



Mr J Partington
Development Control
Surrey Heath Borough Council
Knoll Road
Camberley
GU15 3HD

By Email

22nd March 2021

Dear Mr Partington,

Re – Householder Application at 5 Junction Road, Lightwater, GU18 5TQ (PP09659947)

Please find enclosed the relevant plans and elevations in support of this Householder Application for roof conversion and extensions to a single-storey bungalow.

The proposal has been carefully considered in line with relevant planning policies (including the National Planning Policy Framework, the Surrey Heath Core Strategy & Development Management Policies Document 2012, specifically Policy DM9 (Design Principles), the council's Residential Design Guide SPD & the Lightwater Village Design Statement. It is deemed to meet the criteria in terms of its impact on character, residential amenity and highways, parking and access.

In terms of pre-planning, the council recently determined an application for a Lawful Development Certificate (20/0920/CES) in respect of extensions deemed to comprise Permitted Development. While that GPDO position was not agreed - specifically, dimensions; and that single-storey dwellings cannot by definition have two-storey extensions of the same height as an existing roof - the officer comments have been both noted and considered helpful in the creation of this application.

The application site is a detached bungalow at the south-eastern end of Junction Road. Junction Road is a quiet residential road comprised of mostly detached dwelling-houses built from the Victorian era to the present day. A large number of these properties have undergone householder extensions although it is noted that the council has been careful in recent decisions to retain the character of the street. It is also noted that Junction Road is not in a Conservation Area.

These proposals are for a roof conversion and rear roof extension to provide bedroom and bathroom accommodation in the roof; and a rear ground floor extension to provide modern, family-sized living accommodation downstairs. Two dormer windows have been proposed; one to the front elevation facing the street and one to the SE flank. 'Velux' style skylight windows are also proposed. Finally, the garage is proposed to be enlarged to the front elevation, primarily to assist with rear security.

The extension has been designed with the original design style in mind and is subservient to the original building. It also takes its cues from the neighbouring bungalow which has, under earlier



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council policies, undergone significant works since its creation. There is existing off-street parking and there are no issues with respect to highways, access & parking.

The materials used will reflect both the existing house and the prevailing 'Surrey Heath vernacular', being of predominantly of local brick stock and tile construction.

The proposed height, size & bulk; and location of the extensions primarily at the rear ensures that the proposed extension would be entirely within character guidelines set out within the Residential Design Guide SPD.

Careful thought has even given to the impact of this rear extension and the relationship to the neighbouring properties. The proposed use of opaque glazing to the flanks retains existing amenity. Particular attention has been given to the rear extensions. While barn-style roofs can appear to dominate, it should be noted that bungalows are considerably lower than their two-storey counterparts. Notwithstanding this, a hip is proposed to reduce the deemed mass. Similarly, flat roofs can jar; these proposals include a fringe pitch to the proposed flat roof in order to minimise the jarring effect of two adjacent roof types.

Consideration has also been given to 'the 45° Principle' to ensure that the rear extensions are modest and do not compromise neighbourhood amenity. With reference to that principle, the ground floor extension exceeds the 45° plane at ground floor level on plan. Crucially however, it is not a breach at 25° plane on elevation.

It is therefore duly deemed to be an acceptable and neighbourly form of development.

The principle is not applicable at first-floor in this case. The proposed roof extension (i.e. a bungalow roof extension) is not deemed to be a two-storey extension in planning terms, as confirmed by its exclusion from the GPDO.

Notwithstanding that point, the same relationship is present in respect of the nearest bedroom window at No.7.

We therefore respectfully request the appropriate permission of the borough council. If there are any points arising, please contact us at the office in the first instance.

Sincerely

S J MacLeod BSc. Hons. Est. Man.
Partner