

# 20/P/01462 - 9 Whitemore Road, Guildford



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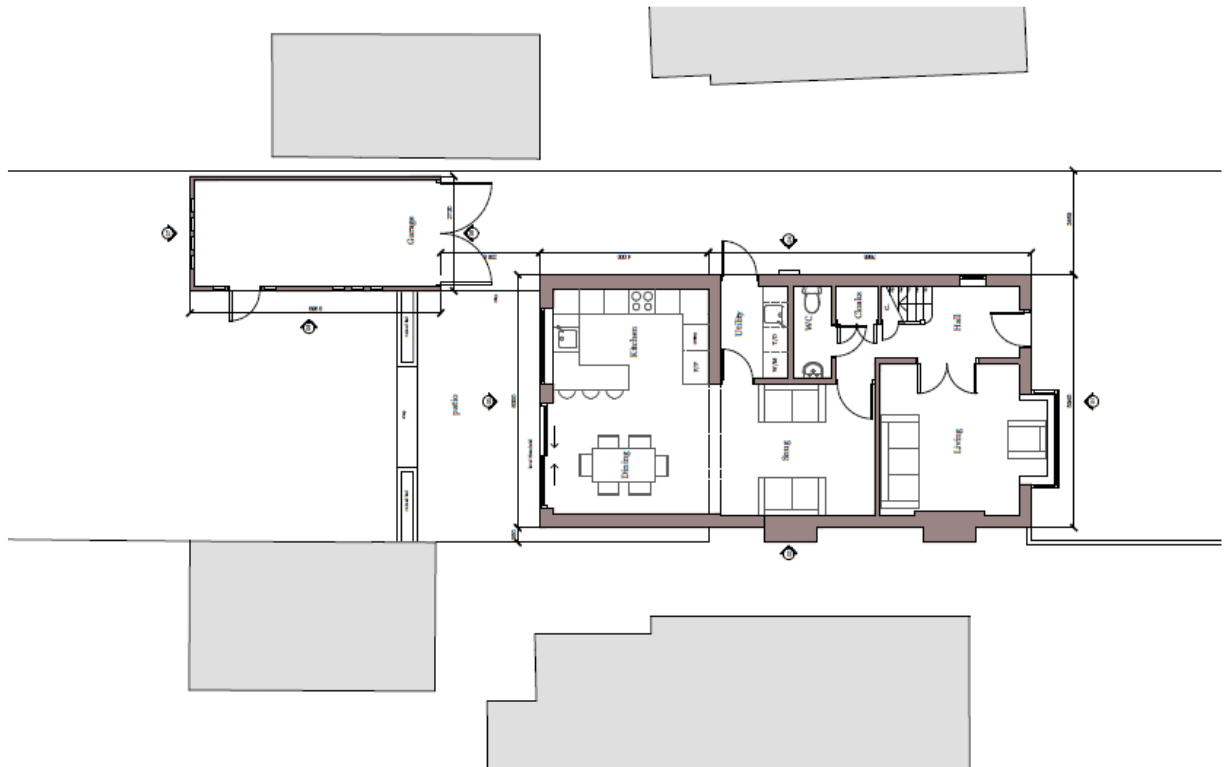


Not to Scale



GUILDFORD  
BOROUGH

20/P/01462 9 Whitmore Road, Guildford



Not to scale

**App No:** 20/P/01462  
**Appn Type:** Full Application  
**Case Officer:** Maria Vasileiou  
**Parish:** Stoke  
**Agent :** Mrs Harris  
MJH Architects  
4 Rookwood  
Alton  
GU34 2LD

**8 Wk Deadline:** 22/10/2020

**Ward:** Stoke  
**Applicant:** Mr & Mrs Charles  
9 Whitmore Road  
Guildford  
GU1 1QT

**Location:** 9 Whitmore Road, Guildford, GU1 1QT  
**Proposal:** Two-storey rear extension and the replacement and removal of the existing detached garage to be replaced with a new detached garage.

### **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**

Two-storey rear extension and the replacement and removal of the existing detached garage to be replaced with a new detached garage.

#### **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 proposed new first floor window in the northern side elevation of the development hereby approved shall be diffused glazed and non-opening and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: 20125-P016 B received on 20/10/2020, 20125-P011, 20125-P012, 20125-P015 received on 08/09/2020 and 2015-P001, 2015-P002, 2015-P003, 2015-P004, 2015-P005, 2015-P006, 2015-P007, 2015-P008, 2015-P009, 2015-P010, 2015-P013, 2015-P014, 2015-P017, 2015-P018, 2015-P019 received on 28/08/2020.

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

### **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](mailto:buildingcontrol@guildford.gov.uk)

### **Officer's Report**

#### **Site description.**

The application site relates to a two-storey detached property within the Urban Area of Guildford. The surrounding area is residential in character; consisting a mix of detached and semi-detached properties of similar scale and design.

#### **Proposal.**

Two-storey rear extension and the replacement and removal of the existing detached garage to be replaced with a new detached garage.

## Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
20/P/01462	Two-storey rear extension and the replacement and removal of the existing detached garage to be replaced with a new detached garage.	Pending	N/A
GUI/9651/53 2/68	Use of part ground floor for nursery play group.	Approved with Conditions 31/07/1968	N/A

## Consultations.

None received.

## Third party comments:

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

- The proposals have failed to take into consideration the position of No. 10's kitchen window and as such the proposals will block the natural daylight / sunlight and sky view into this room;
- The proposals are overbearing and out of keeping with the size and scale of the neighbouring properties.
- The materials proposed are out of keeping.
- The scale of the upper storey window and the position of the side windows proposed will lead to issues of feeling overlooked.
- It is of concern that there are many large and out of character extensions being built on houses in areas that could once have been considered (relatively) affordable, in Guildford.  
[Officer's note: This is not a material planning matter]

## Planning policies.

### National Planning Policy Framework (NPPF):

1. Introduction
2. Achieving sustainable development
4. Decision-making
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).

D1 Place Shaping

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

G1(3) Protection of amenities enjoyed by occupants of the building  
G5 Design Code  
H8 Extensions to Dwellings in Urban Areas

Supplementary planning documents:  
Residential Extensions and Alterations SPD 2018

### **Planning considerations.**

The application seeks permission for the erection of a two-storey rear extension, as well as, the replacement and re-position of the existing garage with a new detached garage.

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
- parking considerations

#### The impact on the scale and character of the existing dwelling and the surrounding area

The proposed two-storey rear extension would extend by 4.0 metres from the rear elevation of the original dwelling, replacing the existing store room, and would have a width of 6.0 metres. The extension will feature a gable roof that would follow the lines of the main roof; in terms of design. The ridge of the roof would match the ridge height of the host roof. The proposed extension would not be of minor scale, however, it is considered to respect the size and character of the host property.

The proposed detached garage would be of similar scale and design with the existing detached garage. Whilst it will be repositioned; it will be in keeping with the surrounding area and would not appear an overbearing feature.

Due to its location and scale, the proposed development will not be visible from the surrounding area, however, it is considered to be in keeping with the neighbouring properties.

The design of the development would not detract from the character of either the existing property or the surrounding area. The proposed materials would complement those of the existing property and would not appear an out of keeping feature to the surrounding area.

As such, the overall development would comply with policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policies G5 and H8 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007) and the NPPF 2019.

#### The impact on neighbouring amenity

The neighbouring properties most affected are No.8 and No.10 Whitmore Road, siting to either side of the application site.

The width of the extension would not extend beyond the existing side walls of the property and the natural gaps between the dwelling and the neighbouring properties will be retained. Due to the size, siting and separation distance from these neighbouring properties, the proposed two-storey would not cause a detrimental loss of light over either neighbouring property and would not appear an overbearing feature.

The proposed garage would be of similar size and proportions, and it will sit in relatively similar position. Therefore, it is considered that it would not cause a detrimental loss of light over either neighbouring property and would not appear an overbearing feature.

There is a new upper-floor window on a wall facing No.8 Whitmore Road, serving a bathroom. However, the submitted plans state that this window will be obscured glazed and, as such, there are no overlooking or loss of privacy concerns resulting from the development.

Therefore, the development would comply with saved policy G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007).

#### Parking considerations

The existing garage measured internally does not meet the minimum standards set out in council's guidance and, as such, it will not result in a loss of parking space. In addition, the proposed detached garage will provide additional parking space and the existing driveway will be retained. As such, at least two off-street car parking spaces in line with the Council's requirements.

#### Conclusion

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.

For these reasons the application is considered to be acceptable and is therefore recommended for approval.