

## Willow Lodge – Prior Approval Application

**Proposed remodeling of:-**

**Willow Lodge  
Red Lion Lane  
Sarratt  
WD3 6BN**

Prepared on behalf of  
Mr. & Mrs. M. Miller-Golding & Family

**December 2023**

Prepared by Peter Knightley BA. Hons, Dipl.Arc



The Old Registry  
20 Amersham Hill  
High Wycombe  
Bucks  
HP13 6NZ

Telephone: 01494 512717  
Email: [peter.knightley@tw-2.co.uk](mailto:peter.knightley@tw-2.co.uk)

## CONTENTS

	Page No.
1. Introduction	3
2. Site Description and Surroundings	3
3. Relevant Planning History and Policy	6
4. Replacement Dwelling	7
5. Outbuildings	9

To be read in conjunction with the following TW-2 Architects drawings:-

22 674 PL10	Location Plan and Topographical Survey
22 674 PL11	Existing House, Plans and Elevations
22 674 PL12	Proposed Plans and Elevations
22 674 PL13	Proposed Site Plan

## 1. INTRODUCTION

This document has been prepared in support of a Certificate of Lawful Development in relation to a Class A submission for the property known as Willow Lodge.

## 2. SITE DESCRIPTION AND SURROUNDINGS

- 2.1 The current house is located on the eastern edge of the village of Sarratt within Three Rivers District.
- 2.2 The site occupies an area of 15,230m<sup>2</sup>, most of which is occupied by two fields for pasture.
- 2.3 The house is on an elevated position, set back from the road and tucked away behind other properties fronting Red Lion Lane.
- 2.4 There are two outbuildings on site, the larger containing a garage, store rooms and stables; the domestic curtilage land is fenced off from the two fields.
- 2.5 The site is located within the Metropolitan Green Belt.



Fig 1 Aerial view of site NTS

- 2.6 It is believed that the current house was built in the 1960's and has been extended. A single storey side extension on the northern boundary has been built linked by an incongruous flat roof to the main house. The roof of the main house provides first floor accommodation with large unsightly flat roof dormers front and back.
- 2.7 The historic and existing principle entrances face the open fields.



2.8 A Bat survey has been carried out and no sign of bats has been found. Associated report will be submitted as part of the application.

2.9 The current house has a GIA of 237m<sup>2</sup> /2,550ft<sup>2</sup>.



*Fig 2 View of drive looking towards Red Lion Lane*



*Fig 3 View of front of existing house*



Fig 4 View of side of existing house

### 3. RELEVANT PLANNING HISTORY AND POLICY

3.1 The three historic application for Willow Lodge are:-

8/730/74- Demolish Garage, build 2 bedrooms, bathroom, boiler store- **Permitted and implemented.**

8/98/77 – Alterations to outbuildings and erection of new double garage- **Permitted and Implemented.**

23/1447/FUL – Demolition of existing conservatory and construction of part single part two-storey front , side and rear extensions; loft extension with roof alterations including increase in ridge height with front and rear dormer windows, front and rear Juliet balconies, side roof lights, provision of front bay windows; internal alterations and additions to fenestration and alterations to external materials including addition of render - **Refused**

3.2 A Pre-Application was submitted in November 2022 regarding a replacement dwelling on the site – reference 22/2150/PREAPP.

3.3 It is believed that Permitted Development Rights have not been removed. As such the application demonstrates that the house can be extended within the prescribed Class A constraint.



#### 4. CLASS A PROPOSALS AND COMPLIANCE

- 4.1 Class A covers the enlargement, improvement or alterations to a house such as rear or side extensions as well as general alterations such as new windows and doors.
- 4.2 The proposals are for 4m rear single storey extensions, a 3.6m wide single storey side extension to the original house and general alteration for windows and doors.
- 4.3 The site is not within Article 2(3) Land so Permitted Development Rights are not limited.
- 4.4 Under Class A the following limits and conditions apply:

A.1 Development is not permitted by Class A if –

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

**The current property has always been a single dwellinghouse and as such is compliant with A.1(a)**

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

**The proposed area increase (133m<sup>2</sup>) equates to 1% of the total area of the curtilage and as such is compliant with A.1(b)**

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

**The highest part of the existing roof is 127.28, so the building is 6.69m high. All of the extensions are 3.8m high and as such compliant with A.1(c)**

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.

**The extensions have eaves heights matching the existing mains house at 2.6m and as such is compliant with A.1(d)**

(e) the enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse .

**The principle elevation is defined by the entrance of the existing dwelling which faces east towards the properties fields. Given the distance between the house and the highway known as Red Lion Lane is substantial (61.5m), the building cannot be said to front the highway. As such both the side and rear extensions are compliant with A.1(e).**

(f) the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height

**As the property is detached, the 4m rear extension with a maximum height of 3.8m is compliant with A.1(g)**

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

**The side extension is within 2m of the boundary but as its eaves height is 2.6m it would be compliant with A.1(i)**

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwellinghouse.

The 3.6m wide single storey side extension is 3.6m high and is less than then half the width of the original house (16.78m).

## 5. CONCLUSION

- 5.1 The two extensions comply with all of the Class A.1 constraints and as such are compliant with a Prior Approval application.
- 5.2 Amendments to window and doors are allowed under Class A.1.