



WESTCOTT VILLAGE ASSOCIATION

Mr James Leaver

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

jamesandfrancesca@hotmail.co.uk

Planning Department

Mole Valley District Council

Pippbrook

Dorking

Surrey, RH4 1SJ

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Dear Sirs

MO/2024/1548 – Keeper’s Cottage, Milton Street, Westcott

I refer to the application above and write in my capacity as the lead for planning matters for Westcott Village Association (WVA).

You may be aware that the WVA occasionally makes representations on behalf of the Westcott community, principally with regard to compliance of applications with the Westcott Neighbourhood Development Plan (WNDP).

WVA chose not comment on MO/2024/0278 in relation to this property which was consented earlier this year as we felt MVDC were better qualified to consider the merits of proposed extension in the application.

Because MO/2024/1548 proposes a further increase in floor area we believe it is appropriate to comment, if only to provide some background and help ensure consistency.

WVA is reminded of a similar case at Little Acre on Milton Street a few years ago where we objected to proposed extensions which would create a significantly larger dwelling than the original converted stable. The relevant applications were MO/2020/1269 and MO/2022/1310. Both applications were refused.

However, although Keeper's Cottage is in the same Milton Street Conservation Area and designated Green Belt, AONB and AGLV as Little Acre, we acknowledge that the circumstances could potentially be viewed differently.

The officer's report for MO/2024/0278 said:-

"According to the planning history, the original dwelling house was in the order of 108m². The original house has been extended on two separate occasions with a side extension added in 1986 following the demolition of a previous lean-to adding 28m² and further extensions permitted in 2017 adding a further 28m² of floor space. These previous extensions have added 56m² of floor space to the original dwelling, resulting in a total cumulative increase of 52%.

The proposed extension associated with the current planning application would result in a further increase of approximately 16m² of floor space. This would be a 10% addition when compared to the existing building and, along with the existing extensions, the cumulative increase in floor space would be 67%.

Numerically, 67% is a substantial increase in conjunction with the previous enlargements to the property. However, the proposal would only add a relatively modest 16m² of floor space to the existing property, which would be entirely contained within the existing footprint of the building. The extension would infill a corner of the house at first floor level and it would not appear as bulky or prominent in views of the site".

MO/2024/1548 proposes a further increase in floor space (I have been unable to work out how much) which is ahead of the benchmarks we believe MVDC has historically worked within. We accept that MVDC considers the relative merits of each application on individual circumstances, design, massing and form and confirm that this letter should therefore be treated as a neutral letter of comment only.

Yours sincerely,



James Leaver, Planning Lead, Westcott Village Association