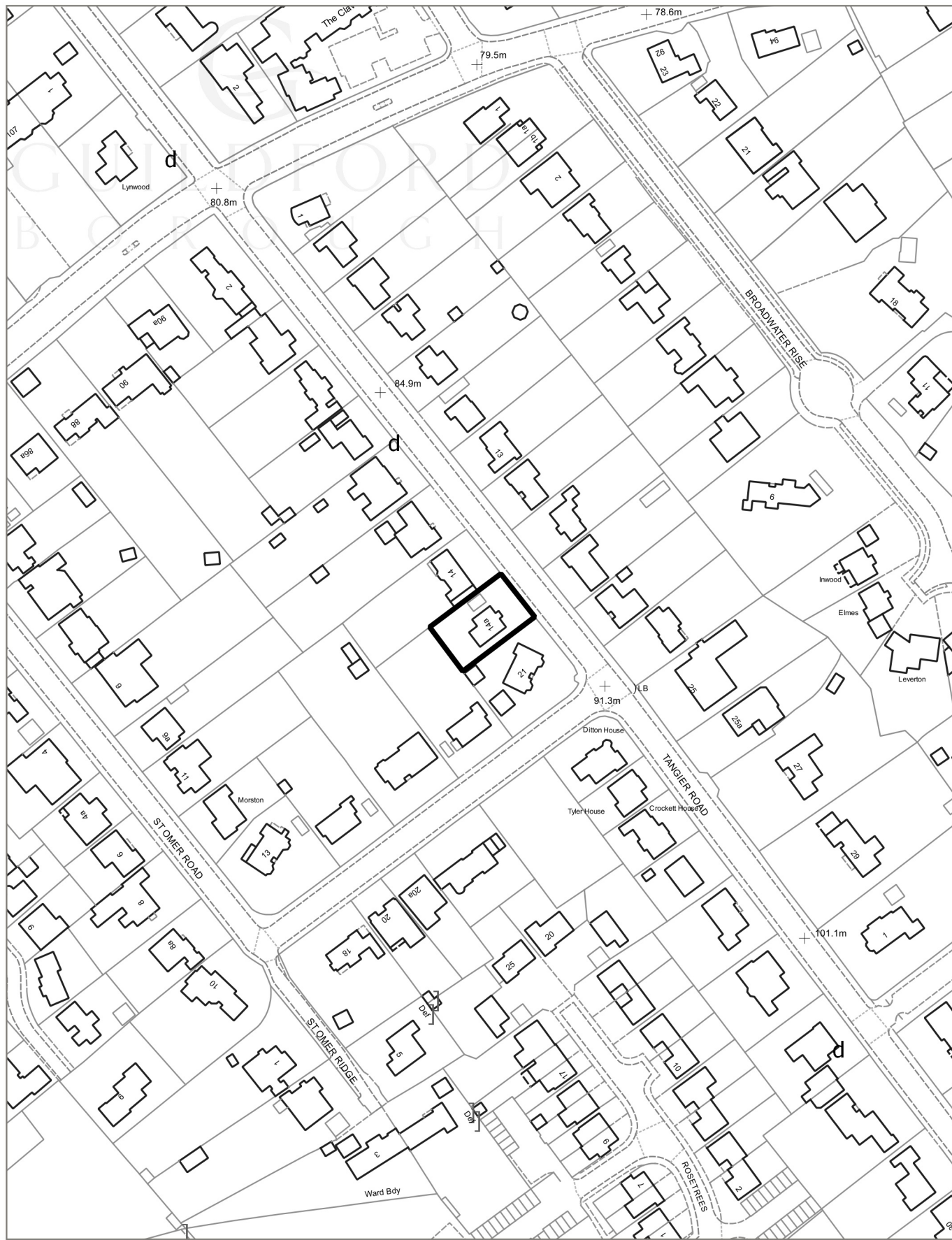


20/P/00746 - 14a Tangier Road, Guildford



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Print Date: 03/08/2020



Not to Scale



GUILDFORD
BOROUGH

20/P/00746 – 14A Tangier Road, Guildford



Not to scale



App No: 20/P/00746
Appn Type: Full Application
Case Officer: Chris Gent
Parish: Christchurch
Agent :

8 Wk Deadline: 29/06/2020

Ward: Christchurch
Applicant: Mr. and Mrs. Rakshit
14A Tangier Road
Guildford
GU1 2DE

Location: 14A Tangier Road, Guildford, GU1 2DE
Proposal: Erection of a two-storey side extension, single storey front extension, creation of hard standing to front and raising the height of the roof to create habitable accommodation and dummy pitch roof, white rendering throughout, addition of windows (revision of planning permission 19/P/01039, approved on appeal on 20/01/2020).

Executive Summary

Reason for referral

This application has been called to committee by Councillor Joss Bigmore who considers the proposal may be out of keeping with the surrounding area.

Key information

Erection of a two-storey side extension, single storey front extension, creation of hard standing to front and raising the height of the roof to create habitable accommodation and dummy pitch roof, white rendering throughout, addition of windows (revision of planning permission 19/P/01039, approved on appeal on 20/01/2020).

Summary of considerations and constraints

This application is a revision of planning application 19/P/01039, approved on appeal on 20/01/2020.

The revised proposal involves increasing the roof pitch angle to form a steeper pitched roof with a flat roof section running on top. The previously approved rooflights; 3 on the front facing roofslope and 3 on the rear have been enlarged.

Whilst the incorporation of a flat roofed element at high level is not an ideal design solution and would increase the size and bulk of the roof form, its size is relatively limited and the ridge height and eaves level, previously found to be acceptable by the Inspector under 19/P/01039, remain unchanged.

Taking the above into consideration, officers are satisfied that the proposal would not have an adverse affect on the scale and character of the existing property or have a detrimental impact on the character of the street scene and surrounding area.

The proposal also involves extending the single storey front elements front wall (as approved) forward so that it aligns with the two storey forward projecting element. Due to the relationship between the application property and the immediate dwellings, with 21 St Omer Road occupying a corner plot and orientated at an angle with its side wall extending forward of the application property, and 14 Tangier Road being set back, the proposed extending forward at single storey level, would be acceptable in this instance.

The proposed choice of render for the external finish is acceptable given there is a mixed palette of materials in the surrounding area.

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 unnumbered drawings and additional information received on 04/05/2020.

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

3. The cill level of the rooflights in the rear (south-west) elevation of the development hereby approved shall not be lower than 1.7 metres above the floor of the rooms in which the windows are installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

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 the application was acceptable as submitted.

Officer's Report

Site description

The application site is located within the urban area of Guildford. The site comprises a two storey detached house with plain clay tiled pitched roof and brick elevations.

Proposal

Erection of a two-storey side extension, single storey front extension, creation of hard standing to front and raising the height of the roof to create habitable accommodation and dummy pitch roof, white rendering throughout, addition of windows (revision of planning permission 19/P/01039, approved on appeal on 20/01/2020).

Relevant planning history

19/P/01039 - Erection of a two-storey side extension, single storey front extension and raising the height of the roof to create habitable accommodation (amended plans received on 12/08/2019 showing the single storey front extension reduced in depth by 1.8m, in line with the lean-to element). Appeal allowed - 20/01/2020.

19/P/00174 - Erection of a two-storey side extension following demolition of existing garage, single storey front extension and raising of the roof. Withdrawn - 25/02/2019.

14/P/01219 - Two storey side extension to incorporate garage. Loft conversion and raising of roof to accommodate dormer windows to front and rear elevations. Appeal dismissed - 29/01/2015

Consultations

Downsedge Residents Association - raise objection to the proposal for the following reasons:

- increase in footprint
- hybrid mansard roof with 3 large windows would have the appearance of third storey
- increase in roof volume is excessive and overbearing
- concerns regarding external render finish
- proposal to remove garden landscaping would result in parking dominated frontage which is uncharacteristic for the area

Third party comments:

4 letters have been received raising the following objections and concerns:

- proposal would bring the whole of the front of the house forward of the established build line on the road
- redesign of roof which involves a flat top, steeper pitches with 7 large windows, and increased roof line height, would create a third storey and substantially increase the bulk of the house

- reduction in parking space
- proposal would appear unduly large and out of keeping
- proposal would cause an adverse impact on light and amenity of neighbouring houses
- query whether there is a limit on the number of applications that can be made.

Planning policies

The following policies are relevant to the determination of this application.

National Planning Policy Framework (NPPF) (revised on 24 July 2018)

Chapter 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019)

Policy D1: Place shaping

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).

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

Policy H8

Policy G1(3)

Policy G5

Supplementary planning documents

Residential Extensions and Alterations Guide 2018

Planning considerations

The main planning considerations in this case are:

- comparison to previous application (allowed at appeal under 19/P/01039)
- impact on character of the area
- impact on neighbour amenity
- conclusion

Comparison to previous application (allowed at appeal under 19/P/01039)

The current application varies from the previous scheme allowed at appeal in the following ways:

- pitch angle of roof form altered to create steeper pitch
- introduction of flat roof on top
- rooflights increased in size
- single storey front lean-to element extended forwards
- second floor window inserted in front gable
- use of render for external finish

All other elements of the previous proposal remain unchanged.

Impact on character of the area

The roof form as approved would have traditional hipped sides and a ridge running along the longer axis of the building, orientated in a north-west to south-east direction, parallel with the highway.

The advice contained within the Councils Residential Extensions and Alterations Supplementary Planning Document (SPD) 2018 advises that roofs need to complement and relate sympathetically to the existing house and surrounding area.

This revised application involves increasing the roof pitch angle to form a steeper pitched roof with a flat roof section running on top. The previously approved rooflights; 3 on the front facing roofslope and 3 on the rear have been enlarged.

Whilst the incorporation of a flat roofed element at high level is not an ideal design solution and would increase the size and bulk of the roof form, its size is relatively limited and the ridge height and eaves level, previously found to be acceptable by the Inspector under 19/P/01039, remain unchanged. The flat roof would also allow for solar panels to be added to the property, which will help to increase its sustainability.

It is noted that there are other examples of flat roof at first floor level within the immediate area namely 'Ditton House' Tangier Road, 20 St Omer Road and 20A St Omer Road.

Taking the above into consideration, officers are satisfied that the proposal would not have an adverse affect on the scale and character of the existing property or have a detrimental impact on the character of the street scene and surrounding area.

The proposal also involves extending the single storey front elements front wall (as approved) forward so that it aligns with the two storey forward projecting element. Due to the relationship between the application property and the immediate dwellings, with 21 St Omer Road occupying a corner plot and orientated at an angle with its side wall extending forward of the application property, and 14 Tangier Road being set back, the proposed extending forward at single storey level, would be acceptable in this instance.

The proposed choice of render for the external finish is acceptable given there is a mixed palette of materials in the surrounding area.

No issues are raised to the proposed hardstanding to the front of the house or to the solar panels.

Impact on neighbour amenity

The neighbouring properties most affected by the proposal are 14 Tangier Road, 19 St Omer Road and 21 St Omer Road which are the immediate neighbours to the north-west, south and south-east of the site respectively.

The impact of the development on neighbouring amenity was assessed as acceptable under 19/P/01039. Whilst the proposed remodelling of the roof would increase the size and bulk of the built form, it would not materially affect neighbour amenity in terms of loss of light and overbearing affect, over and above what was previously approved.

As revised, the proposal would incorporate 7 large rooflights; 3 on the front facing roofslope, 3 on the rear, and one on the flat roof. To prevent any issues of loss of privacy/overlooking, a condition is recommended to ensure the cill levels of the rear facing rooflights, are no lower than 1.7m above the finished floor level.

Parking issues

The existing garage would be demolished as part of the proposal however there would still be space on site for the parking of two cars in accordance with the Council's Vehicle Parking Standards SPD 2006.

Conclusion

The proposal would not have an adverse affect on the scale and character of the existing property or have a detrimental impact on the character of the street scene and surrounding area. As a result, the development is deemed to be acceptable and compliant with relevant local and national policies. It is therefore recommended for approval.