

20/W/00029 - 11 The Oval, Guildford



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Print Date: 11/03/2020



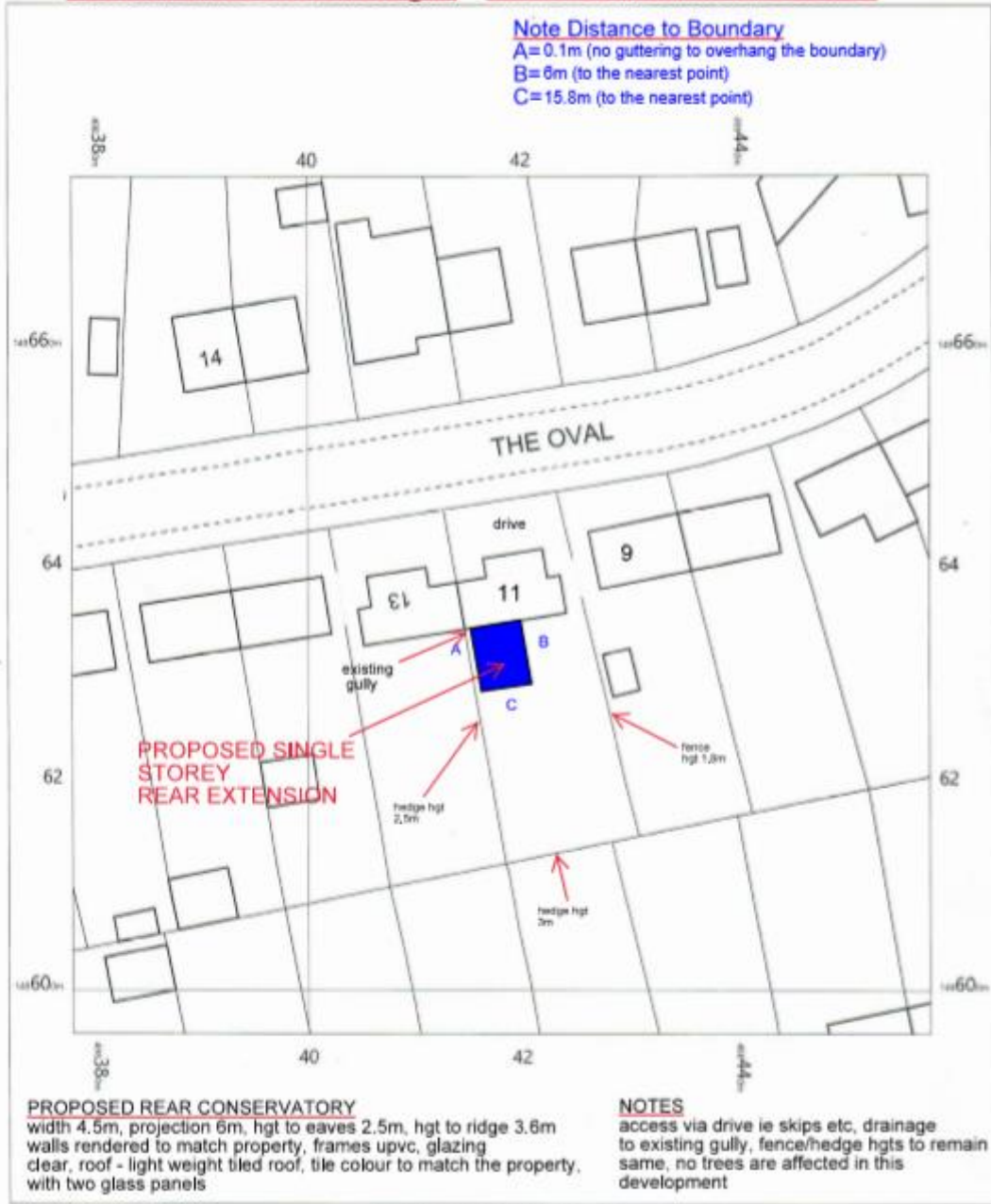
Not to Scale



GUILDFORD
BOROUGH

20/W/00029 – 11 The Oval, Guildford GU2 7TS

BLOCK PLAN SCALE 1:500@a4 11 The Oval, Guildford, GU2 7TS



Not to scale

App No: 20/W/00029
Appn Type: Residential Extensions
Case Officer: Sakina Khanbhai

8 Wk Deadline: 03/04/2020

Parish: Onslow
Agent : Mr C Rowell
Crown Conservatories &
Windows Ltd
1 Avondale Road
Fleet
GU51 3BH

Ward: Onslow
Applicant: Mr & Mrs Askew
11 The Oval
Guildford
Surrey
GU2 7TS

Location: 11 The Oval, Guildford, GU2 7TS

Proposal: Prior notification for a single storey 6.00 metre rear extension, 3.60 metres in height with an eaves height of 2.50 metres.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee by the Planning Development Manager as the applicant is a Councillor.

Key information

The proposal relates to a two storey semi-detached dwelling situated within the urban area of Guildford. The application is to determine if prior approval is required for a proposed larger home single storey rear extension measuring 6 metres in depth, 3.6 metres in height with an eaves height of 2.50 metres.

Summary of considerations and constraints

The proposed development does not fall within the parameters of an area which is restricted under an Article 4 direction. The proposed development falls within Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Planning officers therefore recommend prior approval is not required.

RECOMMENDATION:

Informatives:

1. This decision relates expressly to drawing(s) Location Plan, Block Plan Existing Elevations Page 1, Proposed Elevations Page 2 and additional information received on 21st February 2020.

Description	Plan Number	Date received
EXISTING ELEVATIONS	-	21 FEB 2020
BLOCK PLAN	-	21 FEB 2020
LOCATION PLAN	-	21 FEB 2020
PROPOSED ELEVATIONS	-	21 FEB 2020

2. The development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
3. 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 site is a two storey semi-detached dwelling located within the Urban Area of Guildford.

Proposal:

Prior notification for a single storey 6 metre rear extension, 3.60 metres in height with an eaves height of 2.50 metres.

Relevant planning history:

88/P/00513 Single storey extension to provide kitchen/breakfast room and enlarged living room and first floor extension to provide enlarged bedroom- Approved 10/05/88

Permitted Development Considerations:

Article 4 Direction? - **No**

PD removed through condition? - **No**

Has the development commenced? - **No**

It needs to be established whether the proposed development would fall within the parameters of Class A, of Part 1, of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

PD Assessment

Class A

Class A allows for the enlargement, improvement or other alteration of a dwellinghouse. Therefore the proposed side/rear extension(s) shall be considered under Class A.

A.1 Development is not permitted by Class A if:

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The total ground area covered by buildings within the curtilage of the dwellinghouse would not exceed 50% of the total area of the curtilage.

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling;

The height of the enlarged part would not exceed the height of the highest part of the roof of the dwellinghouse.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the enlarged part would not exceed the height of the eaves of the existing dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which -

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation or which fronts a highway and forms a side elevation of the original dwellinghouse.

(f) subject to paragraph (g) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

see (g).

(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

The dwellinghouse is not on article 2(3) land or a SSSI. The enlarged part would have a single storey and would not exceed 6 metres in depth or exceed 4 metres in height.

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;

N/A. The enlarged part of the dwellinghouse would not have more than one storey.

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would not exceed 3 metres.

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -
- (i) exceed 4 metres in height,
 - (ii) have more than one storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; or

N/A. The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse.

- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The total enlargement would not exceed the limits set out in sub-paragraphs (e) to (j).

- (k) it would consist of or include -

- (i) the construction or provision of a verandah, balcony or raised platform,
- (ii) the installation, alteration or replacement of a microwave antenna,
- (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (iv) an alteration to any part of the roof of the dwellinghouse.

It would not consist of or include any of the above.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if

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- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

- (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

The site is not located on article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions:

- (a) the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The submitted plans state that the materials used would match those used in the construction of the exterior of the existing dwellinghouse

- (b) any upper-floor window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be:

- (i) obscure-glazed and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

N/A.

(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

N/A.

Neighbouring Amenity

The closest neighbouring properties to the application site are the adjoining semi-detached property No.13 The Oval, No.9 The Oval and Nos 16 and 14 Old Palace Road.

No neighbour letters have been received to date. This will be further updated on in the late sheets for Planning Committee.

The proposed development therefore complies with the criteria set out in Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).