

DesignFactoryX Architects
DesignFactoryX
ST OLIVES
BAGSHOT ROAD
WOKING
GU21 2SE

Claire Upton-Brown
Assistant Director of Planning Development

Case Officer: Anna Whitty
Tel. No: 01483523581
Email: anna.whitty@waverley.gov.uk

12 December 2024

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).
IN ACCORDANCE WITH SECTION 60 (2B) AND (2C) OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY SECTION 4(1) OF THE GROWTH AND INFRASTRUCTURE ACT 2013).**

Waverley Borough Council as Local Planning Authority, hereby confirm that **PRIOR APPROVAL IS GIVEN** for the proposed development at the address, as described by the description, and in accordance with the approved details and conditions (where applicable) all shown below:

Address of the proposed development: 9 COLESON HILL ROAD, WRECCLESHAM, FARNHAM GU10 4QQ.

Description of the proposed development: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 m for which the height would be 3.60 m and for which the height of the eaves would be 2.90 m.

Reference: PRA/2024/02138

Date of receipt of valid application: 04/11/2024

Reason for approval:

The Council consider that the impact of the proposed development would be acceptable for the following reasons:

1. The proposed development would fall within the criteria of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would be lawful, subject to the prior approval of the Local Planning Authority which is hereby granted.

Yours faithfully



Claire Upton-Brown
Assistant Director of Planning Development

Householder Informatives:

It is important that you read and understand all of the following Informatives.

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the details approved by the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

1. This decision relates to the following plans: Location Plan Coleson9-P-01, Block Plan Coleson9-P-02, Proposed Elevations Coleson9-P-07 Rev B, Coleson9-P-33, Proposed Floor and Roof Plans Coleson9-P-05 Rev B, Context Analysis Plans Coleson9-P-30, Coleson9-P-31, Coleson9-P-32.

Relevant Location Plan (not to scale)



Please see the following link which details your rights to appeal this decision:
<https://www.gov.uk/guidance/appeals>

PRA/2024/02138