



DESIGN & ACCESS STATEMENT

**Proposed Garage at The Old Carpenters Shop,
Lodge Lane, Cobham, DA12 3BS**

1st April 2026



Planning History

Planning consent was granted to convert the former carpenter's shop with attached residential accommodation into a single detached dwelling on 23rd July 1986 under planning ref 1986/0541. The conversion work was carried out and the building has been a single detached house ever since.

Planning consent was granted two years later for a detached double garage under ref 1988/0840 and this garage was built.

Planning consent was then granted for extensions & alterations to the host dwelling and also to extend the detached garage to create a triple garage. This work was also carried out resulting in the detached dwelling with the detached triple garage which currently exists.

An application was made for outline planning consent for a new detached dwelling on land to the southern side of the house. This application was refused in 2014 under ref 2014/0460.

Policy Background

The application site is located within the Green Belt and also within an Area of Outstanding Natural Beauty.

Planning Approval 2006/0161 includes a condition stating that, "No outbuildings or garages, other than those identified on the approved plans, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking & re-enacting that Order, shall be constructed on the site, without the prior permission, in writing, of the District Planning Authority."

Design Issues

The existing triple garage is poorly located. It is too close to the main house. The land located between the garage and the main house is entirely occupied by the driveway serving the garage, whereas the garden area which should be in close proximity to the main house is located behind the garage.

The option of handing the existing garage has been considered so that the parking and drive is located on the other side of the garage and although this would enable the garden area to be placed nearer to the main house it would result in the parking driveway area being unsupervised & insecure, in contravention of Secure By Design principles.

Proposal

To demolish the existing triple garage and construct a new garage building in a new location further south and close to the southern boundary. This will create sufficient space to create a garden area around the southern end of the dwelling.

To increase the width of the new garage building (compared with existing) to create a covered car port at both ends. Carports are used for the parking of motor vehicles far more often than closed garages and in this case the increased size of the garage building will ensure that two of the client's vehicles are parked within the carports this being a far less visible location than the current arrangement where they are parked on the driveway area.

The new garage building to have a steeply pitched & hipped plain tiled roof and facing brickwork with heavy oak framing. External materials to match the host dwelling.

Opportunities

To use the space created by the footprint of the new building & the volume created by the pitched roof to make efficient use of developed land. To provide a staircase within one of the car port areas and deck out the middle part of the loft area together with a dormer window, Velux type roof windows & thermal insulation to form a home office & store.

There are several planning advantages to the new garage location. It uses the full curtilage of the plot, it prevents any future possibility of applying for another dwelling & most importantly it enables better, safer & more secure enjoyment of the garden.