

Extracts from the Pixham End planning application with Mole Valley District Council. This will replace the retirement village.

March 2024

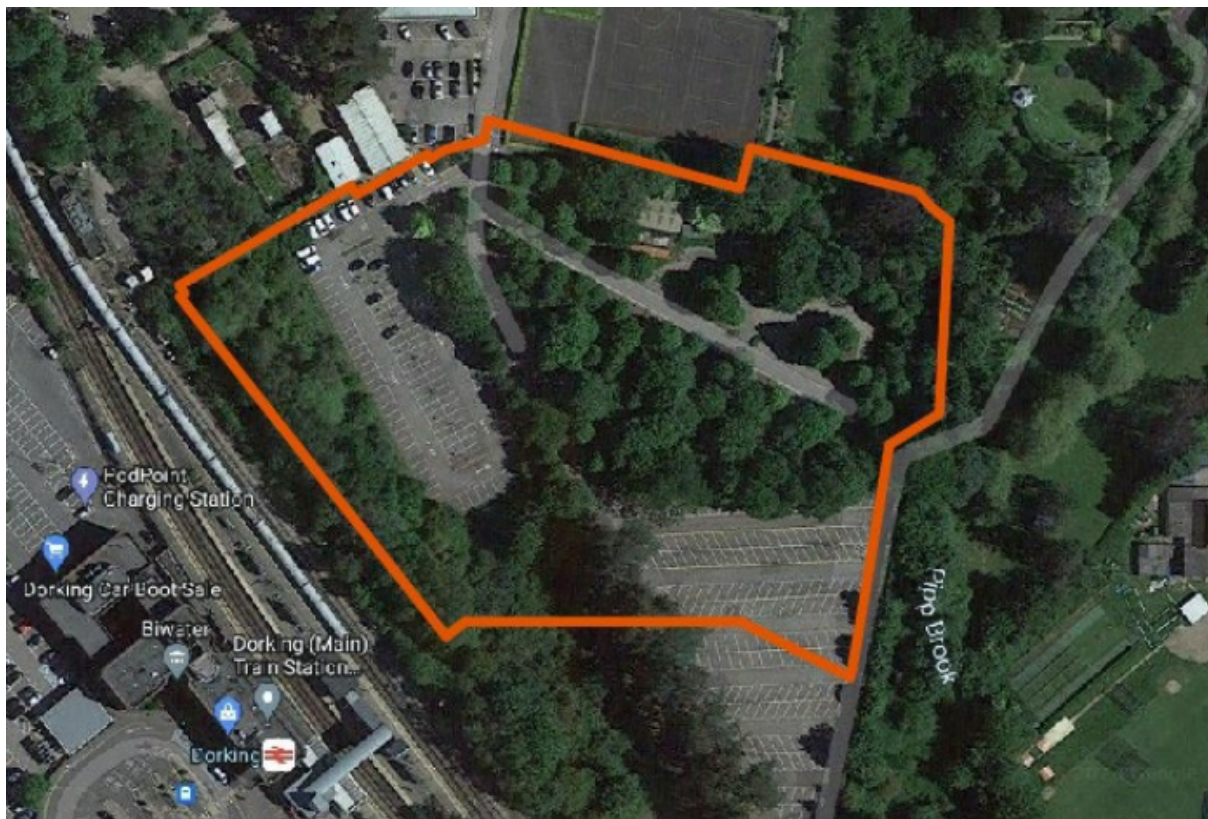
Please check the full application for more details: Go to [Search for a Planning Application - Mole Valley District Council](#) and type in the reference below.

Application Ref: MO/2024/0315/
Link

Location: Land at Pixham End (Central Site), Pixham Lane, Dorking, RH4 8BE
Proposal: Demolition of existing buildings and structures, and the redevelopment of the site to deliver 69 No. new residential homes (Use Class C3), associated landscaping, car and cycle parking and ancillary development.

Case Officer: Aidan Gardner
Registration Date: 25-Mar-2024
Applicant Name: Stonegate Homes (Pixham) Limited

Ward: Dorking North
PSH/Area: Dorking (Unparished), Westhumble (Unparished)









3. House design principles

The application comprises 69 plots: 32 x Four-Bedroom, 29 x Three-Bedroom and 8 x Two-Bedroom houses. The mix assists in creating a mixed and balanced community, alongside variation in the size and scale of the houses proposed, giving a unique sense of place to all areas of the site.

All units meet the DCLG Technical Housing Standards - nationally described space standard.

All houses are two storeys to eaves, most with dormers set into the mansard roofs. Ridge heights vary from 9m to 10.5m The rows are spaced at 21m apart to ensure minimal overlooking from habitable rooms.

All units benefit from having private gardens, as well as access to the areas of shared amenity. Master bedrooms have a full height window with a Juliet balcony facing the rear garden.

Each house will have storage space for a minimum of two cycles in the rear garden.

Refuse and recycling bin storage is provided at the front of each dwelling within a treated timber housing.