

Planning, Design and Access Statement

For

Proposed remodel and extension of existing dwelling, consisting of, raising of existing ridge line of main roof, two-storey front extension, single-storey rear extension, alteration to existing roof line and new dormer windows, alteration to existing driveway to accommodate appropriate level of parking and turning and, associated works. Removal of existing dormer windows to roof, and bay windows to side elevation.

At

196 Upper Chobham Road,

Camberley

GU15 1HD

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1.0 Introduction

1.1 The basis of this planning submission is for the scheme as proposed to be considered with a positive, proactive and flexible approach to high quality new building development.

1.2 This Application complies with Planning Guidelines through offering an appropriate size extended dwelling within its environment, sympathetic in design with the vernacular architecture. It proposes a sympathetically designed home which would be sustainable and energy efficient.

1.3 This application is made on behalf of our Clients, Mr and Mrs T. Woods the owners and occupiers of the current property.

1.4 The proposal offers a family home for our Clients, comparable in scale to neighbouring properties.

1.5 Reference should be made to the submitted drawings for details of the proposals, ref:

OV/GT/TW/S2/01-06

Ordnance Survey Location Plan

1.6 This is a revised scheme to allow some amendments to the original approved scheme REF no 22/0096/FFU (granted 25 March 2022) to be considered. The amendments to the approved scheme are:-

- Rear extension width increased by 1m to align with the internal wall of the kitchen
- Existing shower room and shower room window adjacent to the existing play room to be retained.
- Front Boundary wall and new boundary hedgerow added.

2.0 Physical Context

2.1 The application site lies on the southern side of Upper Chobham Road within the Wooded Hills Character Area and, the settlement area of Camberley.

2.2 The topography of the application site is one of a sloping nature, falling in the main from North to South.

2.3 The current four bedroom property on the site, one bedroom of which is at ground floor level, consists of a two storey build form with single storey sections. The roof line is steeply pitched and gabled. The footprint of the property is approximately 2.5m, at its nearest point, of the existing north western boundary.

2.4 Whilst there is little in the way of boundary treatment to the front boundary line, all other boundaries are well-screened by mature hedgerow/shrubbery and fencing.

2.5 The existing garaging is integral to the main dwelling and is accessed via an existing tarmac surfaced driveway. There is little in the way of turning area for vehicles within the site.

2.6 The local built environment consists of a range of building forms, with differing scale and design.

2.7 Aerial View of the Site



2.8 Existing Dwelling, Front, North East Elevation



2.9 Existing Dwelling, Side, South East Elevation



2.10 Existing Dwelling, Rear, South West Elevation



3.0 Layout

3.1 The footprint of the proposed extension to the front elevation will extend further forwards however, the build line will still be behind that of the existing two-storey gable section within the front elevation.

3.2 The proposed single storey extension to the rear elevation will 'square' of the existing configuration.

3.3 The proposed garaging, which is to replace the existing integral double garage, will still be integral to the internal layout.

3.4 At first floor level an additional two bedrooms have been accommodated.

4.0 Design Principles

4.1 To provide a family home for our Clients that enhances the site and the overall view when seen as part of the street scene.

4.2 To provide a building which promotes future-proofed, inspirational and sustainable living.

4.3 To provide an energy efficient home by way of controlling heat loss through the use of a highly insulated encapsulation system to the walling and roofing elements of the structure, above that required under current Building Regulation requirements.

4.4 To provide a living environment which creates a sense of well-being for the occupiers.

4.5 To use local materials and traditional design details wherever possible, to best integrate the new building into the existing environment.

4.6 To retain the architectural feel of the existing, characterful property.

5.0 Scale

5.1 The gross external floor area of the existing dwelling, including integral garage is 263sqm. The resultant gross external floor area of the proposed scheme, also including integral garaging will be 391sqm.

5.1.1 This uplift in gross floor area we believe to be acceptable when compared with development projects within the locality, making the proposed scheme more akin and in harmony with surrounding properties.

5.2 The ridge and eaves levels of the main roof are to be raised by 0.6m.

6.0 Landscaping

6.1 An appropriate and sympathetic, extensive soft landscaping palette will be introduced, with hard landscaped areas kept to a minimum.

6.2 To the front of the property, a short section of low level boundary wall, with stone piers to match the house and low level entrance gates are proposed. The remainder of the front garden is to be enclosed by a new low level native hedgerow.

7.0 Appearance

7.1 The proposed remodelling and extensions to the existing dwelling are of a vernacular design, with the proposed form of steeply pitched, gabled roofscapes being appropriate in this setting.

7.2 The use of a clay plain tiled roofscape, over horizontal cladding and rendered elevations, is appropriate in this locality.

7.3 This use of horizontal cladding, render and plain tiles to the roof, will ensure that a muted palette of textures and tones is achieved.

7.4 The introduction of stepped ridge and eaves levels, appropriate sized dormer windows in combination with projecting and recessed sections to the elevations will further enhance the well-articulated detailing.

8.0 Access

8.1 It is the applicant's intention to meet the requirements of the Disability Discrimination Act 1995 (amended 2006).

8.2 It is the applicant's intention that where applicable, provisions are made in accordance with current Approval Document M of the Building Regulations.

8.3 The existing vehicular and pedestrian access is to be widened and the parking/turning area for vehicles increased.

8.4 There will be sufficient parking and enhanced turning areas within the site.

8.5 Adequate access for Emergency services will be available.

9.0 Planning Evaluation

9.1 The site lies in the urban settlement where development is acceptable in principle. In considering this proposal regard has been had to the National Planning Policy Framework (NPPF), the National Design Guide (NDG), Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP) and guidance within the Surrey Heath Residential Design Guide SPD 2017 (RDG).

9.2 With the principal of extending the existing property on the site being acknowledged, the main planning consideration is the impact on the character of the surrounding area and the impact on residential amenities.

9.3 The character of the surrounding area in terms of the build form is varied. The residential dwellings are of a detached form however, of different scales, sizes, plot sizes and designs. The proposed extension to the front elevation will be set back and will be subservient to the existing dwelling. As can be seen from the submitted plans and drawings, the proposed remodel and extensions will not result in an inappropriate uplift in scale and mass over that of the existing dwelling. The proposed extensions have been designed so that they are well integrated and not appear as 'awkward' additions.

9.4 The size of the application site can clearly accommodate a size of scheme as proposed.

9.5 Where neighbouring amenities are concerned, consideration has been given to ensure that there is no overlooking or over shading of neighbouring properties or their immediate garden areas.

10.0 Conclusion

10.1 With a conscientious approach to the proposed project from the conceptual stage, we believe that the amended scheme as submitted is of an appropriate nature in this location.

10.2 The proposal would be in keeping with the scale, pattern and density of surrounding development, resulting in a positive impact on the character of the area.

10.3 The amended scheme as proposed will result in a property of substantial improvement whilst enhancing its setting.

10.4 Through good design, we believe the amended scheme as submitted is of a nature which the LPA and local residence alike should be keen to support and promote where raising the quality of the built environment is concerned.