



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver



jamesandfrancesca@hotmail.co.uk

Planning Department

Mole Valley District Council

Pippbrook

Dorking

RH4 1SJ

20 January 2024

Dear Sirs

MO/2024/0026

26 Furlong Road, Westcott, Dorking, Surrey, RH4 3PR

**Change of use from dog grooming parlour (Sui Generis) to residential (Class C3),
proposed bay window extension to front elevation of the existing building to
residential to provide a single storey one bedroom dwelling**

I write in my capacity as planning lead for Westcott Village Association (WVA). WVA occasionally makes representations, as consultee, on behalf of the Westcott community.

WVA is writing to object to this application on the following grounds: -

1. The proposed dwellinghouse at 26 Furlong Rd. does not comply with the [Technical housing standards – nationally described space standard](#). These standards came into force in 2015 (after the planning permission to convert the building to a studio flat in 2007). The 2007 consent (MO/2007/0583) no longer sets a precedent for the residential use of the building.

The space standards require that:-

- a) The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 (i.e. 1.5sqm of storage area). 1.1 sq m is proposed.
- b) In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm. 8.75 sq m is proposed.
- c) The minimum gross internal floor area for a 1 bedroom (2 person) single storey unit is 50sqm. The proposal is 28sqm or so.
- d) A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum width (which is 2.75m). Without the built-in storage, the proposed has a width of 2.5m, which reduces the effective width to below the minimum.

2. Westcott Neighbourhood Development Plan Policy WNDP4 states: -

WNDP4: Within the village core as identified on the Policies Map off-street car parking for new residential developments should be provided to the following minimum standards:

1 bedroom properties	1 car parking spaces
2 bedroom properties (and larger)	2 car parking spaces

On housing developments of 10 or more dwellings allocated visitor car parking should be provided on site to an additional 20% of the figure calculated for the development based on the minimum car parking standards.

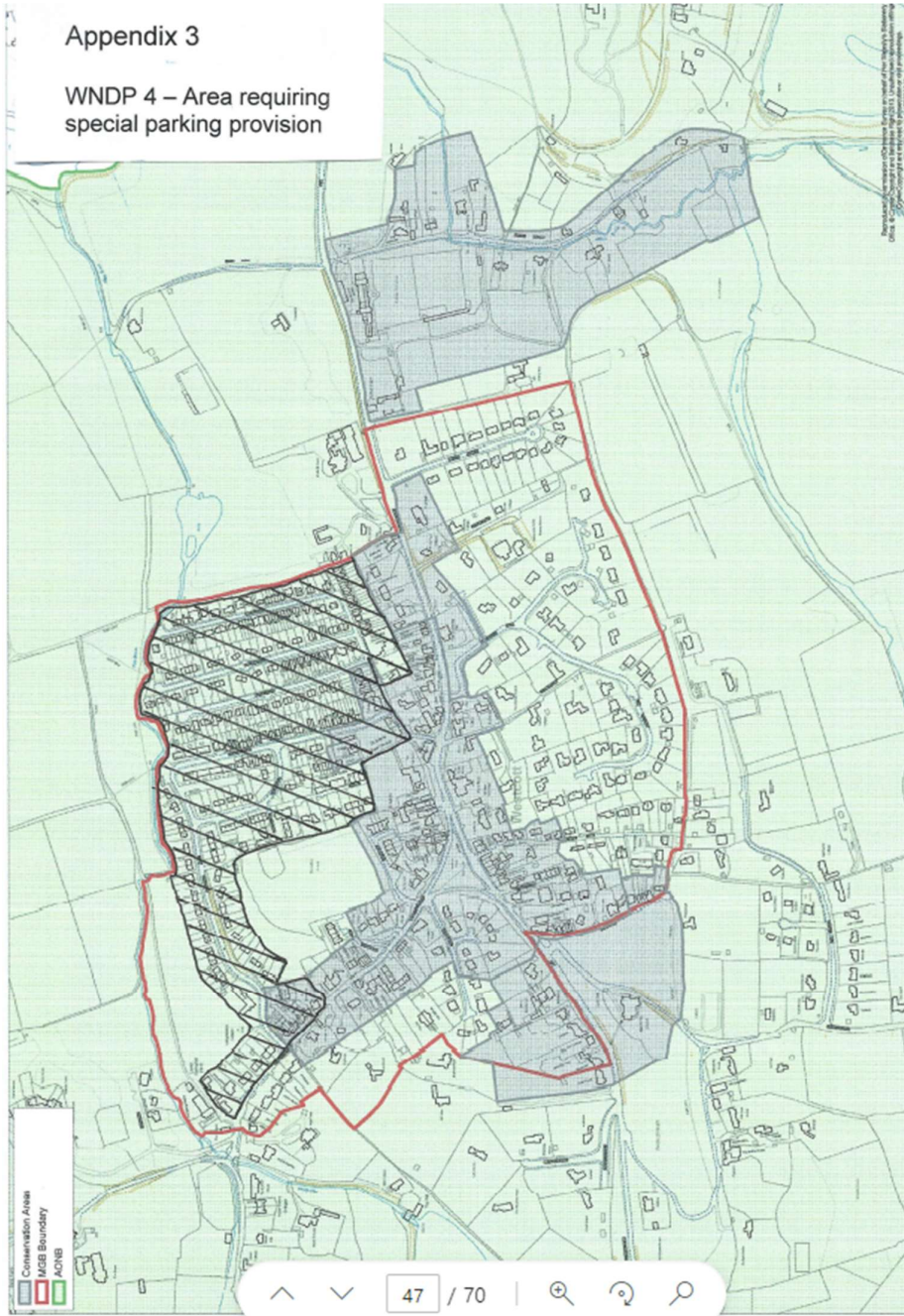
Development proposals that deliver additional parking above and beyond the needs of the specific proposed development (providing for visitor parking) will be particularly supported. Any such parking should be designed in an environmentally acceptable way with extensive landscaping appropriate to the character of the village.

This property is within the village core and also within the hatched area requiring special parking provision (see plan overleaf). There is already considerable parking pressure on Furlong Road and the roads leading off it and it is therefore imperative that residential development proposals in this part of the village deliver the minimum off-street provision. This application does not propose an off-street car parking space and there is insufficient space to provide one.

- 3. If, for whatever reason, the Council is minded to approve this application we draw additional attention to saved policies ENV22 (design and layout), ENV32 (extensions) and ENV39 (development in Conservation Areas – as it is on the boundary) which we are concerned have not received sufficient attention from the applicant.

Appendix 3

WNDP 4 – Area requiring special parking provision



We kindly ask MVDC to refuse permission.

Yours sincerely,

James Leaver
Planning Lead, Westcott Village Association