

Client –
Mr & Mrs Darwell-Taylor

Clients Address -
Sorrel, Lower Farm Road,
Effingham
KT24 5JL

Project Site Address –
Sorrel, Lower Farm Road,
Effingham
KT24 5JL

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Executive summary regarding the proposed architectural extension to Sorrel, Lower Farm Road, Effingham, Surrey.

Produced on behalf of Mr & Mrs Darwell-Taylor

This report has been prepared to form part of the Permitted Development Prior Approval Larger Home Extension Application and provides an overview of the scheme.

The proposed scheme is to create a single storey rear infill extension. The proposal has been designed to meet the current prior approval extended permitted development rights.

The scheme is a light touch yet modern and contemporary solution that creates the additional space required for the family. The design meets current design standards and planning policies.

We believe the proposed design provides a great architectural addition to the property with the architectural façade treatment and specific materials being selected to match the existing and ensure the extension relates back to the existing property. The design is in keeping and well proportioned to reduce any impact with regards to the neighbours.

Key information regarding the design;

The scheme creates much required space for the family. The new addition will allow interaction with the family and a safe space at ground level creating a better internal arrangement for the family to utilise on a daily basis.

The design positively respects the neighbouring properties with regards to heights, outlook and right to light.

We note the previous applications that have been built hold the below figures. These figures have been taken into consideration due to the green belt location and therefore the proposed rear infill extension is only a 10% increase. We would note that the design also meets permitted development rights as no Article 4 direction has been adopted.

Therefore the Green Belt planning Policies can not be assessed and used against this application.

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Existing original house.
144sqm

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Application 09/P/01303.
195.9sqm (36% increase)

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LD Certificate 09/P/0771.
Increase of 19sqm for ground floor and 19sqm for first floor
(19%) increase
uplift 55%

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Existing as built holding the above application works ground 117sqm and first floor 96sqm.
Total = 186sqm existing

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Proposed extension under PD Rights is only 18sqm increase
Total - 204sqm
Total uplift for all previous built schemes and this small infill is less than 60%

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It is clear that the proposed scheme does not create a disproportionate addition and does not affect the dwelling at all, the case officer's report following the refused application denotes:

*'The proposed works will create an infill single storey rear extension with a side extension. **As such these additions don't largely increase the footprint of the dwelling**'.*
***'As such the proposed will not appear out of scale or character with the area'**.*

Therefore, introducing this small infill single storey scheme, which does not affect the neighbours, street scene or surrounding land and green belt should be agreeable especially as the design meets prior approval permitted development rights.

We would note the pre application (20/A/00395) process has advised the following:

Planning considerations;
The impact on the green belt
The impact on scale and character of the existing dwelling and surrounding area,
The impact on neighbour amenity.

We have taken the above into consideration and can advise that while the design ensures to facilitate the above considerations the small infill scheme under permitted development rights does not harm the

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surrounding green belt as the proposal is a 10% increase, and permitted development rights are acceptable within green belt locations, as no Article 4 direction is implemented.

Impact on scale and character to the existing dwelling and surrounding area.

The proposal seeks to follow the same materials and fenestration as the existing dwelling. The design utilises the existing bi fold doors. **The proposal sits over 4 metres away from the nearest boundary and is not visible from either the neighbouring properties or the private road/street scene.**

There is believed to be no impact on neighbouring property as the design ensures to sit well within the property demise and is a single storey extension.

The pre application states that the infill extension with a height of only 2590mm and as such will have little impact on the scale of the dwelling and appear subservient. There will be no impact to the street scene, the proposal will not appear out of character with the area or dwelling and be likely acceptable.

The pre application response also states that the proposal is a fairly modest infill and as such will likely have no detrimental impact on the amenity to either neighbour.

The proposal is a modern and functional design, which will create an improved dwelling for Mr & Mrs Darwell-Taylor and make the application dwelling a well-rounded family home, which incorporates multi generation living.

The scheme is believed to be designed in line with national, regional and local planning policies. We feel the scheme enhances the house with regards to modern day living requirements and responds architecturally with regards to the surrounding neighbourhood.

We believe the scheme does not have any adverse effect on the land, neighbouring properties and street scene and meets the current prior approval permitted development rights for Lower Farm Road.

Please refer to drawing 0100-P-015 for the proposed design which has been accessed with the typical permitted development rights this including the 8 meter rule via a prior approval application.

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Proposed Rear single storey extension within - The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

Legal rules as set out within the 'Ministry of Housing Communities & Local Government'.

Permitted development rights for householders
Technical Guidance
September 2019

Householder extension falls under the Class A enlargement, improvement or alteration.

While the application is under the 'Prior Approval' certificate the following PD rules are still accommodated and are met.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 meters in the case of a detached dwellinghouse, or 6 meters in the case of any other dwellinghouse.

A single-storey extension to a house which is not on article 2(3) land or on a site of special scientific interest can be larger than allowed under paragraph (f) above, but it must not extend beyond the rear of the original house by more than 8 meters if a detached house.

The measurement includes the existing extension being 2.8 meters, total extension is under the acceptable 8 meters including the original 2.8 meters.

EXISTING - 2,837mm
PROPOSED - 3,150mm
TOTAL = 5,987mm

Refer to Page 18 of the technical guidance for proof of calculation.

While the proposal is an increase in cubic area and footprint in the Green belt no restrictions apply within the location removing PD rights thus green belt policy does NOT apply.

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While the application is under the 'Prior Approval' certificate the following PD rules are still accommodated and are met.

The height of the eaves and overall height of the proposed extension is well below the 4 meter rule. The extension is also well over 2 meters from the boundary.

The eaves are below the existing highest part of the roof.

Please refer to the proposed elevations holding the heights drawing reference - 0100-P-013 (Eaves 2,590 meters, Top of roof 2,750 meters).

Rear and side extensions

Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls both apply.

The extension must:

(i) extend no more than 6 meters beyond the rear wall, or no more than 8 meters in the case of a detached house (or no more than 3 meters beyond the rear wall, or 4 meters for a detached house on article 2(3) land or sites of special scientific interest),

(ii) be a single storey and must not exceed 4 meters in height;

(iii) have a total width that does not exceed more than half the width of the house (measured at its widest point).

While the proposed extension meets the width requirement, it is our understanding through previous LDC schemes that have been approved that due to the side wall of the extension is set in from the side flank wall and the new rear wall is set in from the existing wall the scheme does not need to accommodate section (iii) of the Permitted development rights for householders, Technical Guidance September 2019

Please note additional information regarding the design is illustrated within the Design Statement.

We trust we have provided all the required information for this proposal to be processed.

Philip Roy
Chartered Architect

PRA – Philip Roy Architecture