

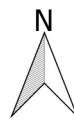
19/P/01915 - 6 Mountside, Guildford



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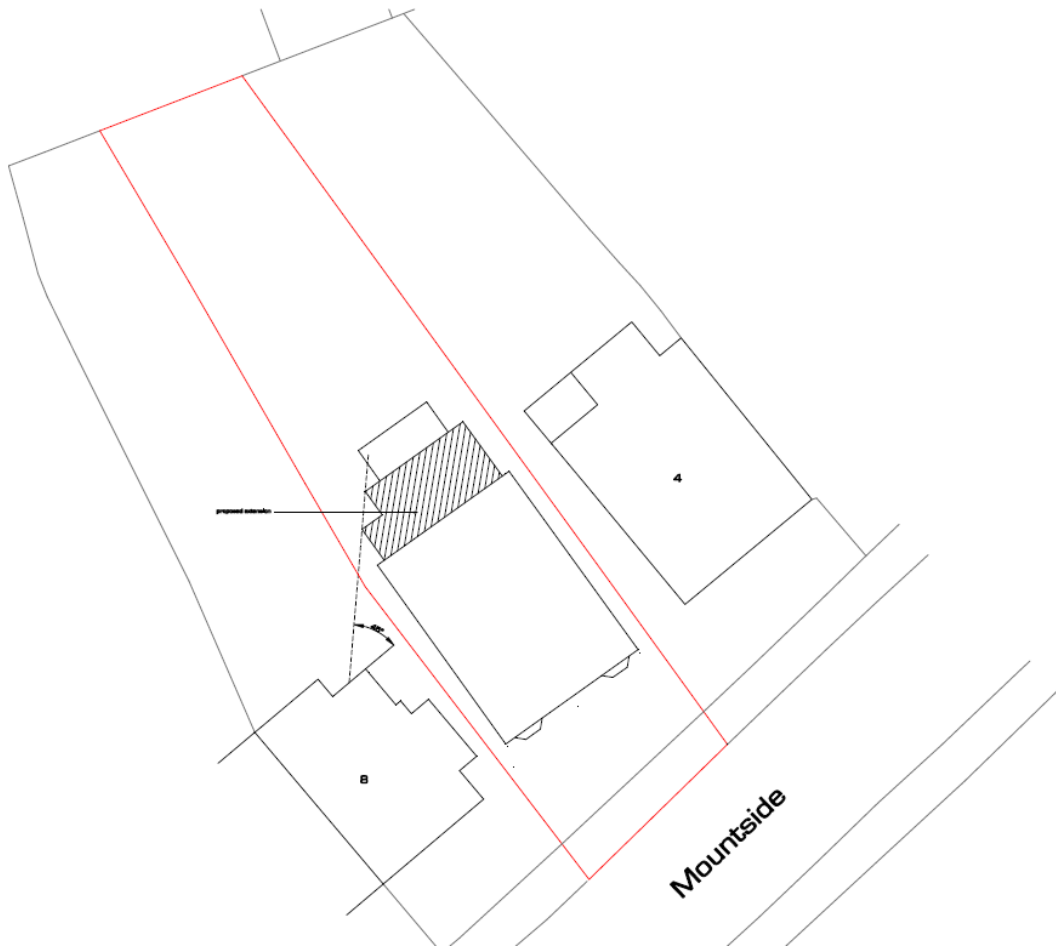
Print Date: 12/02/2020



Not to Scale



GUILDFORD
BOROUGH



Not to scale



App No: 19/P/01915
Appn Type: Full Application
Case Officer: Carolyn Preskett

8 Wk Deadline: 02/01/2020

Parish: Friary & St. Nicolas
Agent : Mr Haines
Architectural Services and
Planning
Howard Buildings
69-71 Burpham Lane
Guildford
GU4 7LX

Ward: Friary & St. Nicolas
Applicant: Mr & Mrs Skinner
Dukes Mead
Willow Walk
Shere
Surrey
GU5 9HY

Location: 6 Mountside, Guildford, GU2 4JE

Proposal: Erection of a two storey rear extension, insertion of balcony to rear and changes to fenestration (amended description following the receipt of amended plans 11 December 2019). Further amended plans received 14 January 2020.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The proposal is for a two storey rear extension, insertion of balcony to the rear and changes to fenestration.

Summary of considerations and constraints

The proposed extension, insertion of balcony to the rear and changes to fenestration as amended would result in an acceptable form of development and the recommendation is for approval.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the following approved amended plans: MG/100/01 REV D, MG/100/02 REV B and MG/100/03 received on 14 January 2020.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

4. Prior to the occupation of the extension the obscure glazed privacy screens shall be erected on the proposed balcony of the development and thereafter shall be retained in perpetuity.

Reason: To safeguard the residential amenities of neighbouring properties.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre application advice service
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

- Pre-application advice was not sought prior to submission and :
 - Minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes

Officer's Report

Site description.

The application relates to a detached dwelling located on the northern side of Mountside, which is within the urban area of Guildford. The site drops away steeply to the rear with the front of the property being single storey and the rear of the property two storey.

Proposal.

Erection of a two storey rear extension, insertion of balcony to rear and changes to fenestration (amended description following the receipt of amended plans 11 December 2019). (Further amended plans received 14 January 2020)

Relevant planning history.

Reference	Description	Decision Summary
20/P/00151	Certificate of Lawfulness for a proposed development to establish whether a two storey rear extension (including insertion of juliet balcony) and changes to fenestration would be lawful.	Awaiting Decision

Consultations.

Statutory consultees

County Highway Authority: No objection

Third Party Comments

12 letters of representation have been received raising the following objections and concerns:

- creating two new off street parking places is not justified as access would necessitate dispensing with 2 of the 3 existing resident on road parking spaces. Public parking bays at a premium on Mountside/ Mareschal Road.
- loss of privacy from proposed balcony to neighbouring properties
- 2 parking spaces appears excessive when most have one
- loss of trees prior to application will impact on flood risk and carbon reduction targets
- inaccuracies in the plans
- detrimental impact the proposed extension and balcony would have on neighbouring properties
- loss of privacy
- extension conflicts with 45 degree rule
- overlooking
- disproportionate number of bedrooms to living accommodation
- concerns over lower ground floor as will need to be lowered to allow sufficient headroom
- no details of site levels submitted
- no mention of existing and proposed drainage plans
- concerns over vents, downpipes, extracts etc
- utility room window would overlook neighbours habitable rooms
- side windows should be obscure glazed

1 letter of support has been received outlining the following positive comments:

- changes to the bungalow to create a modern family home are welcome
- two off street parking spaces is a welcome addition

(Officer note: Following the receipt of amended plans on the 11 December 2019 the proposed off street parking spaces to the front of the property have been removed from the plans). In addition following the receipt of further amended plans on 14 January 2020 the width of the extension has been reduced and stepped in to avoid conflict with the 45 degree rule, the balcony width has been reduced and privacy panels are proposed now for the balcony)

3 further letters of objection have been received following the receipt of amended plans on 11 December 2019 raising the following objections and concerns:

- the revised plans no longer show how indented the proposed extension is and impossible to calculate whether the revised balcony is within 45 degrees of our lounge

- moving the balcony back does not alleviate the sense of enclosure
- it still extends well beyond the building line that no other planning permission has been granted to extend beyond
- no description of whether opaque glass will be used in windows directly overlooking neighbours on both sides
- obscure glass at the ends of the balcony should be conditioned to 1.7/1.8 m high
- inaccuracies in amended plans

(Officer note: further amended plans were requested and received on 14 January 2020 following a further site visit to view the proposals from both immediate neighbours. The plans have been further amended to remove the inaccuracies in the amended plans submitted on 11 December 2019. The further amended plans show the width of the extension has been reduced and stepped in to avoid conflict with the 45 degree rule, the balcony width has been reduced, privacy panels are proposed now for the balcony and the utility window will now be obscure glazed. In addition, the dining room window immediately adjacent to the boundary with 8 Mountside (submitted on the initial amended plans) has now been removed)

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 1. Building a strong, competitive economy

Chapter 4. Promoting sustainable transport

Chapter 8. Promoting healthy communities

Chapter 12. Achieving well-designed places

Local Plan:

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

Policy D1: Place Shaping

Policy ID3: Sustainable transport for new developments

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

G1(3) Protection of amenities enjoyed by occupants

Supplementary Planning Documents:

Residential Extensions and Alterations SPD, 2018.

Surrey County Highway Authority's Vehicular and Cycle Parking Guidance January, 2018.

Planning considerations

The main planning considerations in this case are:

- the impact on the scale and character of the existing building and the surrounding area
- the impact on neighbouring amenity
- highway and parking considerations

The impact on the scale and character of the existing building and the surrounding area

The application site drops away steeply to the rear and whilst the property is single storey at street level it is two storey at the rear with the lower ground floor having an access door to the garden and a window. The lower ground floor cannot currently be accessed from the ground floor habitable accommodation. The proposals are for a two storey rear extension to provide additional habitable accommodation at ground floor level and additional bedrooms and an ensuite

at lower ground level accessed via an internal staircase. The internal layout of the ground floor has also been amended to include more habitable accommodation with a study replacing an originally proposed bedroom. A balcony is also proposed to the rear of the proposed extension. The area is characterised by a variety of dwellings many of which have been the subject of substantial extensions. Balconies are common place on the northern side of Mountside taking advantage of the vantage point and views over Guildford.

The proposal would not be visible from the street scene of Mountside but due to the change in levels to the rear of the property the extension would be visible from public vantage points to the north of the site. It is considered that the proposals as amended are in keeping with the scale and character of the existing dwelling and would not have a detrimental impact on the character of the surrounding area.

As such the proposals are considered to be in accordance with Policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015 - 2034 (adopted 25 April 2019).

The impact on neighbouring amenity

The neighbouring properties most affected by the proposals are 4 and 8 Mountside.

The proposals have been amended twice since they were originally submitted to reduce and step in the proposed two storey extension to avoid conflict with the 45 degree rule. The proposed extension would project from the existing rear wall of the host property by 2.25 metres across the full width and then by a further 1.35 metres depth stepped in an additional 1.3 metres from the boundary with 8 Mountside. The proposed balcony was originally proposed to stretch across the full width of the extended property and this has been amended so that it is set in from both the side boundaries with neighbouring properties. The width of the balcony has been reduced from a width of 7.8 metres to a width of 4.5 metres. The applicant has also amended the plans to include an obscure glazed privacy screen to the balcony and obscure glazing to the proposed utility room to overcome concerns relating to overlooking. In addition a dining room window that was proposed in the first set of amended plans has also been removed.

8 Mountside

The neighbouring property 8 Mountside has itself been extensively enlarged and has a balcony and a number of windows directly overlooking the host property including a dormer within the side elevation of the roof. The neighbour 8 Mountside has accommodation on three floors which rather overshadows the existing low lying unextended host property. The current proposals have been amended to address concerns expressed in relation to the Council's 45 degree rule. The submitted plans show there would be no conflict with the 45 degree rule in relation to the relationship between 6 and 8 Mountside. Whilst this has been disputed by the neighbour at 8 Mountside and a plan submitted by the neighbour showing a slight conflict with the 45 degree rule, this rule is only for guidance and the resultant relationship is considered to be acceptable. The current proposals as amended due to the orientation of the properties in relation to one another and the amendments made would not result in any undue loss of light or overbearance. There is a considerable amount of mutual overlooking from the rear of the properties on the north side of Mountside due to the change in site levels to the rear of the properties and the prevalence of balconies. The amendments made to the balcony, the proposed privacy screens to the balcony, the obscure glazing to the utility room window and the removal of the dining room window (proposed in the first set of amended plans) immediately adjacent to the boundary with 8 Mountside would reduce the potential for overlooking and as such it is considered that any loss of privacy would not be so great as to warrant a refusal of planning permission given the existing situation.

4 Mountside

4 Mountside is similar to the host property in that it presents itself as a bungalow within the street scene and is two storey to the rear due to the steep drop in levels within the site. The proposed extension would not conflict with the 45 degree rule in relation to the neighbour at 4 Mountside. The proposals would not result in any significant loss of light or overbearance.

The neighbouring property at 4 Mountside has a balcony to its rear adjacent to the common boundary with the host property which currently sits above the fence level between the two properties and as such overlooks the rear of the host property and its rear garden. As previously stated the properties on the north side of Mountside due to the changing site levels to the rear of the properties and the prevalence of balconies are all overlooked quite significantly. The plans have been amended to reduce the size of the proposed balcony and privacy screens are proposed to reduce the potential for overlooking. Given the existing situation and the amendments made to the balcony including the privacy screens, it is considered that any loss of privacy would not be so great as to warrant a refusal of planning permission.

The windows to be inserted in the flank wall of the host dwelling adjacent to 4 Mountside are to serve bathrooms and a stairwell. The windows serving the bathrooms are likely to be obscure glazed. However, the windows do not require planning permission as they are to be inserted in the side wall of the original dwelling and constitute permitted development.

Highway/parking considerations

Following a number of objections to the originally proposed off street parking spaces and dropped kerb which would have resulted in the loss of 2 on road parking spaces to the front of the property the applicant has withdrawn the parking element from the application. The County Highway Authority raised no objections to the proposals subject to the imposition of conditions. The existing dwelling has no off street parking and so the current situation would remain.

Conclusion

The proposal has been assessed against policy D1 of the new local plan, policy G1(3) of the saved local plan, Residential Extensions and Alterations SPD 2018, NPPF 2018 and all other material considerations. The proposed extension would be in keeping with the size of the existing property and whilst the proposals would have some impact on the amenities of neighbouring properties the impact would not be so great as to warrant a refusal of planning permission. The application is considered to be acceptable and is therefore recommended for approval.