PLANNING, DESIGN AND ACCESS STATEMENT

In Support of a Planning Application for:

The Provision of a Dwelling

On Land to the Rear of

32 Tadorne Road, Tadworth
Surrey,

March 2017
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1.0 BACKGROUND

1.1 HW Planning Ltd has been instructed by Mr A Bell to prepare a Planning, Design and Access Statement (DAS) in support of his application for the provision of a new dwelling on land to the rear of 32 Tadorne Road, Tadworth.

1.2 The site lies within the Urban Area and adjacent to an area of Urban Open Land (UOL), some of the trees within which are the subject of a woodland tree preservation order (TPO). These factors along with the site history, the relationship with neighbouring properties, character issues and the relevant policies from the development plan have influenced the plan preparation and discussions between the tree specialist, the client and HW Planning Ltd.
2.0 **ASSESSMENT**

2.1 The application site comprises land at 32 Tadorne Road. The donor dwelling comprises a detached house set on the south-east corner of the junction of Harendon with Tadorne Road.

2.2 The site is well located having regard to local shops and public transport being within easy walking distance of the station and centre of Tadworth to the west. Bus services run along Tadworth Street to the south of the site and Shelvers Way to the north. A primary school and medical centre are also located in close proximity to the site.

2.3 Access to the site for cars is available from both road frontages with parking available within the existing site form both access points. The access on to Harendon is gated. Land in the general area is relatively level.

2.4 The wider area is primarily residential in character with dwellings being predominantly two storey detached dwellings of a variety of designs, ages and materials set in deep plots on Tadorne Road and much shorter depths in Harendon.

2.5 To the rear of the site is a belt of trees which is designated as Urban Open Land. Some of the trees within that land are the subject of a woodland tree preservation order. Trees around the site have been the subject of a tree survey by Challice Consulting.

2.6 The site boundaries to Harendon and Tadorne Road are well landscaped. As referenced above, the access to Harendon is gated such that only views of the roof of the existing outbuilding are seen from Harendon. The trees within the UOL to the east of the site provide a visual buffer and screen between the site and dwellings to the east.
Photograph 1

This image shows the view looking east along Harendon from Tadorne Road. As may be seen the existing landscape features almost entirely screen the existing outbuilding. The crossover serving the rear garden of the existing dwelling from Harendon may be seen in the background.

Photograph 2

This image shows the view looking west along Harendon towards Tadorne Road. The existing access to the site may be seen on the left hand side of the image. The existing outbuilding is not visible above the hedge in this view.
Photograph 3

This image shows the front of the existing outbuilding as seen from in front of the gates serving the access from Harendon. As may be seen the existing structure is largely hidden from view being low scale with a low pitched roof.

Photographs 4 and 5

These images show views from Tadorne Road looking through gaps towards the existing outbuilding which is almost entirely screened from view by vegetation and existing built form.
3.0 EVALUATION

ASSESSMENT - PHYSICAL

3.1 The site lies within the Urban Area within which there is no in principle objection to development. The site has two road frontages and as such a frontage development may be achieved through the re-use of the existing access on to Harendon.

3.2 The site is bordered by hedging and a number of trees; care was seen to be needed to ensure the retention of these trees and that undue future pressure to prune or remove them would not arise. This matter was addressed in discussion with Chalice Consulting and is referenced in the report provided by them in support of the application, thus addressing the comments made by the Inspector in 2011. It was also seen to be important to retain the hedge to the Harendon frontage.

3.3 The donor dwelling would retain its access on to Tadorne Road.

ASSESSMENT - SOCIAL, ECONOMIC

3.4 A new dwelling would have little adverse impact on the social and economic wellbeing of the area. In the short term it would provide employment during construction and in the longer term assist in supporting the local community as well as providing an additional unit of accommodation and varying the nature and stock of housing available locally.

DESIGN

3.5 Having regard to the Inspector's comments in considering the previous proposals for two storey dwellings, it was seen to be important to avoid an obvious addition to the streetscene (see paragraph 6 of the decision letter). To this end a structure that replicated the scale of that which now exists on site was seen to be the most appropriate.

3.6 The existing outbuilding was built after the 2011 appeal decisions, it is a detached outbuilding with a low pitched roof. It has limited visual impact on Harendon and is largely hidden from views between the buildings as seen from Tadorne Road.

Trees and Landscaping

3.7 Advice from Challice Consulting has informed the site layout with the later production of an associated AMS providing detail in support of this application. An extract from the AMS is provided on page 12 of this document. Tree protection was seen to need to play an important role in developing the layout and consideration of how best to accommodate development to the rear of the site.

ACCESS

3.8 The access to the proposed dwelling uses the existing access on to Harendon, ensuring that no disruption occurs to the streetscene; it thus addresses the concern of the Inspector in considering the appeals in 2011. That existing access may be seen in photographs 3, 4 and 5 on preceding pages of this statement. The access arrangements allow for site lines in both directions utilising the verge to Harendon.
POLICY — CENTRAL GOVERNMENT GUIDANCE
3.9 At the heart of the NPPF is a presumption in favour of sustainable development (as further detailed in paragraphs 14 and 17) with paragraph 9 seeking improvements to the quality of the environment including the provision of a wider choice of quality homes.

POLICY - LOCAL PLAN
3.10 Local Plan policies Ho9, Ho13, Ho16, Pc6 and Pc4 from the local plan are relevant to this proposal.

3.11 Policy Ho 9 addresses Design and Layout. It seeks the best use of sites and their characteristics, including views into and out of the site. It seeks to reinforce local distinctiveness. It addresses the scale of development and the amenities of adjoining residents; the design including elevational treatments, roofscape and materials; landscaping, outlook, privacy and garden space. The policy goes on to refer to highway standards.

3.12 Policy Ho13 addresses the maintenance of character and amenity, stating that these factors will normally be the prime consideration when residential development is contemplated.

3.13 Policy Ho16 addresses frontage plots and extensions. It is a criterion based policy that states that the Council will give consideration to the type, design and size of dwelling proposed in relation to the size and shape of the plot and to its relationship with existing properties.

3.14 Policy Pc4 relates to the protection of trees and is relevant to this proposal. The extract on page 12 provides details from the tree survey. Policy Pc6 relates to UOL and whilst relevant to land to the east of the site is not relevant to the application site itself which lies outside of the UOL designation.

PLANNING HISTORY
3.15 In 2011 two appeals for the provision of a dwelling on the site were dismissed. In dismissing the appeals the inspector considered the character of the area and the impact on trees to be the key issues. In both cases a two storey dwelling was proposed. In dismissing the appeals the Inspector was concerned about the formation of a new access on to Harendon and commented that the proposal represented an obvious addition to the streetscene being visible in the gaps between buildings.

3.16 Since the above appeal was determined an access has been formed on to Harendon and an outbuilding has been formed within the rear garden of 32 Tadorne Road. The erection of the outbuilding followed the grant of a certificate of lawful development for an outbuilding in the rear garden under reference 16/01947/CLP.

DESIGN EVOLUTION
3.17 The design of the current proposal reflects that of the existing outbuilding on the site in respect of its form, position and scale; as such it would not alter the streetscene as viewed from either Harendon or Tadorne Road. It represents a significant reduction in the scale of built form that was proposed in the two schemes that were dismissed at appeal.
4.0 DESIGN

QUANTUM
4.01 As may be seen from the site history, the applicant has previously sought the provision of a two storey dwelling on the site. In order to address the issues raised by the Inspector the scale of built form was seen to need to be reduced in order to achieve an acceptable proposal. The dwelling now sought seeks to replicate the form and position of the existing outbuilding on the site, thus ensuring that no obvious change arises in respect of the streetscene and character of the area.

LOCATION AND DESIGN
4.02 Section 3 of this document examined the design principles and policies relevant to the site and the consideration of the provision of a new dwelling. Having regard to these issues, the previous appeals and the size of the site, scope was seen to provide a single storey dwelling within the back garden that followed the form and positioning of the existing outbuilding.

4.03 Access to the site was a concern in respect of previous proposals but has since been provided. No changes are required to the access that has now been provided to Harendon. Parking can be provided within the site behind the hedge and gates which are to be retained.

4.04 The design rationale is straightforward in that it seeks to replicate the existing built form on the site. That existing structure has a low profile being single storey with a low pitched roof. This low profile ensures that it has limited impact on the streetscene to both Harendon and Tadore Road and as such addresses the concern of the previous inspector by avoiding an obvious addition to the streetscene. Picking up on the scale and form of the existing outbuilding further ensures that the existing pattern and form of development is not altered since the proposed building replicates existing built form.

4.05 The boundary screening to Harendon is not altered from that which currently exists.

Residential Amenity
4.06 Having regard to neighbour amenity matters relating to overlooking, privacy, light and overbearance have been considered and have informed the detailed design and layout.

4.07 The single storey nature of the proposed building, its orientation coupled with the separation distances to adjoining properties and the degree of landscaping to be retained to the boundaries ensures that no loss of light or outlook would arise to adjoining residents.

4.08 With regard to privacy, the single storey nature of the building ensures that neighbours would not be overlooked from the proposed dwelling.

4.09 The proposed access is sited well away from both the donor dwelling and neighbours to the east, north and
south. The separation distance coupled with the retained landscaping will ensure that no adverse impact will arise in respect of noise and disturbance associated with the provision of a single dwelling.

4.10 In terms of the relationship with the donor dwelling, the separation distances, the degree of additional landscaping and the alterations to the fenestration on the donor dwelling combine to ensure that no overlooking or other adverse impact will arise from the proposal.

**Trees and Landscaping**

4.11 Care has been taken with regard to the retention of trees with a tree survey and arboricultural specialist providing advice as to root protection areas and construction methodology as may be seen from the submitted survey and AMS.

4.12 An indicative landscaping scheme is submitted in support of the application. An extract from this document is provided on page 13 of this supporting statement. The site is currently well screened to all sides with landscaping which is largely to be retained. Additional planting is proposed between the donor dwelling and the proposed dwelling. That planting is shown to take place within the new plot in order that the landscaping may be retained and controlled by the occupants on that dwelling.

4.13 Section 13 of the AMS relates to proximity issues and shading. It confirms that the proposal should not lead to future pressure to heavily prune or remove trees. The juxtaposition between surveyed trees and the proposed development is in accordance with Section 5.3 of the BS 5837 and should not lead to future pressure to heavily prune or remove surveyed trees for the following reasons:

1. **Tree pruning has only been recommended, if it becomes necessary for access during construction, to one of the non-protected trees adjacent to the public crossover.**
2. **Any future tree pruning works are unlikely to be over and above those generally accepted and previously undertaken to the surveyed trees on this site.**
3. **Low maintenance gutters can be specified to negate the need for removing leaves from the rainwater collection system.**

**Sustainability and Renewable Energy**

4.14 It is anticipated that the Council’s 10% requirement will be achieved by way of the use of either solar panels or PV panels.

4.15 It is requested that renewable energy details be dealt with by way of a condition to enable the most up to date technologies to be employed.

**Refuse and Recycling**

4.16 Provision for the storage of refuse and recycling for the donor dwelling will be retained as existing. That for the new dwelling is provided for to the eastern side of the dwelling behind the fence that is shown on the submitted plans. An edge of curtilage collection and storage will be
achieved with the occupants taking the bins to the Harendon road frontage as arises with other dwellings in the area.

**Parking and Garaging**

4.17 Parking provision is retained for the donor dwelling with access, as existing, from Tadore Road. Off-street parking for two cars is provided for the new dwelling with access from Harendon. This degree of parking is considered to meet the council’s requirements.

**Materials**

4.18 As shown on the submitted elevations, the elevations will comprise a mix of timber cladding and painted render with the roof being of grey slate. The use of natural materials will assist in minimising any visual impact arising from the proposal. The gable closest to Harendon will be timber clad whilst the centre gable to the north is of render to assist in denoting the main entrance to the building. The access drive will be of porous block work, or will drain to a soakaway.

4.19 The use of timber and render may be seen on buildings in the surrounding area, albeit that the manner of the use of the materials is slightly different. As may be seen on the streetscene image submitted in support of the application only the upper part of the building will be seen from Harendon above the gates. The higher hedging to either side of the gates further screens the building as is evidenced in photographs 1, 2 and 3 on pages 5 and 6 of this statement.
land to the rear of 32 Tadorne Road, Tadworth.

Detailed tree protection measures are set out in the AMS.

Existing landscape features such as the frontage hedge and trees to the east are retained.
Land to the rear of 32 Tadorne Road, Tadworth.

Extract from the Site Plan showing Indicative Landscaping
Land to the rear of 32 Tadorne Road, Tadworth.

**Extract from Site Layout Plan**

- Frontage landscaping retained
- Parking for two cars using existing access point
- Bin and bike storage area
The proposed dwelling has the same layout and form as the existing outbuilding on the site. It will be largely screened from view by the frontage hedging and gates as is the existing outbuilding.
5.0 **CONCLUSION**

5.1 The proposal has been informed by an assessment of the wider context of the surrounding area, the policy context, the site’s planning history, trees and landscaping, neighbour amenity and sustainability measures.

5.2 The proposal has evolved through the design process from the applicant’s initial thoughts of a two storey dwelling, to that of a single storey structure of the same scale and form as the existing outbuilding, thus addressing the Inspector’s comments in respect of character. The use of the existing access on to Harendon further ensures that the proposal will have no adverse impact on the wider character of the area.

5.3 This building is well articulated in form and materials. It will have little impact on the wider character of the area given its position, land levels, the screening that arises from landscaping and existing built form; where it can be seen it will have no greater visual impact than the existing building.

5.4 The proposal will not adversely affect the amenities of neighbouring residents in any manner.

5.5 Trees and hedging will be retained as set out in the AMS by Challice Consulting. The proposal will not lead to future pressure to heavily prune or remove trees.

5.6 The proposal accords with policies Ho9, Ho13, Ho16 and Pc6 of the Local Plan. This revised and reduced scheme addresses the concerns raised by the Inspector in considering the two appeals in 2011. Its low scale and form ensure that it will not represent an obvious addition to the streetscene, rather it reflects the scale and form of the existing structure on the site. It will not affect the existing pattern of development since no change in form will be seen in respect of the building or the access arrangements to the site.

5.7 Key landscape features are shown to be retained and may be protected by condition. Further landscaping may be secured by condition.

5.8 The use of renewables may be secured by condition.