

Woking Borough Council
Civic Offices
Gloucester Square
Woking
Surrey
GU21 6YL



Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority’s website. If you require any further clarification, please contact the Authority’s planning department.

1. Site Address

Number	97
Suffix	
Property name	
Address line 1	High Street
Address line 2	Old Woking
Address line 3	
Town/city	Woking
Postcode	GU22 9LN

Description of site location must be completed if postcode is not known:

Easting (x)	501501
Northing (y)	156924

Description

2. Applicant Details

Title	
First name	Nicholas
Surname	Luthwood
Company name	
Address line 1	97 High Street
Address line 2	
Address line 3	
Town/city	Old Woking
Country	

2. Applicant Details

Postcode

GU22 9LN

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Building of a two-storey extension to the rear of the house to expand the kitchen and add an additional bedroom and en-suite bathroom. This is a revision from an earlier approved application to knock down an annex and complete a much larger extension.

Has the work already been started without consent?

☒ Yes ☐ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	The current area is a concrete void in the space between an 1840 built cottage and a 1963 built two-storey extension. This is a mix of brick and blockwork, with these being uniformly clad in thermal external boarding and a white rendered finish in May 2021.
Description of proposed materials and finishes:	<p>The extension will be rendered in the same finish as the thermal cladding when complete, delivering a higher performing energy efficient building. The extension walls will be block built to building regulations. There are two external walls, cavity built. Internal walls will be stud partitioned and plastered where relevant, completing a rectangle with the existing buildings. There will be a window at the rear, no further than the existing window, as well as the addition of a small window in the existing bathroom that will be opaqued.</p> <p>There will be a French door in the kitchen, as well as a window in the downstairs WC, but these open onto existing buildings and are not visible to any other dwelling.</p> <p>A RSJ will open up the existing kitchen into a kitchen diner in the new space.</p>
Roof	
Description of existing materials and finishes (optional):	The house has a pitched roof at the front and a flat roof on the 1963 extension. The tiles on the pitched roof on the 1840 part of the house will be replaced in April 2021 as the concrete tiles they currently have are too heavy for the gables and house.

5. Materials

Description of proposed materials and finishes:	The extension roof will be flat to match the existing flat roof at the rear of the house.
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Windows	
Description of existing materials and finishes (optional):	The front of the house had its windows replaced in 2019 with double glazed units with trickle vents.
Description of proposed materials and finishes:	Windows at the rear will be replaced with double-glazed units to match the units at the front, incorporating trickle vents. There will be no additional impact on privacy for any neighbours as the extension does not project further than the existing and faces in no new directions. The small bathroom window added will be opaqued and will not open far enough to allow a view out of the existing bathroom, or in.

Doors	
Description of existing materials and finishes (optional):	Currently the kitchen is accessed from a door within the void.
Description of proposed materials and finishes:	There will be a French door that will provide access to the kitchen from the garden, which will directly face our annex.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	No issues.
Description of proposed materials and finishes:	This is not impacted by the development.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Not applicable.
Description of proposed materials and finishes:	This is not applicable.

Lighting	
Description of existing materials and finishes (optional):	Currently the space is a void that is floodlit.
Description of proposed materials and finishes:	The extension will be lit internally by recessed downlighters and the external floodlighting removed.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

We had a previous application approved, meaning a much larger extension than this, including demolishing our annex and converting our garage into living space. The guidance given is that, because this planning is for a flat roof and not a pitched roof in the original approved planning, this requires a new planning application.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

12. Ownership Certificates and Agricultural Land Declaration

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Nicholas"/>
Surname	<input type="text" value="Luthwood"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="18/02/2021"/>

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	<input type="text" value="18/02/2021"/>
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