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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**DECISION NOTICE: GRANT PLANNING PERMISSION
(subject to conditions)**

This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purpose of any other statutory provision whatsoever.

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** full planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

SCHEDULE

Reference: PLAN/2017/1389 **Application Type:** Householder
Proposal: Proposed single storey side extension, glass canopy structure and boundary wall to the rear following demolishing of existing garage.
Location: 34 High Street, Horsell, Woking, Surrey, GU21 4UD,
Conditions (See next page.)



Conditions

01. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

Drawing No: E100, Location Plan, received by the Local Planning Authority on 10.01.2018
Drawing No: E101, Existing Floor Plans, received by the Local Planning Authority on 05.01.2018
Drawing No: E102, Existing Elevations, received by the Local Planning Authority on 05.01.2018
Drawing No: P101, Proposed Floor Plans, received by the Local Planning Authority on 05.01.2018
Drawing No: P102, Proposed Elevations, received by the Local Planning Authority on 10.01.2018
Drawing No: P103, Existing and Proposed Site Plan, received by the Local Planning Authority on 05.01.2018
Drawing No: P104, Existing and Proposed Elevations, received by the Local Planning Authority on 10.01.2018

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

03. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason: To preserve the character and appearance of the building and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD 'Design (2015) and Section 7 of the National Planning Policy Framework (NPPF) (2012).

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework (NPPF) (2012). The application was considered to be acceptable as initially submitted.
02. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
03. The proposed development does not exceed 100 sq.m in gross floorspace and is consequently not Community Infrastructure Levy (CIL) liable.

Date Decision Notice Issued: 22 February 2018



Chris Dale
Christopher Dale
Development Manager

- **ATTENTION IS DRAWN TO THE NOTES ATTACHED ***



NOTES

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
 1. If this is a decision to refuse planning permission for a Householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
 2. If this is a decision to refuse planning permission for a minor commercial application (as defined in the Development Management Procedure Order) if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
 3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
 4. If you want to appeal against your local planning authority's decision regarding a planning application, then you must do so within 6 months of the date of this notice.
 5. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
 6. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
 7. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 - The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.



Dear Sir/Madam,

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- comprehensive information and application forms
- prompt registration of applications that are checked within ten days
- you will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records
- same weekday inspections when notified before 10am and
- your completion certificate will be issued within 24 hours of authorisation.

Our previous customers say that we offer a first rate service, see comments below:

"Extremely helpful and very understanding of the problems I have had" Feb 2015

'Thank you for a truly excellent service, we really appreciated the help' April 2015

'Very patient at explaining technical stuff to me very constructive in approach' April 2015

'Very well dealt with from start to finish all surveyors on the case were excellent' June 2015

'Excellent knowledge and practical advice have been invaluable' Aug 2015

'I would like to thank him you, helpful friendly approach to all matters' Sept 2015

We look forward to working with you.

Yours faithfully,

David Edwards
Chief Building Control Surveyor

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