

18 JANUARY 2021 PLANNING COMMITTEE

6c PLAN/2021/1162

WARD: St Johns

LOCATION: 21 Brackenwood Road, St Johns, Woking, Surrey, GU21 8XF

PROPOSAL: Certificate of proposed lawful development for a single storey flat roof rear extension.

APPLICANT: Mr A Flintham

OFFICER: Emily Fitzpatrick

REASON FOR REFERRAL TO COMMITTEE:

The agent is a member of staff at Woking Borough Council.

SUMMARY OF PROPOSED DEVELOPMENT

Certificate of proposed lawful development for a single storey flat roof rear extension.

PLANNING STATUS

- SANG
- TBH SPA Zone B (400m-5km)
- Urban Areas

RECOMMENDATION

Certificate subject to conditions.

SITE DESCRIPTION

The application site is a two-storey semi-detached property designed in brick located towards the rear end of a residential cul-de-sac. The property has extended to the side at single-storey and to the rear.

RELEVANT PLANNING HISTORY

PLAN/2018/0543	Proposed part two storey, part first floor side extension (permitted 12.10.18)
PLAN/2005/0006	Proposed single storey additions to side and rear (permitted 04.02.2005)
DC 0010529	Erection of 32 detached bungalows & garages, 18 semi-detached bungalows & garages, 317 semi-detached houses & garages, 50 detached houses & garages (permitted 09.12.1957)

Officers are satisfied that permitted development rights are intact regarding the application site.

CONSULTATIONS

N/A

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REPRESENTATIONS

N/A

PLANNING ISSUES

1. Planning considerations and policies are not relevant in this context as the purpose of this Certificate of Proposed Lawful Development application is to establish whether an outbuilding complies with the requirements of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO). The relevant date of the determination of lawfulness is the date of the application (i.e. the GPDO as subsisted at the time of the application).

Class A- enlargement, improvement or other alteration of a dwellinghouse

Permitted development

A. The enlargement, improvement or other alteration of a dwellinghouse

The proposal is for a single storey rear extension. The proposal is considered under Article 2, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would constitute permitted development by virtue of Class A provided the following criteria are met.

A.1

- (a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the GPDO (changes of use);
Proposal complies.
- (b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
Proposal complies.
- (c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
Proposal complies.
- (d) The height of the eaves of part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
Proposal complies.
- (e) The enlarged part of the dwellinghouse would extend beyond a wall which-
 - (i) Forms the principal elevation of the original dwellinghouse; **Not applicable** or
 - (ii) Fronts a highway and forms a side elevation of the original dwellinghouse; **Not applicable**
- (f) The enlarged part of the dwellinghouse would have a single storey and-

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- (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse; **Proposal complies.**
 - (ii) Exceed 4 metres in height; **Proposal complies.**
- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and-
- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or; **Proposal complies.**
 - (ii) exceed 4 metres in height; **Proposal complies.**
- (h) The enlarged part of the dwellinghouse would have more than a single storey and-
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or; **Not applicable.**
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse; **Not applicable.**
- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **Proposal complies.**
- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-
- (i) Exceed 4 metres in height, **Proposal complies.**
 - (ii) Have more than a single storey, or **N/A**
 - (iii) Have a width greater than half the width of the original dwellinghouse **Proposal complies.**

Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls both apply.

- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **Proposal complies.**
- (k) It would consist of or include-
- (i) The construction or provision of a verandah, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the dwellinghouse
- N/A**
- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).
Proposal complies.

A.2 The dwellinghouse is not on article 2(3) land.

N/A

Conditions

A.3 Development is permitted by Class A subject to the following conditions-

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

(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be-

(i) obscure-glazed, and

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

Proposal complies.

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable be the same as the roof pitch of the original dwellinghouse.

Proposal complies.

Local finance considerations:

2. The gross floorspace does not exceed 100 sq.m and therefore the proposal is not Community Infrastructure Levy (CIL) liable.

CONCLUSION

3. The operation consists of development within the curtilage of No.21 Brackenwood Road within the meaning of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and complies with the development tolerances set out within Part 1, Class A. The operation would therefore have been granted planning permission by Article 3 of the Order.

BACKGROUND PAPERS

1. Site visit photographs taken 02.12.2021

RECOMMENDATION

Permit subject to the following condition(s):

01. The operation consists of development within the curtilage of No.21 Brackenwood Road within the meaning of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and complies with the development tolerances set out within Part 1, Class A. The operation would therefore have been granted planning permission by Article 3 of the Order.

Informatives

01. The plans relating to the Certificate hereby issued are numbered/ titled:

DWG No: 2020/173.001 Rev A Existing and Proposed Side Extension Plans & Elevations received 25 November 2021

02. The applicant is advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans. Inspections may be undertaken both during and after construction.

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03. The applicant is advised that development is permitted by Class A subject to the following conditions:
- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
 - (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be-
 - (i) Obscure-glazing, and
 - (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; and
 - (c) Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.