

# PLANNING STATEMENT

**FOR:**

**CERTIFICATE OF LAWFUL DEVELOPMENT APPLICATION FOR A  
DORMER ROOF**


**AT:**


**HOE HOUSE  
PREY HEATH ROAD  
MAYFORD  
WOKING  
GU22 0RW**

**APPLICATION SUBMITTED ON BEHALF OF:  
MR S PATEL**

**February 2024**

+44 (0) 1483 415 753 

applications@planitconsulting.co.uk   
www.planitconsulting.co.uk

3 Innovation Place, Douglas Drive   
Godalming, Surrey GU7 1JX

## 1. **INTRODUCTION**

1.1 This statement is submitted on behalf of our client, Mr S Patel in support of an application for a Certificate of Lawful Development for the erection of a rear dormer wall at the property addressed Hoe House, Prey Heath Road, Mayford, Woking GU22 0RW

1.2 Hoe House lies north east of Worplesdon near Pyle Hill. The site is outside of the settlement area of Worplesdon and sits within the Green Belt. The property is accessed through an access track off of Prey Heath Road and sits just to the north east of Prey Heath itself.

1.3 The dwelling has undergone very few changes since it's erection and maintains permitted development rights as will be fully outlined throughout this statement,

1.4 Within this statement it will be explained why, for the purposes of GPDO, the construction of the proposed development constitutes 'Permitted Development' for which planning permission is not required. Below we explain the application proposal, history of the property, and how the proposal is able to comply with the terms of the GPDO 2015.

1.5 The remainder of this statement is set out as follows:

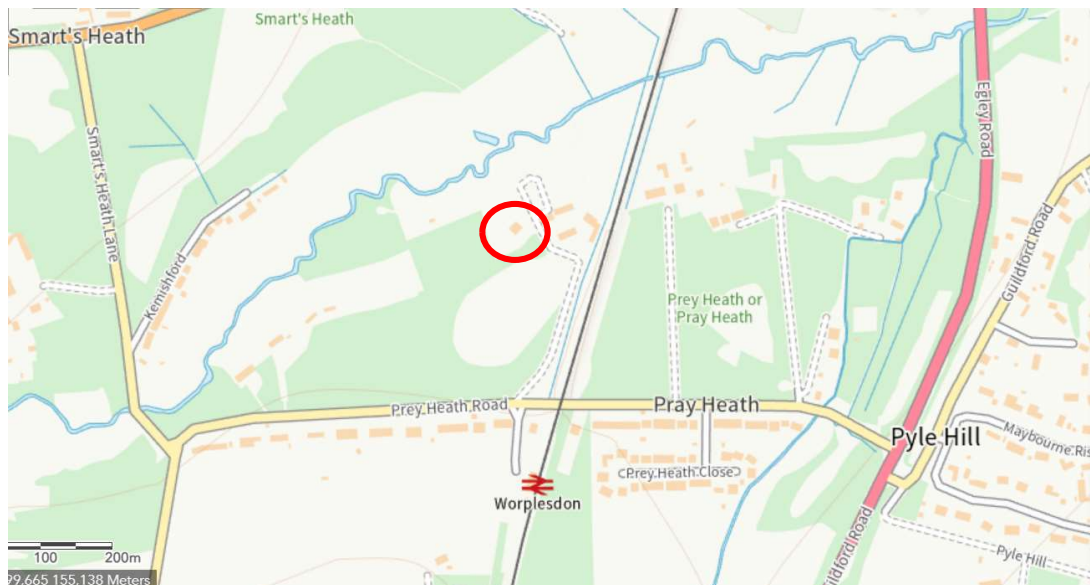
- 2) The Application Property
- 3) The Application Proposal
- 4) Permitted Development Assessment
- 5) Summary

1.6 The application is accompanied by the following documents

- Site Location Plan
- Existing Plans
- Proposed Plans

## 2 THE APPLICATION PROPERTY

- 2.1 Hoe House situated on a relatively isolated plot, with only one immediate neighbour bordering the property to the south east. The property was originally a farm and equestrian property and is surrounded by fields to the north, west and east.
- 2.2 The site is within the Green Belt but not within a Conservation Area, Area of Outstanding Natural Beauty or an Area of Great Landscape Value
- 2.3 The site historically was linked to Hoe Farm to it's north west however the two properties are no longer connected following the removal of an agricultural occupancy condition in the year 2003.
- 2.4 Below is a site plan showing the site in context with the surrounding area. The site is indicated by the red circle surrounding it.



Site Map, source – Surrey Interactive Planning Map

- 2.5 The dwelling is a detached chalet-style two storey house, which has been extended in the past. It is built of brick with a traditional tiled pitch roof. The northern portion of dwelling was constructed in the early 1970's, with a later wing added to the south east side of the dwelling in 1994.

2.6 It would appear that the northern portion of the dwelling is the original dwelling house. Planning records suggest that this was constructed in the early 1970's for agricultural occupancy which as stated ceased in 2003.

Planning History

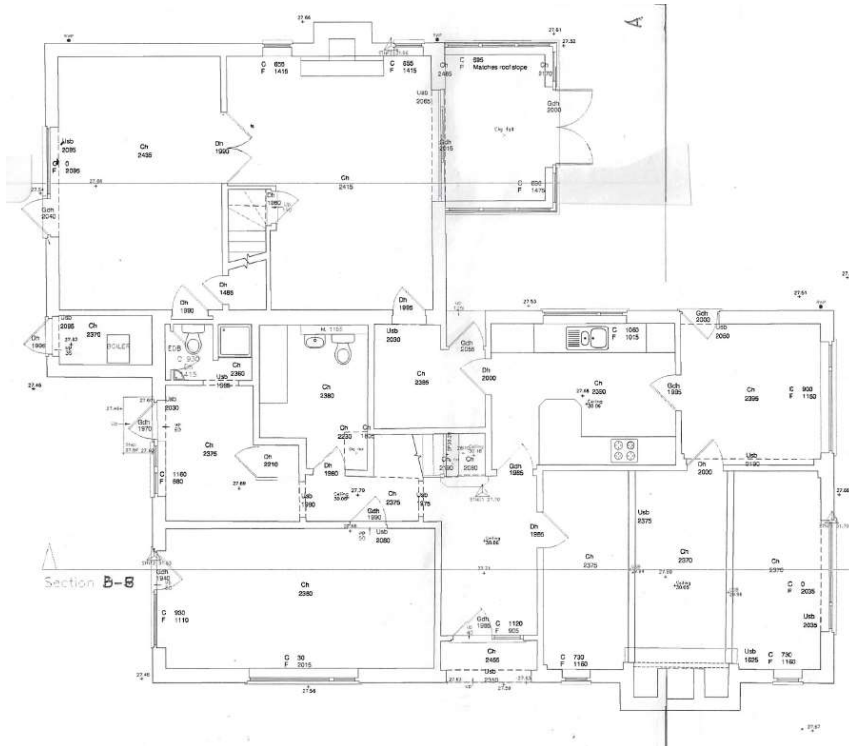
2.7 The relevant planning applications are tabulated below:

Planning Reference	Proposal	Decision
PLAN/2015/1144	Prior notification for a single storey rear extension to extend a maximum of 8m, maximum height of 4m and a maximum height of eaves 3m.	Approved 19/11/2015
PLAN/2015/0567	Certificate of Lawfulness for the construction of a front extension, to be constructed under Class A of the General Permitted Development Order 1995 (as amended 2008).	Approved 10/08/2015 <b>Implemented</b>
PLAN/2015/0566	Certificate of proposed lawful development of single storey side extensions	Approved 28/08/2015
PLAN/2003/0803	Removal of condition No 5 permission No. 29698 (agricultural occupancy)	Approved 21/08/2003
PLAN/2000/0808	Removal of condition 4 of planning consent 29698 to allow use of the building for general residential purposes and the ground ancillary to such use.	Refused 16/11/2000

Full Planning history

2.8 The dwelling, despite its detailed planning history, has only been extended to the rear in the 1990s as previously stated. Out of the recent 2015 permissions only the front extension has begun development (as confirmed by Certificate PLAN/2015/0567) with the other two never having been built out.

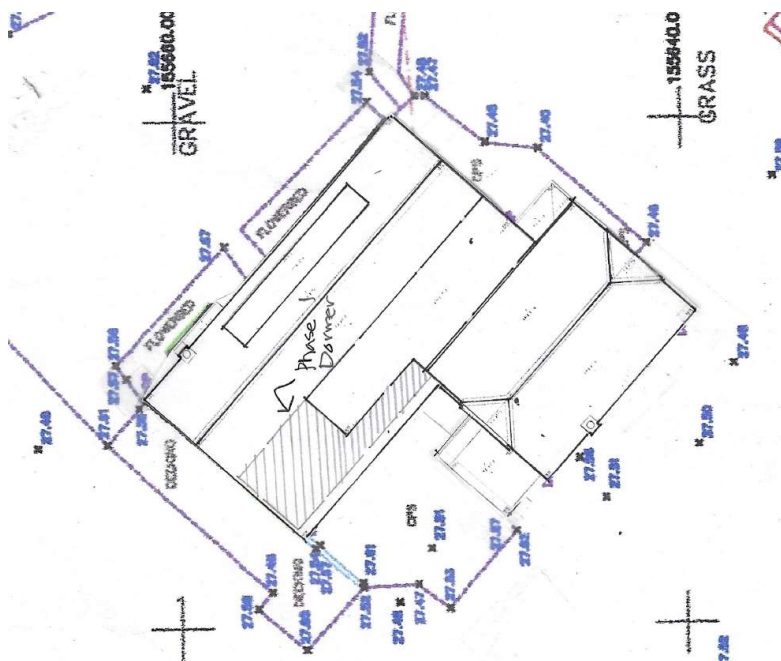
2.9 Below is an existing ground floor plan showing the site as it presently appears. It should be noted that works to build out the front extension have begun however works have not yet been completed.

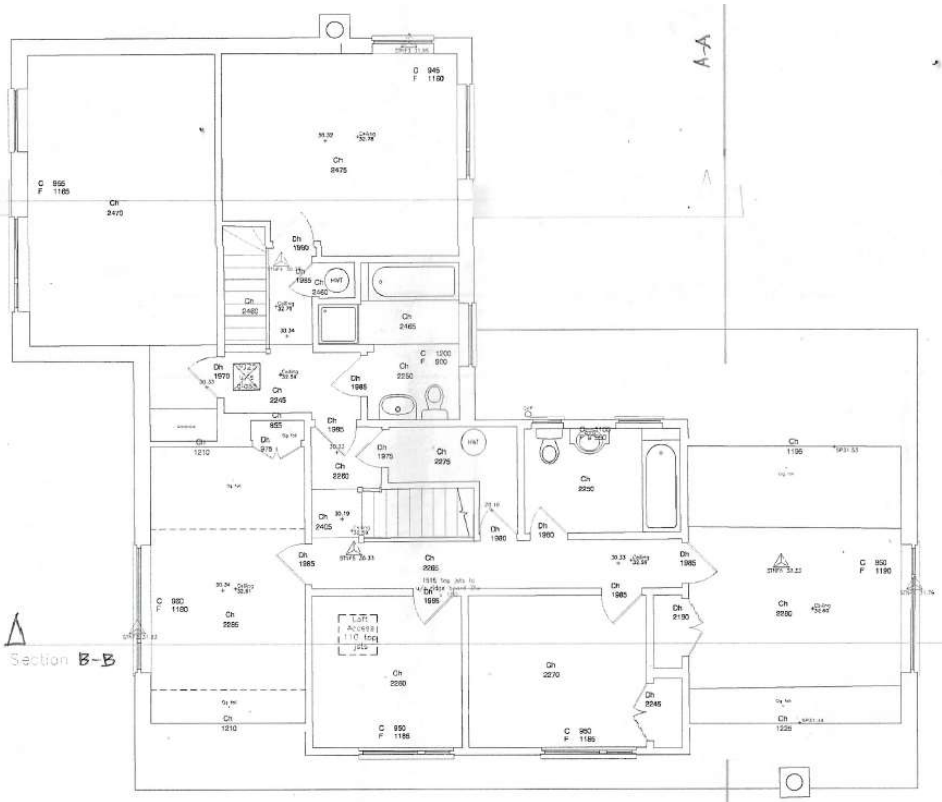


- 2.10 None of the previous permissions included a condition regarding the removal of permitted development (PD) rights at the dwelling and as such the dwelling still benefits from full PD rights including schedule 2 part 1 Class B which pertains to this application.
- 2.11 Furthermore there are no article 4 directions at the site nor was the dwelling built under a prior approval permission.
- 2.12 As such the only aspect to impact PD at the site is the previous enlargement however the proposed works would not be built on or attached to any non original enlargement to the dwelling. This will be further detailed in the following section.

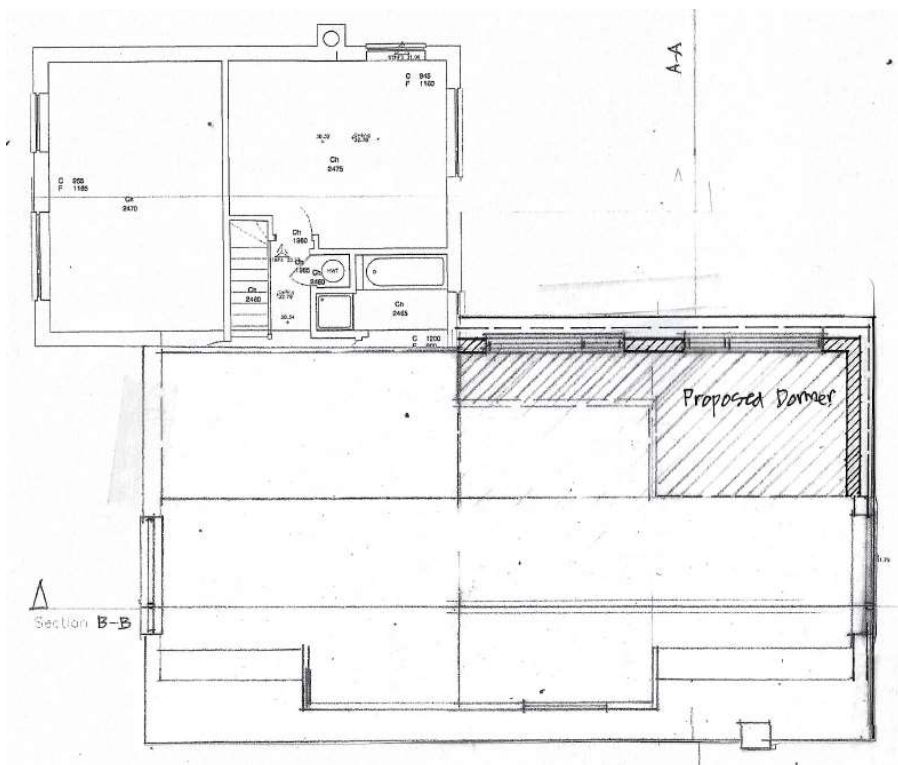
### 3 THE APPLICATION PROPOSAL

- 3.1 This is a certificate of lawfulness application for erection of a rear dormer window on the original roof slope of Hoe House, Prey Heath Road.
- 3.2 The dormer window would be located on the south western side of the dwelling which is the rear elevation however would be located on the rear slope adjacent to, but not connected to the existing rear enlargement.
- 3.3 It should be noted that the proposed dormer window would replace an existing modest dormer window.
- 3.4 The proposed dormer window would be used to improve both the outlook and living space of the existing first floor accommodation.
- 3.5 The dormer would have a height of 2.18 metres and depth of 2.95 metres. As such as a total including existing enlargements the roof has increased by 47.43 cubic metres beyond the original cubic volume
- 3.6 The existing and proposed floor plans and elevations are shown below:





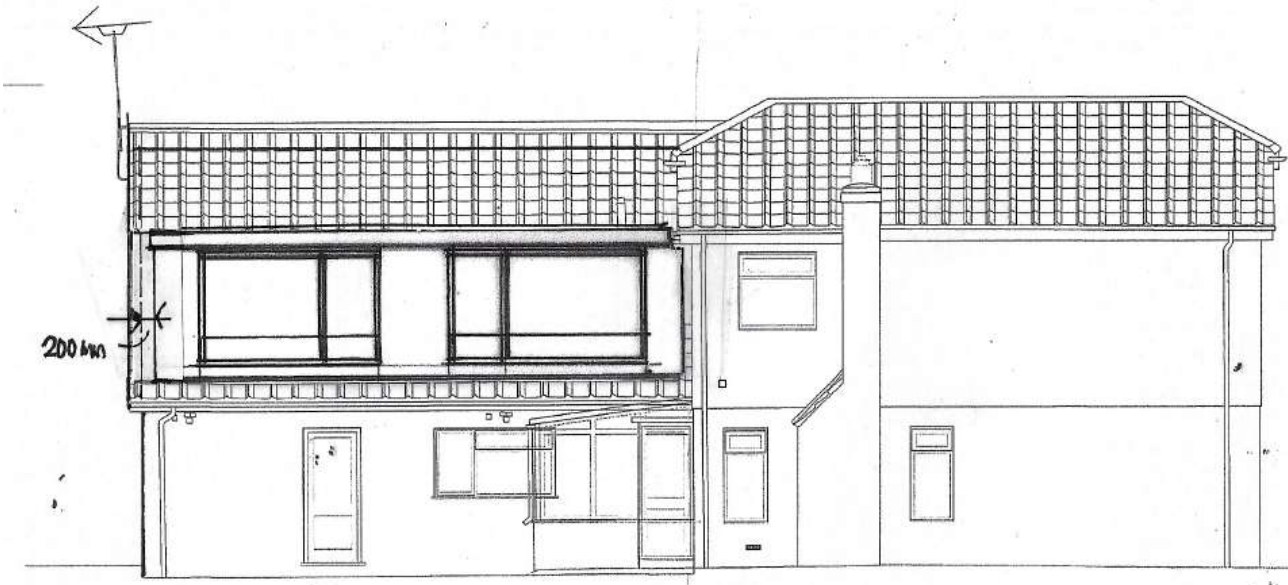
Existing First Floor Plan



Proposed First Floor Plan



*Existing North Elevation*



*Proposed North Elevation*





*Existing East Elevation*



*Proposed East Elevation*

- 3.7 The design of the dormer and materials would match the existing building. The dormer would be made from materials matching the cladding of the main dwelling with a rubber roofing membrane like that of the main property. like that of the main dwelling. The roof

would be flat however this is only to make the implementation of the dormer serve its intended use. The window type would also match the windows of the main dwelling.

- 3.8 The dormer would be set central to the roof slope not exceeding the roof height nor depth of the roof slope with a height above the eaves of 0.85 metres.
- 3.9 The dormer has been designed to fall within the allowances under permitted development Class B Schedule 2 Part 1 of the General Permitted Development Order 2015 as outlined below.

## 4 PERMITTED DEVELOPMENT ASSESSMENT

- 4.1 This application for a Lawful Development Certificate is to confirm that the proposed dormer window represents permitted development in accordance with the GPDO and does not require planning permission. No assessment of the planning merits is involved, but merely a legal interpretation of the planning legislation, and particularly the General Permitted Development Order 2015 (as amended).
- 4.2 The General Permitted Development Order 2015 (as amended) outlines the criteria for which certain forms of development can be allowed within domestic residential plots without the need for planning permission.
- 4.3 Permitted Development under schedule 2 Part 1 is broken down under several classes:
- **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. There is a neighbour consultation scheme for larger rear extensions under Class A, paragraph A.1(g).
  - **Class B** covers additions or alterations to roofs which enlarge the house such as loft conversions involving dormer windows.
  - **Class C** covers other alterations to roofs such as re-roofing or the installation of roof lights/windows.
  - **Class D** covers the erection of a porch outside an external door.
  - **Class E** covers the provision of buildings and other development within the curtilage of the house.
  - **Class F** covers the provision of hard surfaces within the curtilage of the house such as driveways.
  - **Class G** covers the installation, alteration, or replacement of a chimney, flue or soil and vent pipe.
  - **Class H** covers the installation, alteration, or replacement of microwave antenna such as satellite dishes.
- 4.4 The proposal as such would fall under Schedule 2, Part 1 Class B of the permitted development order as the works would be related to an enlargement of the house through an addition or alteration to the roof. In this case the proposed enlargement

would be a dormer window, which is specifically referenced under the technical guidance definition of Class B.

4.5 Each of the components of the proposed development have been designed to accord with the requirements of the GPDO as established in the assessment below.

4.6 Development is not permitted if any of the following –

**B.1** Development is not permitted by Class B if—

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

**The dwelling was not granted only by virtue of the listed schedules for change of use.**

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

**The proposed would have a total height (from the ground) of 5.3 metres as opposed to 6.8 which is the height of the main dwelling.**

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

**As the elevations shows the dormer window would not extend beyond the plane of any existing roof slope which form the principal elevation of the dwellinghouse.**

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case;

**The cubic content of the resulting roof space would be 47.43 cubic metres. The dwelling is detached. As such the proposed would not exceed the 50 cubic metres allowed.**

(e) it would consist of or include—

(i)the construction or provision of a verandah, balcony or raised platform, or  
(ii)the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or  
**The proposed dormer would neither consist of nor include either any of the listed features.**

(f)the dwellinghouse is on article 2(3) land.

**The dwellinghouse is not in article 2(3) land**

Conditions

**B.2** Development is permitted by Class B subject to the following conditions—

(a)the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

**The proposed dormer window would be built using materials which would be of a similar appearance to those used in the construction of the existing dwellinghouse**

(b)the enlargement must be constructed so that—

(i)other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa)the eaves of the original roof are maintained or reinstated; and

**The eaves will be unaffected**

(bb)the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

**The proposed would be set 0.8 metres from the eaves of the dwellinghouse**

(ii)other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

**The proposed dormer would not extend beyond the outside face of any external wall of the original dwellinghouse.**

(c)any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—

(i)obscure-glazed, and

**The proposed would have no windows on the side elevation of the property**

(ii)non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

**The proposed would have no windows on the side elevation of the property**

## 5 SUMMARY

5.1 This statement has set out the details of the proposal and demonstrates that the scheme is acceptable for the following reasons:

- The proposed changes would constitute an erection of a dormer window and thus fall under Schedule 2 Part 1 Class B of the Permitted Development Order
- There are no restrictions or constraints on the site that would mean class B Permitted Development rights would not be applicable at the site
- The proposed works would, as detailed above comply with permitted development under Class B

5.2 Accordingly, we trust the Council will agree with the appropriateness of the application scheme and we look forward to confirmation that the scheme is likely to be viewed favourably by the Council.