



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver



jamesandfrancesca@hotmail.co.uk

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

5 August 2024

Dear Sirs

**MO/2024/1123 2 Chadhurst Cottages, Coldharbour Lane, Westcott, RH4 3JH**  
**Erection of proposed garage following demolition of existing.**

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

Planning permission was approved for the existing garage in 1988 "for the erection of a detached garage of some 50 sq m (540 sq ft)" under MO/88/0786. This was originally consented as ancillary for domestic use.

Earlier this year there was a certificate of lawfulness application (MO/2024/0596) for the use of the existing detached garage building for a motor repair business. The

certificate of lawfulness was to remedy a breach of planning but was consented by MVDC on the basis that 10 years had elapsed since the original breach.

I have noted in application MO/2024/1123 that measurements of the existing building are not provided on the "existing" plan. Assuming that the existing building was built in accordance with the MO/88/0786 consent I believe it is 50sq m.

The design and access statement for this MO/2024/1123 confirms an increase in the floor area of the building by 52 sq m which is more than double the size of the existing building and it is not possible to ascertain from the plans what the increase in height or volume is.

Notwithstanding the recent certificate of lawfulness, it is WVA's view that the existing use of the building is already inappropriate development in this setting which is designated Green Belt, AONB and AGLV and was only secured through a planning breach and technicality. WVA believe the proposed significant increase in size and volume in this proposal is an undesirable expansion of the inappropriate development and in contravention with Policies ENV22, ENV23 and CS13.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Leaver', written in a cursive style.

James Leaver

Planning Lead, Westcott Village Association