

**PRIOR APPROVAL APPLICATION FOR THE ERECTION OF TWO SINGLE
STOREY REAR EXTENSIONS**

AT

**ENGLEFIELD FARM, SANDPIT HALL ROAD, CHOBHAM, SURREY,
GU24 8AN**

SUPPORTING PLANNING STATEMENT

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Ref. 23-SPS-01-A

Author: DM

1. Introduction and background

- 1.1 This report is written in support of an application for a Prior Approval for the construction of two single storey rear extensions at Englefield Farm, Sandpit Hall Road. A full description of the proposal is set out in section 2 of this report.
- 1.2 Englefield Farm is an existing detached dwelling which benefits from permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015. Having regard to the proposals map of Surrey Heath Borough Council's Development Plan it is noted that the site is not within a designated Conservation Area or an Area of Outstanding Natural Beauty. In addition, the dwelling is not statutory listed.
- 1.3 The existing dwelling located to the north of Sandpit Hall Road and consists of a detached two-storey dwelling with a first-floor side extension. The application site is bounded by residential development to the east and west. Overall, the property has an area of approximately 0.35ha.
- 1.4 Previous planning history for the site includes the following applications:
- Application for a Lawful Development Certificate for the proposed erection of a single storey side extension (LPA Ref. 23/1071 Approved in 2023);
 - Prior approval for a larger home extension (Schedule 2, Part 1, Class A) with a maximum depth of 8.0 metres, a maximum height of 3.94 metres and an eaves height of 2.4 metres (LPA Ref. 23/1072 Refused in 2023);
 - Application for a Lawful Development Certificate for the proposed erection of a detached building (LPA Ref. 13/0444 Approved in 2013);
 - Erection of a single storey rear extension, first floor side extension and conversion of garage to habitable accommodation (LPA Ref. 07/0598 Approved in 2007)
 - Erection of a single storey side extension, first floor side extension and conversion of garage to habitable accommodation (LPA Ref. 07/0199 Refused in 2007)
 - Erection of a single storey side extension (LPA Ref. 97/1194 Approved in 1998).

2. Description of development proposed

2.1 This Prior Approval relates to the proposed erection of a single storey rear extension, which is summarised as follows:

- Two single storey rear extension (northern elevation). The extensions will have a depth of 8m from the rear wall of the original dwelling. One extension will have a width of 4.324m and another will have a width of 4.834m.
- The proposed rear extension would provide for a new kitchen, utility room and dining room at the rear of the property.
- It will have a pitched roof with a height of 3.95m (when measured from the highest ground level adjacent to the building). The extension will not be within 2m from the boundary of the site.
- The external materials used for the proposed rear extension will match the existing dwelling.

3. Justification for the certificate of lawfulness

3.1 For dwellings that benefit from permitted development rights, ‘*The Town and Country Planning (General Permitted Development) (England) Order 2015*’ (GPDO) grants planning permission for various forms of development. This includes proposals for “*The enlargement, improvement or other alteration of a dwellinghouse*” as set out in Schedule 2, Part 1, Class A.

3.2 The erection of extensions under Schedule 2, Part 1, Class A is subject to the following restrictions:

- Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- ***Comment: Englefield Farm was not granted permission to be a residential dwelling by virtue of a change of use Permitted Development Right.***
- 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 not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).
Comment: Englefield Farm is situated in a generous residential plot, in particular the rear garden provides a deep residential curtilage to the property. As such, the proposal complies with this criterion.
- The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse.
Comment: No part of the proposed extensions would exceed the highest part of the roof.
- The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse.
Comment: No part of the proposed extensions would exceed the eaves of the existing dwelling when measured in accordance with the Government’s ‘Permitted development rights for householders Technical Guidance’.
- The enlarged part of the dwellinghouse would not extend beyond a wall which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the original dwellinghouse.
Comment: The proposed rear extension does not extend beyond a wall that fronts a highway, nor does it extend beyond a side elevation that fronts a highway.
- For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and **not** extend

beyond the rear wall of the 'original dwelling' by more than 8 metres for detached dwellings and exceed 4 metres in height.

- ***Comment: Englefield Farm is a detached dwelling which is not located on article 2(3) land nor on a site of special scientific interest. The proposed rear extension would not extend beyond 8 meters from the rear wall of the original dwelling.***
- The enlarged part of the dwellinghouse would not be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would not exceed 3 metres.

Comment: No part of the extension would be within 2m of the boundary of the curtilage of the dwellinghouse.

- In the case of extensions which extend beyond a wall forming a side elevation, the width would be no more than half the width of the existing house and have a height of no more than 4m if not within 2m of the boundary of the curtilage.

Comment: This application for prior approval is an amended application from a previously refused prior approval application. The design of the scheme has been amended to reflect the Council's concerns and comply with the requirements of the GDPO. The rear proposed rear extensions do not touch either of the side elevations of the original dwelling, and as such this requirement does not apply. Each extension would have a width of 4.324 metres and 4.834 metres which are individually no more than half the width of the existing house. Furthermore, they are not within 2m of a boundary and have a height of no more than 4m.

- It would not consist of or include - (i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse.

Comment: The proposed extension does not include any of these features.

3.3 As the depth of the rear extension would be 8m, it exceeds the limit of 4m in paragraph A.1 (f) of the GPDO but is within the limit of 8m in paragraph A.1 (g). In accordance with paragraph A.4 (2), the applicant has submitted this Supporting Planning Statement with associated plans of the rear extension.

3.4 The regulations require a written description of the following:

- How far the enlarged part of the dwellinghouse extends beyond the original dwellinghouse;
- ***Comment: As stated above, the proposed rear extension would extend a maximum of 8m beyond the original dwellinghouse.***
- The maximum height of the enlarged part of the dwellinghouse;
- ***Comment: As stated above, the maximum height of the extension would be 3.94m.***

- The height of the eaves of the enlarged part of the dwellinghouse;
 - ***Comment: The height of the eaves would be 2.4m.***
 - A site plan, plans showing the proposed development and any existing extensions to the dwellinghouse to which the enlarged part will be joined;
 - ***Comment: The application is supported by a site plan and existing and proposed elevations and floor plans.***
 - The addresses of any adjoining premises;
 - ***Comment: This information is set out in the accompanying Application Form.***
 - The developer's contact address;
 - ***Comment: Postal address: Jonny Barrett & Orla Scanlan, Englefield Farm, Sandpit Hall Road, Chobham, Surrey, GU24 8AN*** and
 - The correct fee to be paid.
 - ***The correct fee accompanies the application form.***
- 3.5 In accordance with paragraph A.4 (7), where an owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the proposed development on the amenity of any adjoining premises.
- 3.6 Due to the single-storey nature of the proposal, and its location in comparison to adjoining residential properties it is not considered that the proposal would impact on the amenity of adjoining premises. Furthermore, it is also noted that considerations of the impact on the amenity of adjoining premises will only be considered if objections to the proposal is raised by owner/occupiers of adjoining premises.

4. Conclusion

- 4.1 The proposed extension subject to this application for a Prior Approval for two single storey rear extensions which meet all of the criteria for it to be considered permitted development as set out in the GDPO. Therefore, Surrey Heath Borough Council is respectfully requested to grant Prior Approval.