



Woking Borough Council
Planning Department
Civic Offices
Gloucester Square
Woking, Surrey
GU21 6YL

5th February 2024

Randolph Close/CovLett/PG

Dear Sirs

Re: 6 Randolph Close, Knaphill, Woking, Surrey GU21 2NF

Following notification of an invalid application we submitted for a Lawful Development Certificate (Proposed) – Ref: PLAN/2024/0087 for a timber shed at 6 Randolph Close – please now find enclosed an application pack for a Householder application.

Alongside this extended covering letter, the application pack includes the following:

Application Form

Application Drawings;

- o 23076 – Location & Block Plan Rev. A
- o 23076 – Proposed Shed – Proposed Plans & Elevations

The application fee (additional fee of £111.50) will be paid under separate cover.

The justification for a timber shed to be sited a 6 Randolph Close as a permitted development as it would have been is:

The proposed timber shed is set out within the drawings submitted with this application and proposes the replacement of a larger timber shed in the garden of 6 Randolph Close.

The shed retains 'Permitted Development Rights' as set out within the Town and Country Planning (General Permitted Development) order 2015 (as amended) (GDPO). The proposed shed is considered to be permitted development falling within Schedule 2, Part 1, Class E (The provision of a building or enclosure within the curtilage of a dwellinghouse) of that Order for the reasons set out below:

- a. as a result of the works the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage
- b. the proposed shed would not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- c. the building is not more than a single storey; and
- d. the height of the building (2.65m), does not exceed —

Farnham: 01252 267878
(Head and Registered Office)
Broadmeade House
Farnham Business Park
Weydon Lane, Farnham
Surrey, GU9 8QT

O'Keefe Scanlon Limited
Company Registration No. 2878091

Bristol: 0117 332 6753
43 North View
Westbury Park
Bristol
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Partners:
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Rothesay Road
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Hampshire
PO12 4PT

Directors:
Roger Beach BA (Hons) Dip Arch RIBA
Patrick Graham BArch Dip Arch RIBA



i) 3 meters

e. the height of the eaves of the building does not exceed 2.5 metres;

f. the building is not situated within the curtilage of a listed building;

g. the proposed shed would not include the construction or provision of a veranda, balcony or raised platform

h. the proposed shed does not relate to a principle dwelling

We look forward to receiving acknowledgement that the application has been validated and registered in due course. However, should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully



Patrick Graham BArch DipArch RIBA

Director

For and on behalf of OSP Architecture

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