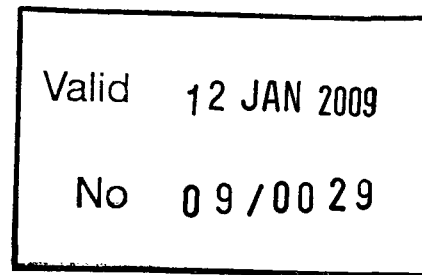


THE BRUNTON BOOBYER  
PARTNERSHIP  
CHARTERED ARCHITECTS

201 GREENWICH HIGH ROAD  
GREENWICH, LONDON SE10 8NB



**Design & Access and  
Planning Statement**

*for*

Land Adjacent to 12 Bretlands Road  
Chertsey  
KT16 9QN



## **1. INTRODUCTION**

1.1 The purpose of this statement is to explain the design principles and concepts that have informed the development proposals. The statement also discusses how access issues have been dealt with.

1.2 The statement is arranged as follows:

- Section 2 – Design: Use, Amount, Layout, Scale, Landscaping, Appearance
- Section 3 – Access: Vehicular and links, inclusive access
- Section 4 – Supporting Planning Statement

## **2. DESIGN**

### **Introduction**

2.1 The proposed development comprises:

- The provision of one new detached dwelling and a detached garage;
- The demolition of a small outbuilding;
- The provision of a new vehicular access off Lyndhurst Way, together with internal hardstanding area.

### **Use**

2.2 The proposal does not represent a change of use from the existing residential use. The proposed development incorporates the erection of a single new two-storey residential dwelling.

2.3 A new access would be formed, with a new garage and parking area proposed to provide a parking to serve the proposed dwelling and no. 12 Bretlands Road.

### **Amount**

2.4 The proposal would result in the provision of one 3-bed dwelling. The house is likely to have a hallway, living/dining room and kitchen/family room to the ground floor. There will be three bedrooms and a bathroom to the first floor. The garage will be capable of accommodating two cars.

### **Layout**

2.5 The design concept for this scheme is to provide an increased residential use of the site. The proposal not only satisfies the issues of character, density and market demand, but also creates a scheme of interest and character in its own right. By virtue of its siting, the new house will not give rise to undue overlooking or overshadowing of any neighbouring properties.



- 2.6 The proposal offers a form of development with an external appearance and layout that respects the appearance of neighbouring dwellings, whilst also satisfying the needs of modern living.
- 2.7 The internal layout of the proposed building will be the subject of a Reserved Matters application but will be sensitively considered in order to protect the amenities of adjacent residents and prospective occupiers of the new unit. It should be noted that the proposed layout will be capable of allowing appropriate light provision to the main living areas.

#### **Scale**

- 2.8 The application site is surrounded by mainly 2-storey properties.
- 2.9 The proposed house has a very similar bulk, mass and footprint to the neighbouring properties and will thus allow it to sit comfortably in this area. During the design process, careful consideration has been given to the size of the dwelling, as well as its positioning. Consequently, we are certain that the scale of the development proposed is wholly appropriate to the location of the site.

#### **Landscaping**

- 2.10 The trees and hedging to the perimeter of the site will be retained and supplemented. The garden will be mainly laid to lawn. Shrub borders will be provided. The details of the landscaping will be submitted in due course as part of a future Reserved Matters application.

#### **Appearance**

- 2.11 The proposed appearance of the development will be considered as part of a Reserved Matters application but is considered to be wholly relevant to its context, within what is a primarily residential area.
- 2.12 The proposed house will be positioned so as to be seen as a natural continuation of the existing street pattern.
- 2.13 It is considered that the proposal compliments the character of the area, rather than appearing incongruous. Given the nature of this proposal, the building is not of a scale or appearance that would sit uncomfortably in the streetscene. Although external materials will be agreed with the Local Planning Authority prior to the commencement of the development (a suitably worded condition would be appropriate in this regard), it is suggested at this stage that the buildings will have facing brick elevations and the roof will be pitched and finished with plain tiles.



### **3. ACCESS**

#### **Vehicular and Transport Links**

3.1 The site is relatively sustainably located, close to local village facilities. In addition the site is within an area with good access to public transport, most notably Chertsey train station and main highway routes.

#### **Inclusive Access**

3.2 The residential use proposed would meet with Part M of the Building Regulations, thus ensuring good access to and within the building for people with disabilities. The site is level and thus there will be no undue level changes from the pavement in the street right back to the house.

3.3 The proposal would utilise a new vehicular access point off Lyndhurst Way. Pedestrian access is from Bretlands Road and Lyndhurst Way.

3.4 The proposed parking and access arrangements will ensure safe pedestrian and vehicular movement.

### **4. SUPPORTING PLANNING STATEMENT**

#### **Introduction**

4.1 This part of the Statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations. Section 4 of this Statement should be read in conjunction with Sections 2 and 3 ('The Design & Access Statement').

#### **The Site & Surrounding Area**

4.2 The site itself is currently used as part of the residential garden to 12 Bretlands Road. The site fronts the pedestrian only section of Bretlands Road with Lyndhurst Way running down its eastern side boundary.

4.3 To the north of the site is the Police Traffic Centre building; to the south is the rear of gardens to houses fronting Little Green Lane; to the West lies 12 Bretlands Road; to the east is Lyndhurst Way and other houses beyond.

4.4 The surrounding area contains a mixture of house types, mainly two storeys and in traditional style.



### **Planning History**

4.5 The site is owned by Surrey Police Authority and has been historically used as part of the garden of 12 Bretlands Road.

4.6 The site was the subject of a planning application (ref: RU.05/0976), for the erection of a single house with detached garage. This application was refused on the following grounds:

- The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. No technical information or flood risk assessment (FRA) has been provided with the application. As submitted, the proposed development will be at direct risk of flooding, may increase the flood risk to people and property on the site and in the surrounding area, may reduce the capacity of the floodplain to store flood water and will increase the number of people at risk from flooding by introducing an additional household into the flood plain. The proposed development is contrary to Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001, Policy SE3 of the Surrey Structure Plan 2004 and the advice contained in Planning Policy Guidance Note 25; 'Development and Flood Risk'.

However further research into the likelihood of flooding resulted in the Environment Agency writing a letter confirming that they were prepared to remove their earlier objection. See Appendix A. Analysis of the Environment Agency's 1:5000 floodplain map shows that the area of the proposed house falls outside both the 1:100 and 1:1000 year flooding zones. The majority of the site falls outside both zones and dry access can be achieved via Lyndhurst Way.

Furthermore, as the area for the proposed house falls outside the 1:100 and 1:1000 year flooding zones it can be considered under PPS25 to fall within *Flood Zone 1 Low Probability*. Development for all uses of land are considered appropriate in this Flood Zone.

A Flood Risk Assessment has since been undertaken and is attached.

4.7 A second planning application was submitted on 21 December 2005, however this was not registered because it did not contain an appropriate assessment carried out pursuant to Regulation 48(1) of the Conservation (Natural Habitat) Regulations 1994.

4.8 Now that the LPA has adopted an Interim Advice Note - Thames Basin Heaths Special Protection Areas, a new application has been prepared, accompanied by a unilateral undertaking document.



## 5.0 Planning policy

- 5.1 The relevant policy document is Runnymede 2001 Local Plan, with policy H09 New Housing Development being the main relevant policy.

### ***(H09) NEW HOUSING DEVELOPMENT***

***(1) In considering planning applications for new housing development (including conversions and extensions to existing dwellings) the Council will require sensitively designed proposals that:***

- (a) do not damage the character and amenity of established residential areas, and***
- (b) allow for retention of appropriate trees and shrubs and provide landscaping of a high standard of design, and***
- (c) provide generous garden areas with a minimum depth of 10.6 m and/or make provision for open space to accord with Policy R3, and***
- (d) provide appropriate space between existing and proposed residential units, and***
- (e) provide adequate daylight and sunlight to all habitable rooms, and***
- (f) provide adequate privacy for existing and proposed properties.***

***(2) the Council will:-***

- (a) only permit infilling or re development of an existing road frontage, within the existing depth of development, and***
- (b) resist the provision of parking spaces within rear gardens and seek to ensure that new parking areas are effectively landscaped.***

5.2 It is clear that the proposals are in accordance with all of the above criteria.

(1)

- a) The proposals are a natural continuation of the streetscape and pattern of development.
- b) All main trees and shrubs can remain and further landscaping can be provided.
- c) The rear garden will be generous, being between 10-10.6m in depth and 11.5m in width.
- d) A good separation between the proposed house and no.12 Bretlands Road will be maintained.
- e) Good levels of daylight can be provided to the house.
- f) Privacy to both the proposed property and the existing houses will be achieved.

(2)

- a) The development will be within the existing depth of development.
- b) The parking will be set beyond the rear garden zone.

## **6.0 Application Appraisal**

- 6.1 Density – The site in question has a site area of approximately 0.032 hectares and with the development of the site to include one dwelling, a net residential density of approximately 31 dwellings per hectare is provided. It is noted that Local Plan policy stipulates that residential development should be provided at a density of no more than 34 dwellings per hectare.
- 6.2 Design – Whilst this is an outline application only, it is clear that the design and layout of the site as proposed has been considered at depth, and it is contended that the scheme proposes a development that respects the spatial character of the area. The proposal cannot be considered to be an overdevelopment of the site. The visual appearance of the property can provide an individual appearance whilst maintaining cohesiveness and respect of the built form and scale of neighbouring development. Appropriate materials and style of buildings are proposed, and this will enhance local distinctiveness. The layout affords ample space for new landscaping, and this will further enhance the visual quality of the site. The proposal is therefore considered to comply with all relevant policies of the Local Plan.
- 6.3 Residential amenity - The residential amenities of the occupiers of neighbouring properties, and the amenities of future occupiers of the proposed unit has also been carefully considered so that no significant harm would be resultant in terms of overbearing effect or loss of light. The design and positioning of the property, and the positioning of rooms/windows of the proposed buildings, would result in no significant overlooking or loss of privacy. Notable separation distances are retained between the proposed building and those neighbouring, and any views of adjacent properties are of an oblique nature. The noise and disturbance that the additional unit would create would not be so demonstrable that it could be considered undue.
- 6.4 Access / Vehicle Movements – The proposal would not cause an unacceptable impact on the local environment in terms of road safety and increased traffic. The proposed access will serve two dwellings.

## **7.0 CONCLUSIONS**

- 7.1 As will be evident from a site visit, the proposed development makes efficient use of the site. In developing the design, careful consideration has been given to all aspects and consequently all relevant Development Plan policies are fully complied with by this proposal.