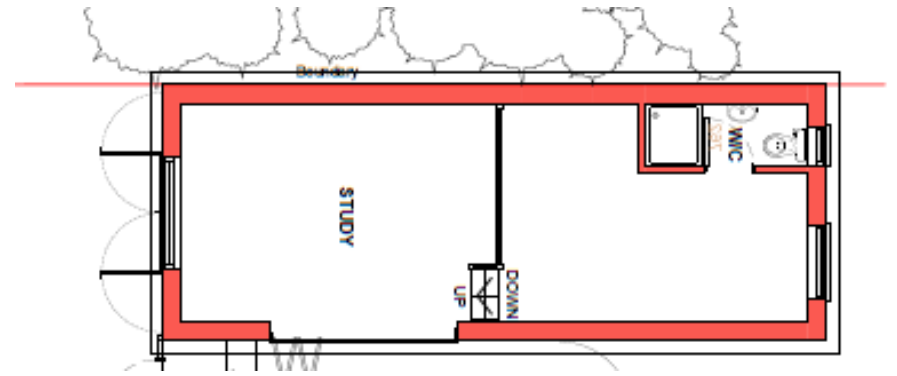
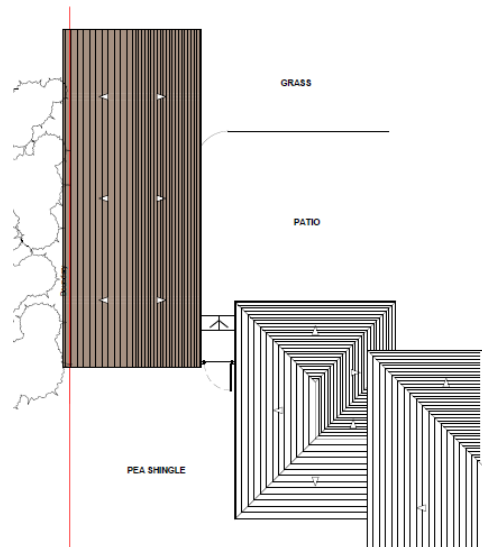
PROPOSED REAR ELEVATION



**PROPOSED
SIDE
ELEVATION**
SCALE 1:100



**PROPOSED
SIDE
ELEVATION**
SCALE 1:100





5.0 PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Set out below is a summary of all relevant development plan policies, which have been considered in the preparation of this application. This considers both national and local policy guidance relevant to the application site.

National Planning Policy Framework (the “NPPF”)

5.2 The NPPF sets out the Government’s key objectives for the planning system, confirming the presumption in favour of sustainable development. The NPPF seeks to ensure that planning applications are determined in accordance with the development plan. The NPPF should be read as a whole.

5.3 In terms of design, paragraph 131 of the NPPF sets out that “[g]ood design is a key aspect of sustainable development, creates better places in which to live and

work and helps make development acceptable to communities.”

5.4 As such, the paragraph 135 of the NPPF states that planning policies and decisions should aim to ensure that development functions well and adds to the overall quality of the area; is visually attractive as a result of good architecture, layout and appropriate landscaping and is sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change.

5.5 In terms of the Green Belt, paragraph 142 states that “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their permanence.”

5.6 Paragraph 143 confirms that the:

*“Green Belt serves five purposes:
a) to check the unrestricted sprawl of large built-up areas;*

- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

5.7 Paragraph 152 states that “[i]nappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.” Paragraph 153 continues that “local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

5.8 Paragraph 154 confirms that ‘A local planning authority should regard the construction of new buildings as

inappropriate in the Green Belt. Exceptions to this are: a) buildings for agriculture and forestry; b) the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; e) limited infilling in villages; f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: - not have a greater impact on the openness of the Green Belt than the existing development; or - not cause substantial harm to the openness of the Green

Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority’.

Guildford Borough Local Plan – Strategy and Sites 2019

5.9 The Guildford Borough Local Plan: Strategy and Sites 2015-2034 was adopted by Council on 25 April 2019 which contains the following policies relevant to this proposal:

- Policy S1: Presumption in favour of sustainable development
- Policy P2: Green Belt
- Policy P3: Countryside
- Policy D1: Place shaping

Guildford Local Plan Development Management Policies 2023

5.10 The Local Plan Development Management Policies document was adopted by the Council on 22 March 2023, and the following policies are relevant:

- Policy H4: Housing Extensions and Alterations including Annexes
- Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness
- Policy ID10: Parking Standards

Effingham Neighbourhood Plan 2018

5.11 The Effingham Neighbouring Plan was adopted in 2018 And the following policies apply:

- ENP-G1: A Spatial Plan For Effingham
- ENP-G2: Landscape, Heritage, Character and Design
- ENP-R1: Car Parking

Supplementary planning documents (“SPD”):

- Green Belt SPD (2023)
- Residential Extensions and Alterations SPD (2018)
- Parking Standards in New Developments SPD (March 2023)

6.0 APPRAISAL

6.1 The key considerations for this proposal are:

- principle of development
- Impact upon the green belt
- Impact on the scale and character of the existing dwelling and surrounding area ·
- the impact on neighbouring amenity ·
- highways and parking

Principle and Green Belt

6.2 The application site is located within the Green Belt. However, it is situated close to the settlement of Effingham and is near residential development to the south. As such, although the proposal is situated within a rural/residential setting, it is not located within isolated countryside.

6.3 The NPPF states in paragraph 152 that inappropriate development within the Green Belt will not be permitted except in very special circumstances. The construction of buildings in the Green Belt is inappropriate development, but paragraph 154 of the

NPPF sets out exceptions including c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

6.4 The outbuilding would replace an existing garage and wendy house and thus would fall within the list of exceptions identified by the NPPF. Policy P2 of the adopted Guildford Local Plan: Strategy And Sites 2019 Plan confirms that Green Belt policy will be applied in line with the NPPF, and also seeks to define elements of the exception policy in policy P2(2):

6.5 Policy P2(2)(a) of the Guildford Local Plan: Strategy And Sites 2019 deals specifically defines the “original building” as follows:

“Extensions or alterations

(a) The “original building” shall mean either:

- i. the building as it existed on 1 July 1948; or*

ii. if no building existed on 1 July 1948, then the first building as it was originally built after this date.

6.6 It has been established that an outbuilding does not have to be attached to a dwelling to be considered an extension of a dwelling. Warwick DC v SSLUHC, Mr J Storer & Mrs A Lowe [2022] EWHC 2145 (Admin) set out that reference to extensions should not be limited to structures which are physically attached and that detached structures may be considered an extension.

6.7 The ancillary accommodation (study, bedroom and storage) would be clearly related to the occupation of the dwelling. As such, the proposed outbuilding would constitute a normal domestic adjunct. In this case, the proposed development would be situated 1.5m from the side of the dwelling, and the drawings show the close spatial relationship of the two buildings. This is a considerably closer physical relationship than that of the outbuilding and dwelling considered in the Warwick judgement (approximately 20m). As such, it is reasonable to consider the outbuilding as an extension under paragraph 154(c).

6.8 National and local planning policies are silent in quantifying what would be considered “disproportionate” in the case of extensions. The Green Belt SPD approved in November 2023 remains silent on this matter. As such, it is a matter of judgement but generally based upon consideration of size and layout.

6.9 The proposal includes the demolition of two existing outbuildings – a garage and wendy house, and its replacement with a new structure. A comparison of the development relative to the existing buildings is set out below:

	Existing development	Proposed development	Difference
Floor area	17.1sqm	34.9sqm	17.8sqm
Original dwelling	129.8sqm		
Dwelling as extended (2016)	184.1sqm		41.8%
Proposed development		201.9sqm	55%

- 6.10 The 55% increase in floor area is considered to amount to a proportionate increase over and above the size of the original dwelling. The new development would be of similar form to the existing garage with only a modest increase in width and height (1m and 0.8m respectively). The development would be situated in the location as the existing buildings and the rear elevation would not project beyond the line of the existing wendy house. As such, the increase to the depth of the garage would not be readily perceived relative to the existing arrangement. Moreover, the relatively modest footprint, scale and low profile of the proposed outbuilding would not visibly alter the proportions or scale of the dwelling.
- 6.11 For these reasons, the proposal would not amount to a disproportionate increase over and above the size of the original dwelling. The proposal meets the exception criteria for development in the Green Belt as set out in Policy P2 of the Guildford Local Plan: Strategy And Sites 2019 and paragraph 154 of the NPPF.

Impact upon the character of the area

- 6.12 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraph 135). This is further details in the National Design Guide 2021.
- 6.13 There is an existing garage to the side of the dwelling adjoining the north boundary with a wendy house to the rear. These structures are of no particular architectural merit and the loss of these structures would not result in harm to the character of the area from which they are well screened.
- 6.14 The Residential Extensions SPD outlines that when considering a garage, the size of the existing home and plot size must be considered in addition to its effect on the existing and neighbouring properties.

Whilst this is not a garage, the assessment guidance could be considered applicable to this proposal.

6.15 In terms of design, the proposed development would be similar to that of the existing garage and would be in keeping with the character and appearance of the dwelling with appropriate external materials. The traditional form with weatherboarded elevations and pitched roof above is appropriate for a domestic outbuilding. Whilst larger than the existing garage, the proposed outbuilding would be clearly subservient to the main dwelling by reason of its scale, bulk, massing and rearward setback relative to the front elevation of the dwelling. This setting would ensure that the development would not appear dominant as one approaches the property from the access. Moreover, the fenestration to the front elevation and inclusion of entrances via the side elevation would ensure that the development would not have the appearance of a separate dwelling as per guidance in the Residential Extensions SPD.

6.16 Given the wooded areas which screen the site from the road, the proposal would not be readily visible from

public vantage points. As such, the proposal would have no material effect upon the character and visual amenity of the surrounding area.

6.17 The proposal would therefore comply with Policy D1 of the Guildford Local Plan: Strategy and Sites 2019, Policy D4 of the Guildford Local Plan Development Management Policies 2023, Policy ENP-G2 of the Effingham Neighbourhood Plan and the Residential Extensions SPD.

Neighbour amenity

6.18 The proposed development would be situated alongside the north boundary. However, this area borders an area of mature trees. This setting and the distance to neighbouring dwellings would ensure that the development would have no material impact upon the amenities of neighbouring properties. This would comply therefore with Policy D5 of the Local Plan Development Management Policies 2023.

Impact upon trees and vegetation

- 6.19 The development would be near trees within falling distance of the proposal which are not protected by TPO and could be felled or pruned without permission. The proposal does not require the removal or pruning of these trees. However, it is noted that the depth of vegetation to the north would ensure that, should any pruning be necessary, this would not result in material harm to the landscape amenity of the area. As such, the proposal is also considered acceptable in this regard.

(March 2023) and Policy ENP-R1 of the Effingham Neighbourhood Development Plan (2018).

Parking

- 6.20 Wise Folly has a large front/side driveway area and as such, the loss of the garage car parking would not adversely affect the available car parking provision at the property. The provision will remain acceptable for the size of the existing dwelling and in accordance with the parking standards for a dwelling in this location. The proposal thus accords with Policy ID10 of the Local Plan Development Management Policies 2023, the Parking Standards in New Developments SPD

7.0 CONCLUSIONS

- 7.1 Planning permission is sought for the demolition of the existing garage and the erection of an ancillary outbuilding for use as a study and bedroom. It has been demonstrated that the development would not appear as a disproportionate addition over and above the size of the original building and as such, the proposal is not inappropriate development within the Green Belt.
- 7.2 It is further demonstrated that no harm will result to the visual amenities of the Green Belt countryside and that the design of the proposal is acceptable. Wise Folly is located within the Green Belt but is not isolated by reason of its location in an area with residential properties in close proximity. It is also set back from Effingham Common and well screened by mature trees and vegetation.
- 7.3 No harm will result to neighbouring residential amenity and sufficient car parking provision will be retained.

- 7.4 Overall, it is confirmed that the proposal complies with the relevant national and local planning policy in all respects, and it is therefore hoped that planning permission will be granted.