



PLANNING STATEMENT for

**A LAWFUL DEVELOPMENT CERTIFICATE APPLICATION
at**

20 FRIMLEY GROVE GARDENS

FRIMLEY

CAMBERLEY

GU16 7JX

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Report Prepared by	iPlans
Date	06/12/2023

1. Introduction

1.1 iPlans has been instructed by Bjarke Jensen to submit an application under the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020) for a Lawful Development Certificate for a single storey rear extension, garage conversion and fenestration changes.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 20 Frimley Grove Gardens, Frimley, Camberley, GU16 7JX accommodates a detached property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external façade of the house is a brick, and the fenestrations are uPVC.

3. The Proposal

3.1 This application for Lawful Development Certificate consists of a single storey rear extension, garage conversion and fenestration changes.

3.2 The proposed rear extension will measure 4000mm deep and 4700mm wide. There will be a window to the left elevation and a double door with glazed panels on either side to the rear elevation. It will have a hipped roof with a roof window to the rear plane.

3.3 It is proposed to convert the garage. There will be no change to the footprint of the existing structure. The garage door will be removed and replaced with a window. The existing garage side window and door will be removed and opening closed up.

3.4 In terms of existing fenestration changes, the existing single door and window to the left elevation will be removed and replaced with a window. There will be the installation of a roof window to the right plane of the main dwelling roof.

3.5 Under Class A, it states that the enlargement, improvement or other alteration of a dwelling house is not permitted if:

- 3.5.1 As a result of the works, the total area of ground covered by buildings within the curtilage of the dwelling house would exceed 50% of the total area of curtilage;
- 3.5.2 Height of the part of the dwelling house being enlarged, improved or altered would exceed height of the highest part of the roof;
- 3.5.3 Height of eaves of the part of the dwelling house being enlarged, improved or altered would exceed height of the eaves of the existing house;
- 3.5.4 Enlarged part would exceed beyond a wall that fronts a highway and forms either the principal elevation or side of house;
- 3.5.5 Enlarged part of house would have a single storey and extend beyond the rear wall of house by more than 4m for detached properties or exceed 4m in height;
- 3.5.6 Enlarged part of house would have more than 1 storey and extend beyond the rear wall of house by more than 3m or be within 7m of any boundary of the curtilage of the dwelling house being enlarged which is opposite the rear wall of that dwelling house;
- 3.5.7 Enlarged part of the house would be within 2m of boundary of the curtilage of the house and height of eaves of enlarged part would exceed 3m;
- 3.5.8 Enlarged part of house would extend beyond a wall forming side elevation of original house and would exceed 4m in height, have more than 1 storey or have width greater than half the width of the original house;
- 3.5.9 Any total enlargement (being the enlarged part together with any existing enlargement of the original dwelling house to which it will be joined) exceeds or would exceed the limits set out in sub paragraphs E to J;
- 3.5.10 It would consist of or include veranda, balcony or raised platform; installation or alteration or replacement of a microwave antenna; installation, alteration or

replacement of a chimney, flue or soil and vent pipe or an alteration to any part of the roof of dwelling house or

3.5.11 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.6 Development is permitted by Class A, subject to the following conditions:

3.6.1 Materials used in any exterior work shall be of similar appearance to house;

3.6.2 Upper floor windows to be obscure-glazed and non-opening unless more than 1.7m above floor of room and

3.6.3 Where the enlarged part of the dwelling house has more than a single storey, or forms an upper storey on an existing enlargement of the original dwelling house, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwelling house

3.7 Under Class C, installation of rooflights is not permitted if:

3.7.1 The alteration protrudes more than 150mm beyond the plane of the slope of the original roof;

3.7.2 It would result in the highest part of the alteration being higher than the highest part of the original roof;

3.7.3 If it would consist or include the installation, alteration or replacement of a chimney, flue, or soil and vent pipe or photovoltaics or solar thermal equipment or

3.7.4 The dwelling is built under Part 20 of this Schedule (construction of new dwellinghouses)

3.8 The conditions for permitted development under this class, are that any window located on a roof slope forming a side elevation of the dwelling house shall be obscure glazed and non-opening unless it is more than 1.7m above the floor of the room in which the window is installed.

3.9 The proposed single storey rear extension, garage conversion and fenestration changes meet the requirements of Class A in that the total ground area covered by buildings and additions does not exceed 50% of the total area of the curtilage. The extension does not project more than the depth allowance for this property. The height does not exceed 3m at the eaves and the overall height does not exceed 4m. Materials used will match with existing materials.

3.10 The roof windows will not protrude more than 150mm from the roof plane. The roof window to the side elevation will be obscured glazed and non-opening below 1700mm thereby meeting the requirements of Class C.

4. Relevant Planning Policy

4.1 The proposal is for a single storey rear extension, garage conversion and fenestration changes.

4.2 This Permitted Development application will not cause significant harm to the living conditions of the neighbouring residents when using their gardens or habitable rooms.

5. Conclusion

5.1 This Permitted Development application meets the requirements of Schedule 2, Part 1, Class A and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended 2008, 2013, 2014, 2015, 2016, 2017, 2019 and 2020).

5.2 In respect of the above, we would request a Lawful Development Certificate for the proposed work.