



**1 Walton Terrace, Woking, Surrey, GU21 5EL**

**Erection of a part single and part two storey rear extensions and  
demolition of the garage**

## **Supporting Planning Statement**

**Client: Arshia Kherrat**

**December 2023**

## 1. Introduction and background

- 1.1 This Statement has been prepared in support of an application for a part single and part two storey rear extension and a demolition of the garage to the end of terrace house at 1 Walton Terrace in Woking.
- 1.2 This supporting planning statement sets out why the proposed development is acceptable having regard to the policies of Woking Borough Council in addition to national planning policy as set out in the National Planning Policy Framework (NPPF).

## 2. Site description

- 2.1 The application site is a two storey end terraced house at no 1, located on the eastern side of Walton Terrace and its junction with Boundary Road and Walton Road.
- 2.2 Having regard to the Policies Map 2012 of the Core Strategy and Development Management DPD the site is not located in the Green Belt. It is not within a designated Conservation Area or an Area of Outstanding Natural Beauty. In addition, the dwelling is not statutory listed.

## 3. Review of planning history

- 3.1 PLAN/1991/0581 – Erection of a part single and part two storey extension to the rear of the dwelling. Refused 10/10/1991. Subsequent appeal dismissed. Refused for the following reasons: *“The ... proposal would result in an unacceptable loss of garden area...”*. The two-storey rear extension was proposed with a flat roof to which at the time the LPA did not raise any objection in term of design and appearance.
- 3.2 PLAN/2023/0803 - Erection of a two storey and part single storey rear extension. Erection of 1No rear dormer and 1No front rooflight. Refused 14/11/2023. Refused for the following reasons: *“1. The proposed rear dormer in conjunction with the roof of the extension (to which it would be attached to) would by reason of its scale...”*. *“2. The proposed development would result in a private amenity space which is out of scale and proportion with the size of the resulting dwelling and would amount to the overdevelopment of the site...”*

#### 4. Description of development proposed

3.1 The proposal will comprise the following accommodation according with the extensions:

Ground floor: Playroom, Kitchen/Dining/Living Room.

First floor: Two bedrooms, Office, Bathroom.

3.2 Materials for the brickwork walls will match the existing house, as will the roof tiles.

3.3 The Gross External Area (GEA) of the existing house on the ground and first floors is 95 m<sup>2</sup>.  
The GEA of the property after the extension would be 108 m<sup>2</sup>.

3.4 Given the dimension of the plot the existing garage will be demolished to leave enough amenity space.

3.5 Overall, the extension will be proportionate to the existing property with an increase of only 13.3 m<sup>2</sup> and one room, and the materials and design will be consistent with the existing house.

#### 5. Summary of relevant planning policies

5.1 **NPPF 2023:** One of the fundamental functions of the planning and development process is to achieve 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve...'

5.2 **Policy CS21 of the Core Strategy 2012:** Proposal for new development should... respect and make positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

5.3 **Policy CS24 'Woking's Landscape and Townscape':** development proposal to provide a 'positive benefit' in terms of townscape character.

5.4 **SPD Woking Design 2015, Section 9D:** 'the additional mass should respect the existing building proportion, symmetry and balance'. The roof on an extension is a prominent component of the building form and should be of a similar format to the existing dwelling and 'roof forms which are contrary to the existing roof form will generally be resisted'.

5.5 **SPD Outlook, Amenity, Privacy and Daylight 2022:** 'all dwellings designed for family accommodation need to provide a suitable sunlit area of predominantly soft landscaped private amenity space appropriate in size and shape...'

## **6. Acceptability of development proposed**

- 6.1 The proposed extension is consistent with the scale and appearance of the existing house. It will be of a proportionate scale to the property with the addition of only one room, and the materials and design will be sympathetic to the existing house.
- 6.2 The nearest property to the extension is the terraced next to development at no. 2 Walton Terrace which has a single storey rear extension to which the proposal aligns. The second storey extension would not be visible from no 2 Walton Terrace as it would be aligned with the existing first floor outline.
- 6.3 The proposal first floor extension would align the new wall with the existing removing the existing step in of the dwelling and it would not be visually harmful due the character and appearance of the site.
- 6.4 The proposed single storey aspect of the development would replace the existing timber structure and the timber boundary fence with built structure to match the existing. This would improve the aspect of the Streetview.
- 6.5 The existing dwelling has a footprint of 53.5 m<sup>2</sup> and a floor space of 95 m<sup>2</sup>. The existing garage has a footprint of 17.7 m<sup>2</sup> and the private rear garden area measures 29.5 m<sup>2</sup>.  
The percentage of garden in relation to the footprint is 29.3%.  
The percentage of garden in relation to the floor space is 31%.

The proposed dwelling would have a footprint of 61.5 m<sup>2</sup> and a floor space of 108 m<sup>2</sup> and the private rear garden area would measure 39.8 m<sup>2</sup>.  
The percentage of garden in relation to the footprint would be 39%.  
The percentage of garden in relation to the floor space would be 36.8%.

## **7. Conclusion**

- 7.1 This report has highlighted that the planning application for a part single and part two storey rear extension is in accordance with the Council's planning policies and therefore is an acceptable form of development.
- 7.2 The proposal will not have any adverse impact on the character of the area or the residential amenity of neighbours and is therefore sustainable development in accordance with national policy.
- 7.3 Therefore, in the absence of any other material considerations to justify otherwise it is respectfully requested that planning permission is granted for the proposed development.