



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver



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Planning Department
Mole Valley District Council
Pippbrook
Dorking
Surrey, RH4 1SJ

10 March 2024

Dear Sirs

MO/2024/0215 – Barrington House, Guildford Road, Westcott

I refer to this application for the “Conversion of rear office area into 1 x studio apartment with entrance from the rear of the building” and write in my capacity as the lead for planning matters for Westcott Village Association (WVA).

I confirm that WVA has been dialogue with the applicant to highlight concerns about the quality of information contained in this application and note that Surrey County Highways have raised similar concerns.

Our concerns are as follows:-

1. We think this is very marginal on the space standards which we believe should be a minimum of 37 sq m GIA for a 1 bed 1 person dwelling. The proposed plan, has no decipherable scale or measurements but states “40.15 sq m” and we do not believe this is sufficient.
2. The proposed plan and elevations do not indicate where the front door to this new studio apartment would be, its design or appearance. The building is in the Westcott Conservation Area.
3. The usual details about parking, bin storage and bike storage are not provided with sufficient detail in the design and access statement to establish what provision has already been made for the existing residential units and where these amenities will be provided for the new studio apartment. These details are required.

I confirm that WVA would welcome the conversion of the ground floor of Barrington House to two new residential units provided the scheme meets policy and design standards.

We regret that, based on the level of information provided with this application, we have to object. We will withdraw our objection if the concerns we have highlighted above can be addressed to MVDC's and SCC's satisfaction.

Yours sincerely,



James Leaver

Planning Lead, Westcott Village Association