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ARCHITECTURAL DESIGN

4<sup>th</sup> December 2023

PLANNING STATEMENT

PROPOSED REAR SINGLE STOREY EXTENSION AT 3, THE GROVE , FRIMLEY,  
SURREY , GU16 8PL

Introduction

1.1 This Planning Statement supports an application for planning permission for a  
Rear single storey extension

1.2 The Statement is commensurate to the complexity of the case.

2. The Character of the Site and its Surroundings

2.1 The application site comprises a 2-bedroom semi -detached dwelling of brick  
construction under a  
Slate tiled roof.

An existing single storey extension and store room will be demolished.

2.2 The site enjoys an edge of the Frimley Town Centre location, with open space to the  
front with ample off-site parking.



Existing & Proposed Front Elevation ( No 3 right semi – detached )

### 3. Development Planning Policy

3.1 The following policies of the Surrey Heath Planning Strategy are most relevant to the proposal:

All policies relevant to this scheme have been understood, and incorporated in the design of this proposal.

**2.2** The need for high quality and inclusive design is seen as embracing all forms of development including individual buildings, public and private spaces and wider area development schemes

**2.3** Good design is seen as going beyond just aesthetic considerations and is expected to also address the connections between people and places and the integration of new development into the natural, built and historic environment.

**2.4** Local Planning Authorities are expected to ensure that development:

- functions well and adds to the overall quality of an area;
- establishes a strong sense of place;
- optimises the potential of the site to accommodate development;
- creates and sustains a mix of uses and support local facilities and transport networks;
- responds to local character and history;
- creates safe and accessible environments;
- is visually attractive.

**2.5** Paragraph 64 of the NPPF states that permission is expected to be refused for development of poor design that fails to take the opportunities available for improving the character and qualities of an area and the way it functions.



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#### 4. The Proposal

4.1 The proposal includes the following elements:

Single Storey Rear Extension, mono pitched roof to match ridge height of No 4 The Grove

Demolition of existing single storey rear extension & store



Existing Rear Elevation



## 5. Summary and Conclusions

5.1 The proposed scheme would extend and refurbish the dwelling in a manner which is suitable for modern day living, whilst respecting and responding to its positive attributes and fixing the elements that work less well.

5.2 The rear elevation of the host dwelling is architecturally unremarkable. The proposed rear extension has clean lines that flow with the adjoining single storey extension ( No 4 ) Replacing the unattractive white UPVC windows with high quality aluminium units with much thinner frames would respect the scale and form of the dwelling and improve the overall appearance of the rear elevation.

5.4 For the above reasons, it is asserted that the submitted scheme is well considered and sympathetically designed. The proposed extension and internal alterations would respond positively to the character and appearance of the host dwelling and they would respect its setting. Accordingly, it is advanced that the proposal complies with the requirements of the development plan policies outlined within this Statement and that planning permission should be granted.

Architect & Agent

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