

April 02, 2024

Development Management
(Planning and Building Control)
Woking Borough Council

Re: Erection of a first-floor rear extension and retrospective permission of a ground floor rear and side wraparound extension (Conservatory).

Site Address: 115 Walton Road Woking GU21 5DW.

Dear development management team I am writing to you to get planning permission to build a small rear extension at first floor of the above stated house.

The house currently has 3 beds and one bathroom on the first floor, and two sitting rooms, one kitchen, one bathroom and one Study/office on the ground floor.

The covered area of the proposed extension is 9.05m² and will be located on the top of the existing study and will share walls with two bedrooms upstairs. (please refer to the attached existing and proposed floor plans).

Most Recent Planning History:

PLAN/2023/0419- A similar application was refused permission in March 2024.

The main concerns raised were:

- The proposed flat roof form to serve the first floor rear extension would be at odds with the host dwelling pitched roof form, and not considered to visually enhance the host dwelling.
- The proposal would adjoin an existing first floor rear extension creating an overall flat roof. The proposed flat roof form to serve the first floor rear extension would not be considered to respect and make a positive contribution to the street scene and character of the area.

Planning Appraisal

In determining the planning application PLAN/2023/0419, no objection is raised by LPA to the principle of extending the dwelling.

The delegation report provides an assessment of all material considerations including, impacts on neighbouring amenity, impact on amenity space and impact on transportation/parking and proposal is considered to be acceptable.

The proposed extension would adjoin to an existing first floor rear extension and will form a combined pitch roof, in order to match the roof style to the host dwelling. Hence, the only identified objection of visual harm from the proposed flat roof is addressed in this new application.

The proposed pitch roof for the extension is considered to make a positive contribution to the street scene and character of the area where objectionable flat roofs are in abundance. Further, the proposed pitch roof style is in line with the current development plan and the most recent permission at Walton road as mentioned in the delegate report.

No comment or conclusion was provided regarding the retrospective permission of a single-storey rear and side wraparound extension (Conservatory) in the decision notice. However, the delegation report states, *“The applicant seeks to apply retrospectively for the existing wraparound ground floor side and rear extension, this are considered acceptable in character and design terms in their own right.”*

This household planning application comprises the following documentation:

- This cover Letter outlining planning statement
- Online Application Form
- Correct Application Fee of £328.00, Paid Online via Planning Portal
- Location Plan Scale: 1:1250 @ A4 (Purchased from Planning Portal)
- Site (Block) Plan Scale: 1:200 @ A4 (Purchased from Planning Portal)
- Site Existing Floor Plans (Scale 1:50)
- Site Proposed Floor Plans (Scale 1:50)
- Existing Roof Plan (Scale 1:50)
- Proposed Roof Plan (Scale 1:50)

- Existing and Proposed Front Elevations (Scale 1:50)
- Existing Rear Elevation (Scale 1:50)
- Proposed Rear Elevation (Scale 1:50)
- Existing and Proposed Cross-Sectional views (Scale 1:50)

Based on the above information, it is requested to grant the approval for first floor rear extension and retrospective permission of a ground floor rear and side wraparound extension (Conservatory). Should you have any queries in respect of this submission, please do not hesitate to contact me. Alternatively, I look forward to receiving your written confirmation of validation of the planning permission

Kind Regards

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