

## **WAVERLEY BOROUGH COUNCIL**

**EXECUTIVE - 7 JULY 2015**

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**Title:**

**RE-DEVELOPMENT OF 8 ELMBRIDGE COTTAGES:  
APPROVAL TO SUBMIT PLANNING APPLICATION**

**[Portfolio Holder: Cllr Carole King]**

**[Wards Affected: Cranleigh West]**

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**Summary and purpose:**

The purpose of this report is to seek approval for the submission of a planning application for the alteration of a property within our current housing stock at 8 Elmbridge Cottages, Cranleigh, to alter the internal layout and build an extension to convert a three bedroom house to 2 two bedroom maisonettes to meet local housing need.

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**How this report relates to the Council's Corporate Priorities:**

This report relates to the Council's corporate priority of providing more affordable housing in the Borough for local people in housing need.

**Financial Implications:**

Funding for the provision of an additional affordable home on this site is available in the 2015-16 New Affordable Homes Reserve. The pre-development costs budget is sufficient to cover the consultants' fees and surveys required to prepare a planning application.

**Legal Implications:**

The planning application requires consent under the Town and Country Planning Act 1990 (as amended). Authority to approve the submission of a planning application on behalf of the Council lies with the Executive, while authority to consider and determine planning applications lies with the Council's Area Planning Committees and with Officers under delegated authority.

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**Introduction**

1. Waverley Borough Council owns a semi-detached three bedroom property at 8 Elmbridge Cottages, Cranleigh. A location plan and existing elevation drawings are attached at Annexe 1. The property was built in the 1950's and is now in a poor state of repair suffering from severe damp and structural issues. The estimated cost of the works to make it available for letting is in excess of £60,000.
2. In March 2015, the Cranleigh-based PWJ Architects were appointed to explore the potential of the property and associated land to increase the provision of affordable housing. The architect has prepared feasibility study drawings to

illustrate how two 2bed maisonettes can be created. Illustrative elevation drawings are attached at Annexe 2.

### **Housing Need**

3. The Council is committed to making the best use of its assets to increase the supply of affordable housing to meet housing need in the Borough. The new developments will provide affordable homes to meet borough-wide housing need.
4. The Housing Register demonstrates a significant need for affordable housing in Waverley.

<b>1bed</b>	<b>2bed</b>	<b>3+bed</b>	<b>Total no. of applicants</b>
941	440	162	1544

5. There are currently 390 live applications for the Cranleigh area, of these 131 applicants are already living in Cranleigh.

<b>1bed</b>	<b>2bed</b>	<b>3+bed</b>	<b>Total no. of applicants</b>
17	83	31	131

### **Budget**

6. Pre-development services are being provided by PWJ Architects. In order to complete the necessary surveys and consultant fees to support a planning application, an additional budget allocation of £15,000 from the New Affordable Homes Reserve is required to cover pre-development costs. Initial costs have been funded by the approved Pre-Development budget of £83,500.

### **Recommendation**

The Executive is recommended to approve:

1. the submission of a planning application for the redevelopment 8 Elmbridge Cottages, Cranleigh to provide 2 x 2 bedroom affordable homes to meet housing need; and
2. an additional budget allocation of £15,000 for pre-development costs.

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### Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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### CONTACT OFFICER:

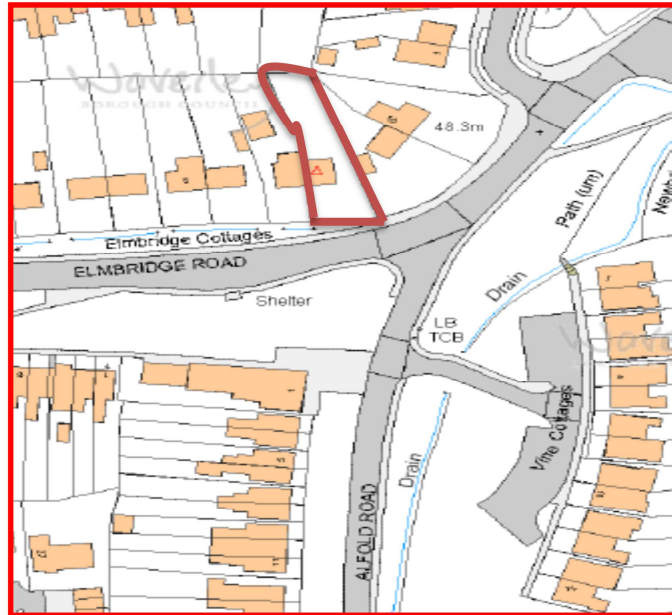
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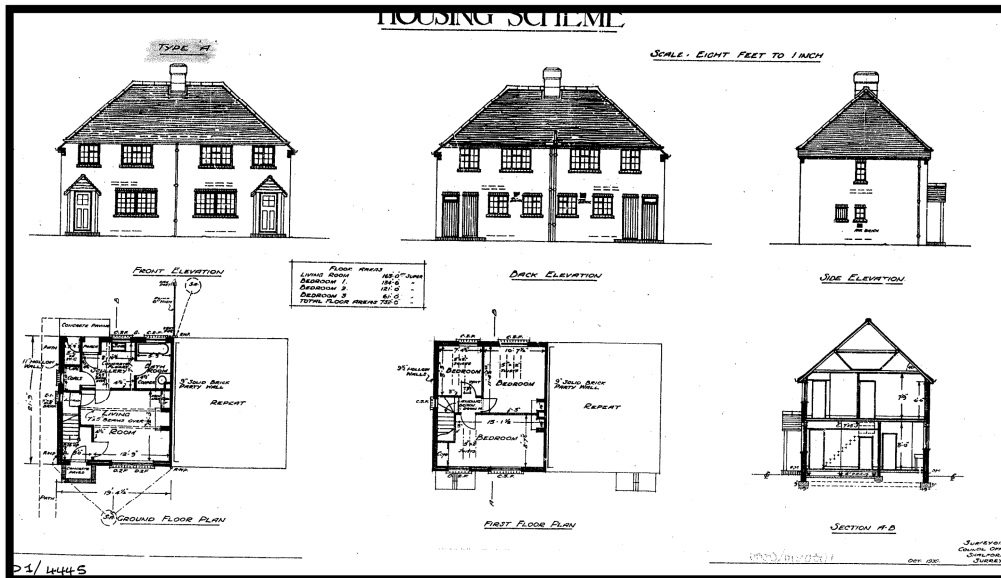
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# ANNEXE 1

## Location plan



## Existing Layout



# ANNEXE 2

## Proposed elevations



**PROPOSED SOUTH FRONT ELEVATION**  
SCALE 1:100



**PROPOSED EAST SIDE ELEVATION**  
SCALE 1:100