

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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The proposal seeks to demolish the existing conservatory and add a single storey rear extension to the existing attached garage to facilitate its conversion to habitable accommodation.

Has the work already been started without consent?

- Yes
 No

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)

Type:

Windows

Existing materials and finishes:

Two PVC velux skylight windows and double glazed window at front to match existing windows and one on the en suite to match existing windows

Proposed materials and finishes:

PVC white

Type:

Walls

Existing materials and finishes:

Brick to match existing

Proposed materials and finishes:

Bricks - not sure on the color match yet

Type:

Roof

Existing materials and finishes:

Tiles to match existing

Proposed materials and finishes:

Dont know color yet

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

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

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

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

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

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

PREAPH/2023/0024

Date (must be pre-application submission)

15/09/2023

Details of the pre-application advice received

Please note that the following advice is given without the benefit of a site visit.

The pre-application property is a two-storey detached house located on the north side of Fosters Lane, Knaphill within the urban area.

The proposal seeks to demolish the existing conservatory and add a single storey rear extension to the existing attached garage to facilitate its conversion to habitable accommodation

The proposed single storey extension would have a depth of 2.1m, width of 2.8m and a mono-pitched roof with eaves height of approx. 2m and ridge height of approx. 4.8m infilling the area between the garage and the rear elevation of the host dwellinghouse. It would be located to the rear of the property and it is not considered it would be visible from the street scene. Express planning consent is required due to the overall height of the proposed extension.

Impact on Neighbour Amenities

Consideration will need to be given to the impact of the proposed extensions on the amenities of the surrounding residential properties. This will primarily be undertaken within the assessment of a formal planning application and informed by the Case Officer undertaking a site visit during the application.

However, from the information that you have provided it appears that the adjacent neighbours at No.3 Fosters Lane would be the only neighbours materially affected as a result of the proposal.

Supplementary Planning Document Outlook, Amenity, Privacy and Daylight (2022) seeks to protect the amenities of neighbouring occupiers and to avoid loss of light, overlooking or overbearing impacts resulting from development proposals. The proposed extension, due to the height and depth in relation to this neighbouring property, is considered to be acceptable in this regard although this would be required to be verified at a site visit.

Woking Borough Council's SPD Outlook, Amenity, Privacy and Daylight (2022) recommends that family dwellings with two or more bedrooms and a gross floor area of 70sqm or more should have private amenity space that is in scale with the building but generally no smaller than the building footprint (depending on existing context). According to the submitted plans, it is considered that sufficient space would remain.

Conclusion

To summarise, I consider that the proposal presented in this pre-application enquiry would be in keeping with the character of the host dwellinghouse and the

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.

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?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

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**

* "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

Mr

First Name

Charlie

Surname

Jacques

Declaration Date

23/10/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Charlie Jacques

Date

23/10/2023