

SINGLE STOREY REAR EXTENSION**AT****22 LONGFIELD ROAD, ASH, GU12 6NA****SUPPORTING PLANNING STATEMENT**

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Author: NG

1. Introduction and background

- 1.1 This report is written in support of an application for a Certificate of Lawfulness for a single storey rear extension. A full description of the proposal is set out in section 2 of this report.
- 1.2 22 Longfield Road is a semi-detached two storey dwelling. It is understood to benefit from permitted development rights as set out in the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015. Having regard to the proposals map of Guildford Borough Council's Development Plan it is noted that the site is not within a designated Conservation Area or an Area of Outstanding Natural Beauty. In addition, the property is not statutory listed.
- 1.3 The proposed extension subject to this application for a Certificate of Lawfulness, will be located off the original rear elevation of the dwelling.

2. Description of development proposed

- 2.1 This Certificate of Lawfulness relates to a single storey rear extension. It will have a depth of no more than 3m and will have a flat roof with a height of 2.7m
- 2.2 The external materials will be brick to match the existing.

3. Justification for the certificate of lawfulness

- 3.1 The development proposed under this Certificate of Lawfulness is a single storey rear extension.
- 3.2 For dwellings that benefit from 'permitted development rights', *'The Town and Country Planning (General Permitted Development) (England) Order 2015'* (GPDO) grants planning permission various types of development. This includes proposals for the *'The enlargement, improvement or other alteration of a dwellinghouse.'* as set out in Schedule 2, Part 1, Class A and is subject to the following restrictions and conditions:
- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
 - The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.
 - The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
 - The enlarged part of the dwellinghouse would not extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.
 - The enlarged part of the dwellinghouse would have a single storey and not extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse and would be less than 4m in height.
 - The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.
 - The materials used for the exterior work (other than materials used in the construction of a conservatory) will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- 3.3 The proposed development subject to this Certificate of Lawfulness would meet all of the above criteria by virtue of the fact that:

- 22 Longfield benefits from Permitted Development rights for extensions and alterations.
- It will be no more than 3m deep and have a height of no more than 3m.
- It will be constructed from materials to match the existing.
- Once built the total area of the curtilage of the property covered by buildings would be less than 50%.

4. Conclusion

- 4.1 The proposed extension subject to this application for a Certificate of Lawfulness for a proposed development meets all of the criteria for it to be considered Permitted Development as set out in GPDO. Therefore Guildford Borough Council is respectfully requested to grant this Certificate of Lawfulness.