



ITEM 6c – PLAN/2020/0140

153 Hawthorn Road, Woking

Erection of a two storey side and rear extension and two storey rear extension following demolition of existing rear conservatory with car parking area at rear (part retrospective).

Location Plan – PLAN/2020/0140



Block Plan – PLAN/2020/0140

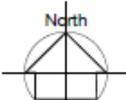


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Previous Refusal PLAN/2019/0878



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Enforcements Cases – ENF/2019/00114 & 00115

6I ENF/2019/00115 WARD: HE

Subject: 155 HAWTHORN ROAD, WOKING, SURREY, GU22 0BQ.

Description: UNAUTHORISED OPERATIONAL DEVELOPMENT – CREATION OF A 4 STUDIO FLATS BY THE COVERSION OF A THREE BEDROOM HOME WITH PLANNING PERMSIION FOR A TWO STOREY SIDE AND REAR EXTENSION

Case Officer: DAVE CALVERT

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1. **PURPOSE**

To seek Committee approval for Enforcement Action and to authorise all actions necessary to rectify the breaches of planning control.

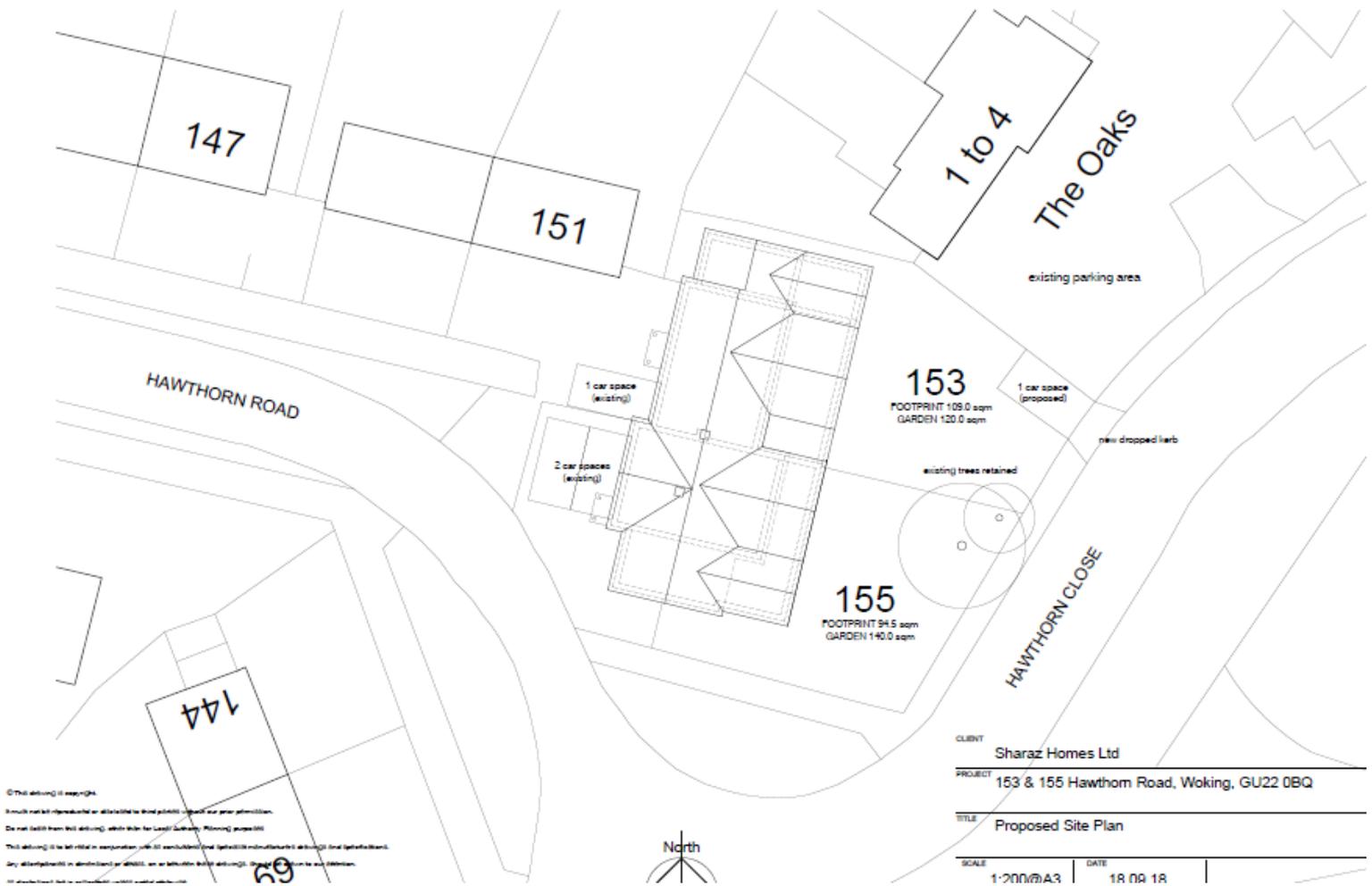
2. **RECOMMENDATION**

(i) Enforcement action be authorised to issue an Enforcement Notice in respect of the above land requiring removal of:

- I. Remove all internal partition walls to stop the use as 4 self-contained flats; and
- II. to reinstate an internal stair case so that access is always accessible for the whole house from the ground floor to the first floor; and
- III. To revert to the original development and use of a domestic house as per planning consent bearing reference 0005764; and/or
- IV. To revert back to the approved planning permission bearing planning reference PLAN/2018/1026

To remove all materials from the site including all associated paraphernalia within three month of the notice taking place.

Approved Schemes – PLAN/2018/1019 & PLAN/2018/1026



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CLIENT	Sharaz Homes Ltd	
PROJECT	153 & 155 Hawthorn Road, Woking, GU22 0BQ	
TITLE	Proposed Site Plan	
SCALE	1:200 @ A3	DATE
		18.08.18

Policy DM9 Development Management Policies DPD 2016

DM9: Flats above shops and ancillary accommodation

Flats above shops

Where proposals fall outside the remit of permitted development rights, the change of use of vacant or under-used accommodation above shops to residential purposes will be permitted in accordance with other policies in the Development Plan, and provided:

- (i) it meets relevant space standards⁷;
- (ii) it would not undermine the economic vitality of the immediate area;
- (iii) the property can be satisfactorily occupied as a self-contained dwelling unit;
- (iv) there is suitable access to amenity space having regard to the general principles in the Outlook, Amenity, Privacy and Daylight SPD and the Design SPD; and
- (v) there is a safe access and egress route during flood events.

The appropriate car parking standards for such developments will be decided taking into account the locational characteristics of the site, including its proximity to key services and public transport accessibility.

Ancillary accommodation

Ancillary residential extensions, including 'granny annexes' and staff accommodation, designed in accordance with Core Strategy policy CS21 and the Council's Design SPD, will be permitted provided they share a common access with the main dwelling and are physically incorporated within it, and are designed in such a way that renders them incapable of being occupied separately from the main dwelling. Freestanding units that can demonstrate they are genuinely ancillary to the occupation of the main house will be considered in light of the character and amenities of the area and may be subject to conditions restricting their occupancy. Separate, freestanding, independent accommodation will be treated in the same way as a proposal for a new dwelling.

Proposed Layouts – PLAN/2020/0140



Ground Floor Plan No 153

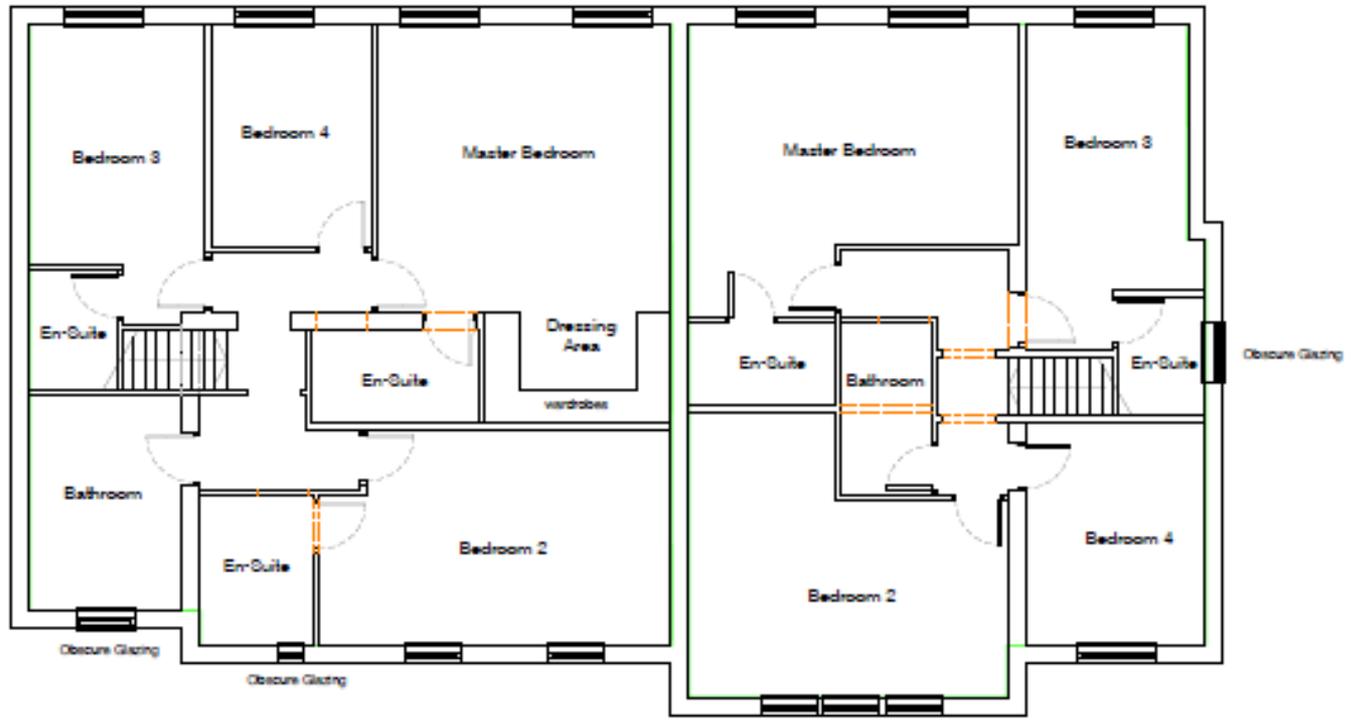
Gross Internal Area
116.0 sqm

Ground Floor Plan No 155

Gross Internal Area
98.8 sqm

CLIENT
Sharaz Homes
PROJECT
153 & 155 Haw

Proposed Layouts – PLAN/2020/0140



First Floor Plan No 153

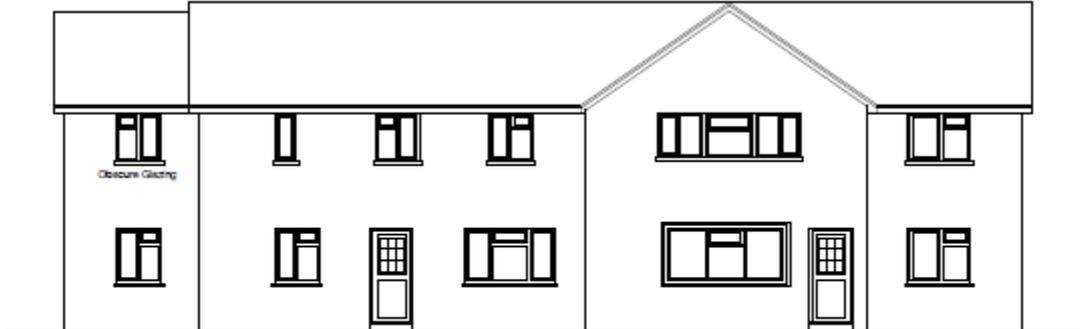
Gross Internal Area
116.0 sqm

First Floor Plan No 155

Gross Internal Area
98.8 sqm

CLIENT
Sharaz Homes Ltd
PROJECT
153 & 155 Hawthorn F

Proposed Elevations– PLAN/2020/0140



Front Elevation



Side Elevation No 153

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Please refer to our website.

CLIENT Sharaz Homes L

PROJECT 153 & 155 Hawth

TITLE Elevations Sheet

SCALE | DATE

Proposed Elevations– PLAN/2020/0140



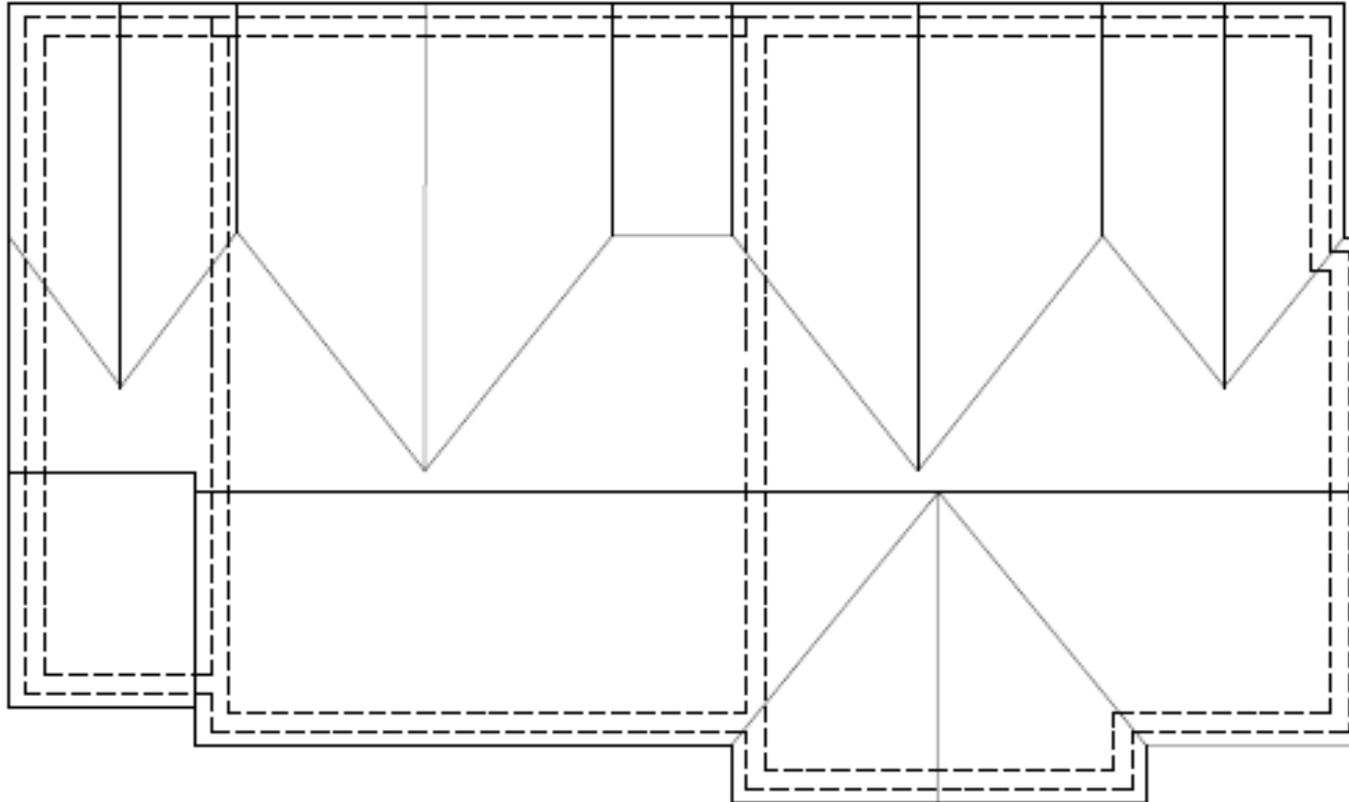
Rear Elevation



Side Elevation No 155

CLIENT Sharaz Homes Ltd
PROJECT 153 & 155 Hawthorn Road, V
TITLE Elevations Sheet 2

Proposed Roof Plan – PLAN/2020/0140



Roof Plan

Proposed Roof Plan – PLAN/2020/0140

Consented Scheme



Proposed Scheme



Photograph – PLAN/2020/0140



Photographs – PLAN/2020/0140

