



WESTCOTT VILLAGE ASSOCIATION

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14 June 2024

Dear Sirs

MO/2024/0794

6, Guildford Road, Westcott, Dorking, Surrey, RH4 3NR

Change of use of the building from (Use Class E) to (Use Class C3) to a 1 No. bedroom ground floor studio flat. Remove the ground floor windows and replace with new to match existing front first floor windows, internal alterations removal of partition wall and installation of a mezzanine floor including a storage area for bikes.

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, particularly where Westcott Neighbourhood Development Plan policy might be relevant.

As the applicant has acknowledged in the Planning and Heritage Statement, we highlight that 6 Guildford Road is a Grade II listed building and falls within the Westcott Conservation

Area. We therefore believe a listed building application is also required given the fact that the proposal proposes alterations to the external appearance of this building.

WVA also note that the Heritage and Planning Statement references Westcott Neighbourhood Development Plan Policy; specifically WNDP1 – new housing developments, WNDP 4 – off-street car parking and WNDP6 – safeguarding retail.

We comment on WNDP4 and WNDP6 specifically.

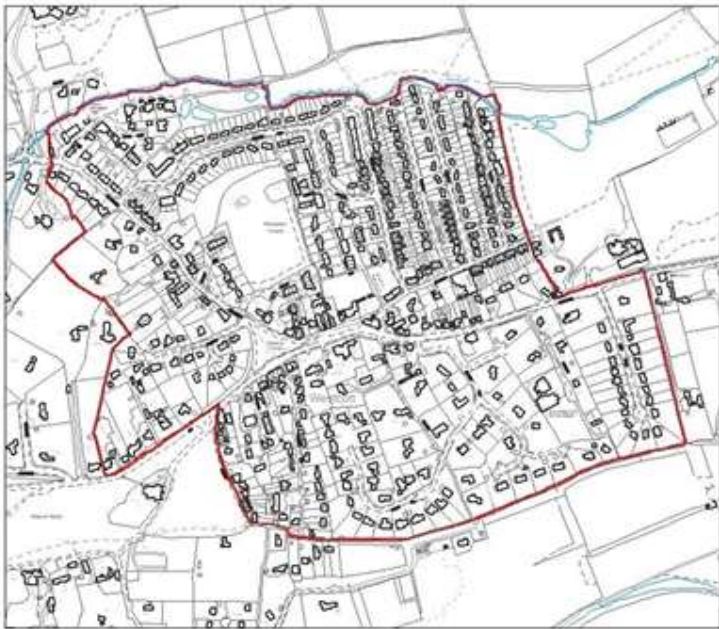
Policy WNDP4 : Parking Provision


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.



 Westcott Village Core

A lack of on-street parking across many parts of the Westcott village core is a highly emotive issue for Westcott. This explains the need for Policy WNDP4. As this application does not meet the minimum requirement for off-street parking provision against Policy WNDP4 the default position is that WVA has to recommend this application is refused.

Reference is made in the heritage and planning statement to approval for conversion of the ground floor retail unit to 1 no. flat at 2 Guildford Road (MO/2016/1517). We presume this is to demonstrate precedent. It should be noted that this property had off-street parking and was able to meet the minimum requirement.

Policy WNDP6: Shops and Commercial Services

We will save full commentary on WNDP6 as it is underpinned by MVDC Core Strategy Policy CS11 and paragraph 6.2.37 which states that the Council's strategy includes:

- Supporting the provision of small-scale local facilities to meet local community needs
- Taking into account the importance of shops and services to the local community in assessing proposals that would result in their loss or change
- Supporting proposals to improve the viability, accessibility or community value of existing services and facilities that play an important role in sustaining village communities.

WVA has reviewed the evidence of marketing provided by the applicant to demonstrate that a change of use is potentially justified. However, it is worth noting that there was interest in 6 Guildford Road for a proposed cafe use in 2022. We were in dialogue with that party, and we note that this interest did not materialise due to a lack of customer parking in the village. Based on our own knowledge of the property, WVA accepts that sufficient marketing efforts have been made and hope this is helpful to MVDC in considering the application.

We defer to MVDC's Conservation Officer with respect to the proposed replacement of ground floor windows on the north façade to match first floor windows.

In conclusion we have to recommend that this application is refused on the grounds of Policy WNDP4. We accept that WNDP4 is in conflict with WNDP1 and WNDP6 where a commercial property does not have the land to deliver off-street car parking. This is a matter we wish to consider further in full consultation with Westcott residents when we renew the Westcott Neighbourhood Development Plan. The applicants are very welcome to contact us and to engage in this process.

Yours sincerely,



James Leaver
Planning Lead, Westcott Village Association