

Planning Statement - Changes

Erection of a part two-storey, part single-storey side and rear extension, erection of a front porch canopy and insertion of 1No front rooflight, following demolition of existing front porch canopy, rear conservatory and rear outbuilding.

60 Highclere Road.
Knaphill,
Woking,
Surrey,
GU21 2PJ

Submitted to Woking Borough Council
March 2024

1.0 Introduction

1.1 This statement is to support the planning application for the erection of a part two-storey, part single-storey side and rear extension, erection of a front porch canopy and insertion of 1No front rooflight, following demolition of existing front porch canopy, rear conservatory and rear outbuilding.

1.2 In this statement we discuss the alterations/changes made to the new design following refusal of planning permission of PLAN/2024/0018

2.0 Alterations/Changes

2.1 The original application consisted of the front facing dormer having a replacement gable roof added to replace the existing roof. There was also an addition of a new front facing dormer in the side extension with a gable roof as well. **The existing front facing dormer has been reverted back to its original form and the new front facing dormer in the side extension has been replaced with a flat roof. This is to ensure that the original character is retained and ensures that it does not detriment the uniform design and appearance of the front dormers of the 6no of dwellings in the vicinity. The flat roof design for the side front facing dormer has to be a flat roof due to a pitched roof not working with the limited roof space behind it. This however should not affect the overall appearance as the flat element is barely visible from street level.**

2.2 The original application consisted of the side extension roof/soffits sitting higher at the front than those of the existing dwelling. This was done originally to ensure sufficient head height on the first floor side extension. The side elevation also consisted of higher eaves which would continue to the rear elevation where a new gable roof form is proposed. The officer report stated that there are no gable roof forms on the existing dwelling and that the proposed gable roof eaves would be higher than those on the original dwelling. It stated that the higher eaves would appear at odds with the proportions of the original dwelling. **The new application seeks to remove these elements and the eaves height at the front has now been reduced down to match the existing eaves at the front of the dwelling and the rear. The gable element at the rear has also been removed and replaced with a hipped style roof to match the existing. A new rear facing dormer has been added to this hipped roof with a similar pitched style roof as the existing rear facing dormer, to match the style of the property. The higher eaves on the side elevation are no higher than the higher eaves of the existing dwelling and therefore replicate what is currently there. The new eaves heights now match the existing dwelling and therefore it is considered that the new design is more in-keeping with the existing dwelling and the proportions are now corrected.**

2.3 The original application consisted of a bedroom window facing out to the side on the proposed side extension. Although there are no immediate neighbours on the east elevation, there is extant planning permission (PLAN/2021/0192) for the 'Erection of a four storey building including accommodation in the roof space, comprising 9x self contained flats and 2x commercial units and associated parking, landscaping, bin and cycle storage following demolition of existing building. Because of this approval, the officer report states that the approved development will mean that the 2 no. dormer windows and a third window at third floor level which serve habitable rooms would directly face the first floor side elevation bedroom window of the proposal. The councils 'Outlook, Amenity, Privacy and Daylight' SPD (2022) recommends a separation distance for achieving privacy between buildings over two storey to be 30 metres. The relationship between the original application dwelling and this neighbouring development would achieve the separation however with the proposed two storey side extension, the recommendation separation distance of 30 metres would not be achieved. The separation distance between the third floor habitable room windows in the neighbouring extant planning permission and the habitable side window of the original proposal would be around 28 metres and therefore fell short of the recommended separation distance. The officer report however stated that the proposal would comply with the recommended separation distance (20 metres) from rear to rear facing windows of neighbouring dwelling for two storey buildings as the rear boundary is angled and the rear elevation of the extension would be between 9.7 metres to 11.5 metres from the rear boundary of the site and there is a single storey building immediately to the rear of the application site with other windows set from the rear boundary. **Our argument here is that although the extant planning permission (PLAN/2021/0192) has been approved, the developer only has until the 7th October 2024**

to construct the proposed development – there is clearly no evidence to suggest that the works are due to take place imminently and therefore the proposed development of these flats are unlikely to be completed prior to the construction of our clients proposed extensions. We therefore feel that the application has been incorrectly assessed here, as the flats aren't built yet and therefore the comments made in the officer report do not accurately represent what is currently on site. We have however made the decision to relocate the side facing habitable window to the rear elevation due to internal changes on the plans, whereby there are now two facing side windows that serve an en-suite and an additional one that serves as light intake for the bedroom. Both of these proposed windows are to be obscure glazed for maximum privacy. The rear window will now comply with the minimum separation distance as per above and therefore should overcome the concerns here regarding the separation distance from the approved planning permission (which has currently not been built).

2.4 Below are some example images of extensions in the vicinity down Highclere Road and surrounding roads, all of similar style to what we have proposed or different styles:

Example 1:



A double storey side extension with hipped roof attaching to the existing – similar to what we have proposed at the front. Also note the gable front porch overhang that is dominant here.

Example 2:



Another example of a double storey side extension with gable roof added to the side

Example 3:



Example of a loft conversion along Shirley Road, just off Highclere Road – completely out of character gable side in comparison to what we have proposed

Example 4:



Example of a double storey extension with a flat roof – completely out of character in the area and compared to our proposal

Example 5:



Another example of a double storey side extension – flat roof and completely out of character with the host dwelling and compared to our proposal.

4.0 Summary

4.1 The proposal is for the erection of a part two-storey, part single-storey side and rear extension, erection of a front porch canopy and insertion of 1No front rooflight, following demolition of existing front porch canopy, rear conservatory and rear outbuilding.

4.2 The proposal has been updated to satisfy the concerns of the previously refused application and are therefore more sympathetic to the original design of the building.

4.3 The proposal is more sensitively designed than many examples as indicated above along Highclere Road and therefore should be much more acceptable.

4.4 The proposal complies with national and local planning policies and should be approved.