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Planning Department

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RH4 1SJ

26 February 2021

Dear Sirs

MO/2020/2315 PLAH

The Old Dairy, 5, Garden Hill, Westcott, Dorking, Surrey, RH4 3GJ

Conversion of detached garage to create 1 No. dwelling.

I write in my capacity as planning lead for Westcott Village Association (WVA).

WVA occasionally makes representations on behalf of the Westcott community, principally with regard to compliance with our Neighbourhood Development Plan (WNDP).

WVA is aware of the unfortunate planning history relating to the detached garage and the subject of this application. This has been set out in detail in letters of objection to MVDC from all three immediate neighbours and WVA fully support their concerns.

WVA believe the scale, massing and setting of the existing detached garage is already inappropriate given its proximity to immediate neighbouring properties and situation within the Westcott Conservation Area. The building adversely affects amenity of the neighbouring

properties and a further change of use to a residential dwelling would introduce overlooking and also be detrimental to the privacy of neighbouring properties.

We advise MVDC that the conditions imposed on MO/2003/1582 (Amendment to MO/2002/1936 to increase the length of the approved garage) have not been implemented. In an apparent breach the timber cladding has not been added and the west elevation is less than the stated 3.5 metres from the property boundary. Four Velux windows have also been installed in the east facing roof. See photograph below of east elevation taken in the week commencing 15 February 2021.



We have reviewed the Officer's Report in consideration of MO/2003/1582 which states:-

The proposed garage will be screened on three sides by dense ornamental trees and shrubs. The bulk and massing of the proposed garage is kept to a minimum by the low pitch of the roof and therefore, together with the screening, minimises the impact on the neighbouring properties. There are several dilapidated outbuildings associated with The Old Dairy, which will be removed under MO/2002/1936. The proposed garage, which will effectively be erected in place of these, will be a visual improvement and enhance the appearance of the site. The increased size of the garage compensates for the storage space that will be lost due to the demolition of the outbuildings.

The Historic Buildings/Conservation Officer has no objections to the proposed garage.

On balance, it is believed that the proposal will preserve the character and appearance of the Conservation Area and will not be a dominant feature due to the screening and design. There will not be an adverse effect on the amenities of the residents of the neighbouring properties for similar reasons, and it is believed that there is no scope for the conversion of this proposal into additional residential accommodation.

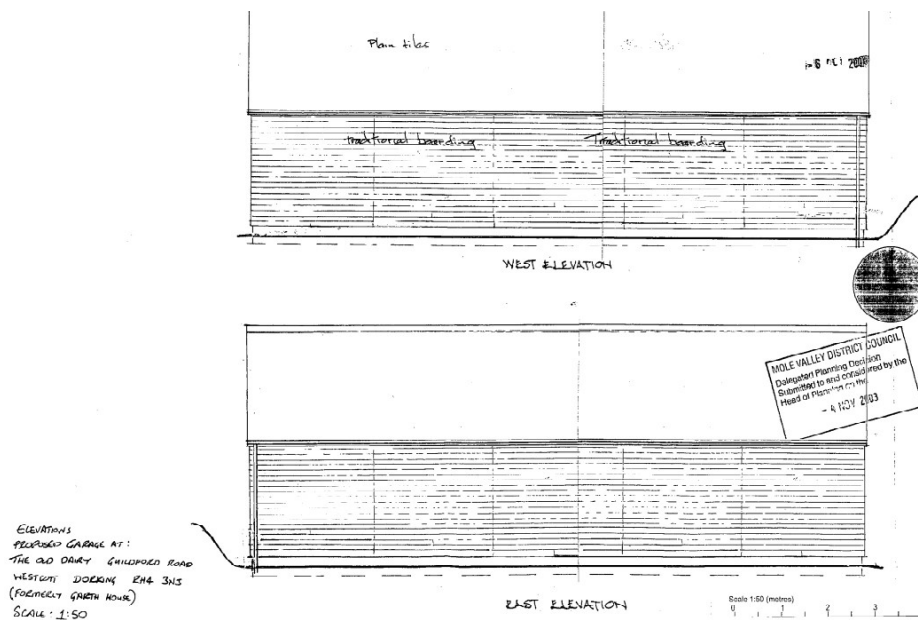
The photograph above identifies that the garage has not been screened by dense ornamental trees or shrubs on the east elevation which it should have been.

The old garage has not been demolished and still sits incongruously under the tree and adjacent to the new garage. See photograph below taken two days ago.



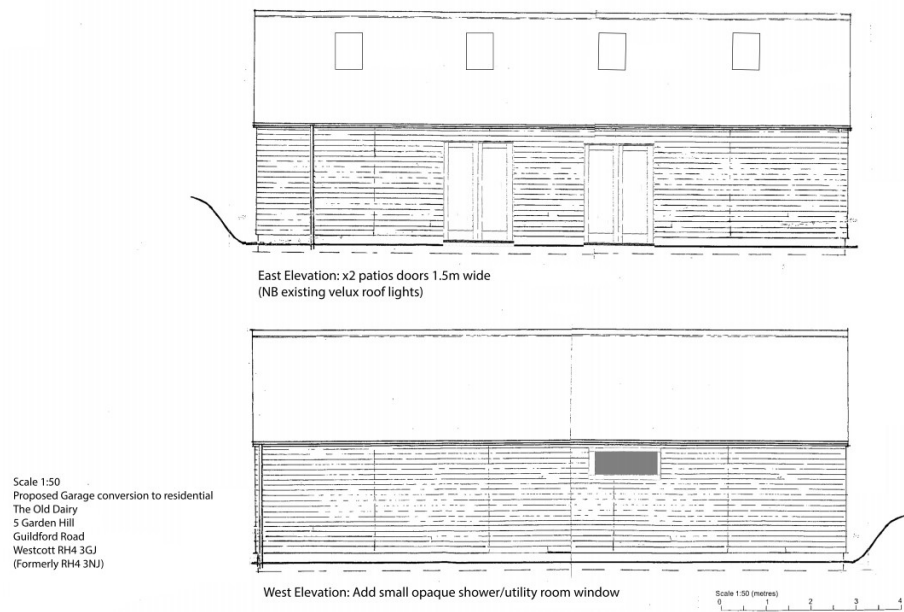
In MVDC's 2003 decision it stated that "the garaging hereby permitted shall be used for the storage of private motor vehicles and incidental domestic storage only" and, as other letters have stated, MVDC has reminded the applicant of this fact more recently as well.

In relation to MO/2020/2315, the applicant has used the proposed elevation drawings for MO/2003/1582 (with the MVDC delegated planning decision stamp on) as the "existing elevation drawings" for the MO/2020/2315 application. The drawing erroneously shows the yet to be installed timber cladding and does not show the four installed Velux windows.



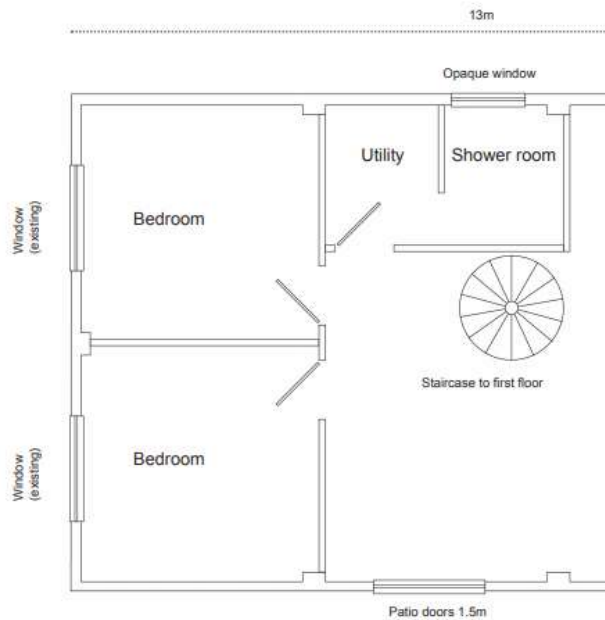
However, in the "proposed elevation drawings" for MO/2020/2315 there are the words "NB Existing Velux Rooflights". This is misleading as we believe that the Velux rooflights should not have been treated as permitted development by the applicant, particularly given the

Officer's comments above in respect of the sensitivities in a Conservation Area. Nor are Velux windows a necessary addition for a building in garage or storage use,



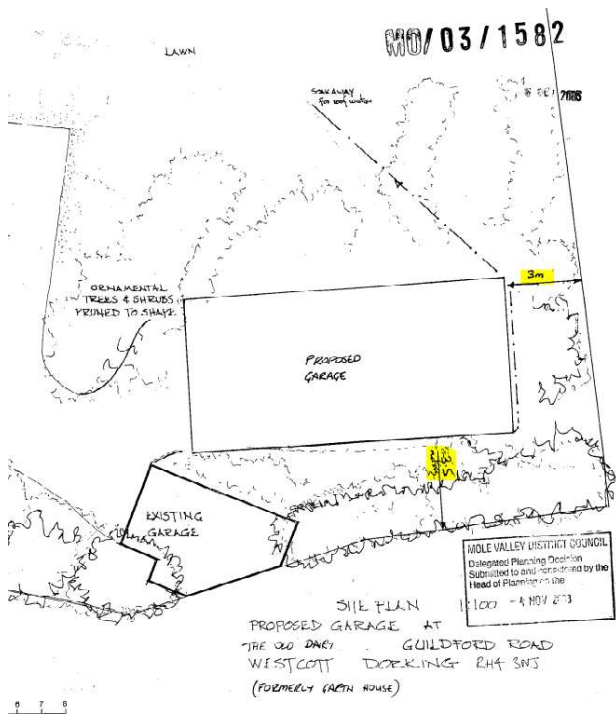
The ground floor layout plan below shows the existing windows in the south elevation. These would become bedroom windows. Notwithstanding that these look out onto bamboo/ a 3 metre land strip to the garden boundary with 33 Pointers Hill, these windows are only 6 metres from the side elevation of 33 Pointers Hill and face their private garden.

Ground Floor



The site plan for the approved amended scheme (MO/03/1582) and the google earth image below illustrate the importance of the large garage not being built too close to its boundaries.

The owner of 9 Parsonage Lane has indicated in their letter of objection that the distance between the fence and the west elevation is 301cms (not 350cms). This is before timber cladding has been added to the garage. This represents a breach.



The WVA shares the concerns raised by residents in relation to the planning history of this property and this application.

We would strongly urge MVDC to:-

1. review the planning history for the Old Dairy;
2. to consult with its Conservation Officer;
3. to implement enforcement action in relation to the Velux windows, lack of cladding, encroachment and limited screening;
4. to stand by its previous statements and **refuse** permission for the proposed change of use to a private dwelling.

Yours sincerely,

James Leaver

Planning Lead, Westcott Village Association