

April 12, 2021

Dear Sir/Madam,

Subject: Householder Planning Application at 34 Downsview Avenue, Woking, Surrey, GU22 9BT

This letter/statement has been submitted in support of a Householder Planning Application at 34 Downsview Avenue, Woking, Surrey, GU22 9BT for the planning permission to introduce a ground floor rear extension and loft conversion. The proposals have been set out in the accompanying drawings that have been submitted with this application.

The following drawings have been submitted in support of this householder planning application:

- S1408-001 – Location Plan
- S1408-PL100 – Block Plan
- S1408-EX101 – Existing Plans
- S1408-EX111 – Existing Elevations
- S1408-PL101 – Proposed Plans
- S1408-PL111 – Proposed Elevations

The planning application seeks to introduce a loft conversion with front and rear dormers as well as a single storey six-metre-deep rear extension. The existing site comprises a single storey dwelling and private garden areas. The site is located in a largely residential area of Westfield, Woking.

Policy Context:

The following denote the relevant planning policies:

Woking Core Strategy (2012):

- CS1 – A Spatial Strategy for Woking Borough
- CS21 – Design
- CS22 – Sustainable Construction
- CS24 – Woking’s Landscape and Townscape
- CS25 – Presumption in Favour of Sustainable Development

Further, the Design Supplementary Planning Document has been considered in preparation for this application. The proposals are in accordance with the local planning policies as well as the National Planning Policy Framework (NPPF).

Proposed Development:

The proposed development is for a loft conversion with front and rear dormers and a single storey rear extension. The designs propose to use traditional brickwork and tile hanging with UPVC-framed windows

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to match the existing materials of the existing dwelling as well as those in the areas surrounding that application site and those on Downsview Avenue. Access to the site is to be retained as existing as part of the current proposals with frontal access to the site coming via Downsview Avenue.

The proposals follow a design-led approach which seeks to integrate visually with the buildings along Downsview Avenue and respect the amenity of nearby properties. Therefore, the proposed does not have any significant impact upon the setting or townscape.

We trust that the information provided is clear and will allow a positive outcome for this householder planning application.

Yours sincerely,

Jake Farmer

Planning Assistant at FORM Design Group