

Woking Borough Council
 Civic Offices
 Gloucester Square
 Woking
 Surrey
 GU21 6YL



Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Chetan

Surname

Barot

Company Name

Address

Address line 1

99 Woodlands Avenue

Address line 2

Address line 3

Town/City

West Byfleet

County

Surrey

Country

Postcode

KT14 6AP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

The application for the erection of a single storey side extension and x2 side dormers to replace an existing side dormer. Replacement roof to the existing side extension with a flat roof form to serve the existing and proposed side extension. Alterations to fenestration and insertion of a Juliet balcony. Extension of front porch roof.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

RENDER WITH A COLOUR

Proposed materials and finishes:

RENDER TO MATCH EXISTING Dormer- tiles to match roof tiles

Type:

Windows

Existing materials and finishes:

White

Proposed materials and finishes:

Anthracite grey/ Black

Type:

Roof

Existing materials and finishes:

Tiles , grey felt flat roof

Proposed materials and finishes:

Tiles ; Flat roof with GRP waterproofing in grey

Type:

Doors

Existing materials and finishes:

White

Proposed materials and finishes:

Anthracite Grey/ Black

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

1063-P -02-001	Site Location Plan
1063-P -02-002	Block Plan Existing
1063-P -02-003	Block Plan Proposed
1063-P-03-001	Ground Floor Plan- Existing
1063-P-03-002	First Floor Plan-Existing
1063-P-03-003	Roof Floor Plan-Existing
1063-P-03-004	Ground Floor Plan- Proposed
1063-P-03-005	First Floor Plan- Proposed
1063-P-03-006	Roof Plan- Proposed
1063-P-03-301	Ground Floor Plan- Site plan Existing
1063-P-03-302	Ground Floor Plan- Site plan Proposed
1063-P-04-001	Section - Existing
1063-P-04-002	Section - Proposed
1063-P-05-001	Front Elevation- Existing
1063-P-05-002	Side Elevation- Existing
1063-P-05-003	Rear Elevation- Existing
1063-P-05-004	Side Elevation- Existing
1063-P-05-005	Front Elevation- Proposed
1063-P-05-006	Side Elevation- Proposed (West)
1063-P-05-007	Rear Elevation- Proposed
1063-P-05-008	Side Elevation- Proposed (East)

Design and Access Statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PREAPH/2023/0027

Date (must be pre-application submission)

23/10/2023

Details of the pre-application advice received

Summary

Overall, based on the submitted information only and without the benefit of a site visit, officers' consider a proposed single storey side extension, erection of x2 side dormers, alterations to fenestration and insertion of a Juliet balcony. Extension of front porch roof to be acceptable in principal. As outlined in the relevant sections above, alterations are recommended to the side extension roof profile and a side dormer, to reduce or break down into 2x smaller side dormers (east elevation). With regards to impact on residential amenity, alterations would be required along the west elevation. Impact on parking provision would be considered acceptable.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Chetan

Surname

Barot

Declaration Date

13/02/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

MAYURA CHANDEKAR

Date

14/02/2024