

## Kelly Fidgett

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**From:** Duncan Carty  
**Sent:** 17 December 2020 09:22  
**To:** development.control  
**Subject:** RE: 104 High Street, Chobham, GU24 8LZ

**Categories:** Green category

Hi Duncan,

I hope all is good and you are well. Comments below for the above site;

20/0712/FFU

Two storey dwelling, existing bungalow demolition.

The existing bungalow is a simple single storey detached property, within a large well screened plot in the Chobham Conservation Area. As an area of importance for archaeology, a watching brief condition for the ground works may be required, but I would refer you to the County Archaeologist for their comments. The principle of demolition of the existing building is not objected to, it is a simple building, but it does not have any impact in the conservation area and is of no significance to warrant retention. The proposed building is two storeys, as is the adjacent property and others in the village. The position in the plot is the same as the existing building line and retains an appropriate sized amenity /garden space for a house of this size. The design of the property retains characteristics features of the surrounding building stock, but re-interpreted in a modern style. The size scale, proportions and design are acceptable in principle, subject to the execution of the build to provide the exacting skills and details required to complete such a design; details of which should be conditioned. The environmental and sustainable features add to the public benefit of the proposal. Overall, there is no objection to the demolition or proposed new build in relation to the impact on the conservation area. The site boundary is well vegetated and this mix of standard and tiered planting should be protected through any site works, fenced off for root protection and no storage or driving of heavy vehicles in those areas, in order to retain the existing screening and habitat. The materials and details should be conditioned to ensure appropriate. The proposal subject to conditions, is considered to enhance the appearance of the conservation area. Recommend approval.

Many thanks,

Lucie  
Tushingham  
Conservation Consultant  
(Friday Fortnightly)

Surrey Heath Borough Council  
Surrey Heath House  
Knoll Road  
Camberley  
Surrey  
GU15 3HD  
01276 707518  
[www.surreyheath.gov.uk](http://www.surreyheath.gov.uk)

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