

20/P/00045 - 9 Greenside Close, Guildford



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Not to Scale



GUILDFORD
BOROUGH

20/P/00045 – 9 Greenside Close, Guildford



Not to scale

App No: 20/P/00045 **8 Wk Deadline:** 06/03/2020
Appn Type: Full Application
Case Officer: Margarita Romanovich
Parish: Merrow **Ward:** Merrow
Agent : Mr. Kyle Charlton **Applicant:** Mr. Rapaport
Loftplan Designs LTD
Saturn House
Unit 1
Calleva Park
Aldermaston, Reading
RG7 8HA
9 Greenside Close
Guildford
GU4 7EU

Location: 9 Greenside Close, Guildford, GU4 7EU

Proposal: Proposed raising the overall roof height by one metre to facilitate a loft conversion to habitable accommodation with installation of two pitched roof dormers to the rear elevation and two rooflights to the front elevation.

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 application site is located within the urban area of Guildford and comprises a link-detached two-storey dwelling set in a relatively small plot in an estate type of development.

Summary of considerations and constraints

The proposal would have an acceptable scale and design and, as such, would respect the scale and character of the existing property and the character of the surrounding area.

The proposed development is not considered to result in a detrimental impact on residential amenities enjoyed by the occupants of the neighbouring properties.

As such, the proposed development is recommended 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 plans: Location Plan, Site Plan, Existing Elevations and Plans LP3557 Rev A, Proposed Elevations and Plans LP3557 Rev A received on 10/01/20.

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.

Informatives:

1. 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 the application was acceptable as submitted.

2. 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.

Officer's Report

Site description.

The application site is located within the urban area of Guildford and comprises a link-detached two-storey dwelling set in a relatively small plot in an estate type of development.

Proposal.

Proposed raising the overall roof height by one metre to facilitate a loft conversion to habitable accommodation with installation of two pitched roof dormers to the rear elevation and two rooflights to the front elevation.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
19/P/01866	Conversion of loft space to habitable accommodation, including raising the overall roof height, a 3.6m crown roof dormer to the rear elevation & 2 roof-lights to the front elevation.	Withdrawn 10/12/2019	N/A
17/P/01776	Erection of a single storey rear conservatory (retrospective).	Approve 10/10/2017	N/A

Consultations.

Amenity groups/Residents associations

Merrow Residents' Association: Raise an objection.

- overbearing impact
- loss of privacy
- out-of-character with the surrounding properties

Third party comments:

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

- loss of light and overbearing impact
- loss of privacy
- would set a precedent
- out of keeping with the surrounding area

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites 2015-2034:

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

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

G1	General Standards of Development
G5	Design Code
H8	Extensions to Dwellings in Urban Areas

Supplementary planning documents:

Residential Extensions and Alterations SPD 2018

Planning considerations.

The main planning considerations in this case are:

- the impact on the scale and character
- the impact on neighbouring amenity

The impact on the scale and character

The proposed increase in height of the roof ridge by approximately 1.15m would not be particularly noticeable due to the prevailing ground slope and the different roof orientation of the adjoining properties, which would avoid any sense of a loss of uniformity.

The proposed rear dormer windows would be set down from the new ridge line and set in from the sides. The proposed dormer windows would be proportionate to the scale of the host dwelling's roof and would be sympathetic to the style of the existing house.

The proposed front rooflights would not be excessive in scale.

The proposal would therefore not have an adverse impact on the scale and character of the existing property or the character of the surrounding area.

The impact on neighbouring amenity

The neighbouring properties either side of the application site are Nos. 8 and 10 Greenside Close. To the rear of the application site is No.11 Foxglove Gardens.

The proposed ridge line increase and rear dormer windows would be set at a high level and would not result in a significant loss of light or overbearing impact to the neighbouring properties.

One of the proposed rear dormer windows would serve a bathroom and would be fitted with obscure glazing, whilst the other one would serve a bedroom and would be fitted with clear glazing.

Concerns have been raised in terms of overlooking arising from the proposed rear dormer windows. Whilst the concerns relating to privacy are understood, it is considered that some level of mutual overlooking of residential gardens is likely to occur in dense urban environments. In this instance, there is already much mutual overlooking from upper-floor rear windows into rear gardens and the addition of a further overlooking dormer window would not be unduly significant and, as such, would not warrant a refusal on these grounds.

Conclusion

The proposal has been assessed in line with Policies G1, G5 and H8 of the Guildford Borough Local Plan 2003, Residential Extensions and Alterations SPD 2018, the NPPF 2019 and all other material considerations. The proposal would have an acceptable scale and design and would not result in detrimental impact on residential amenities of the neighbouring properties. For these reasons, the application is acceptable and is therefore recommended for approval.

All objections raised have been taken into consideration.