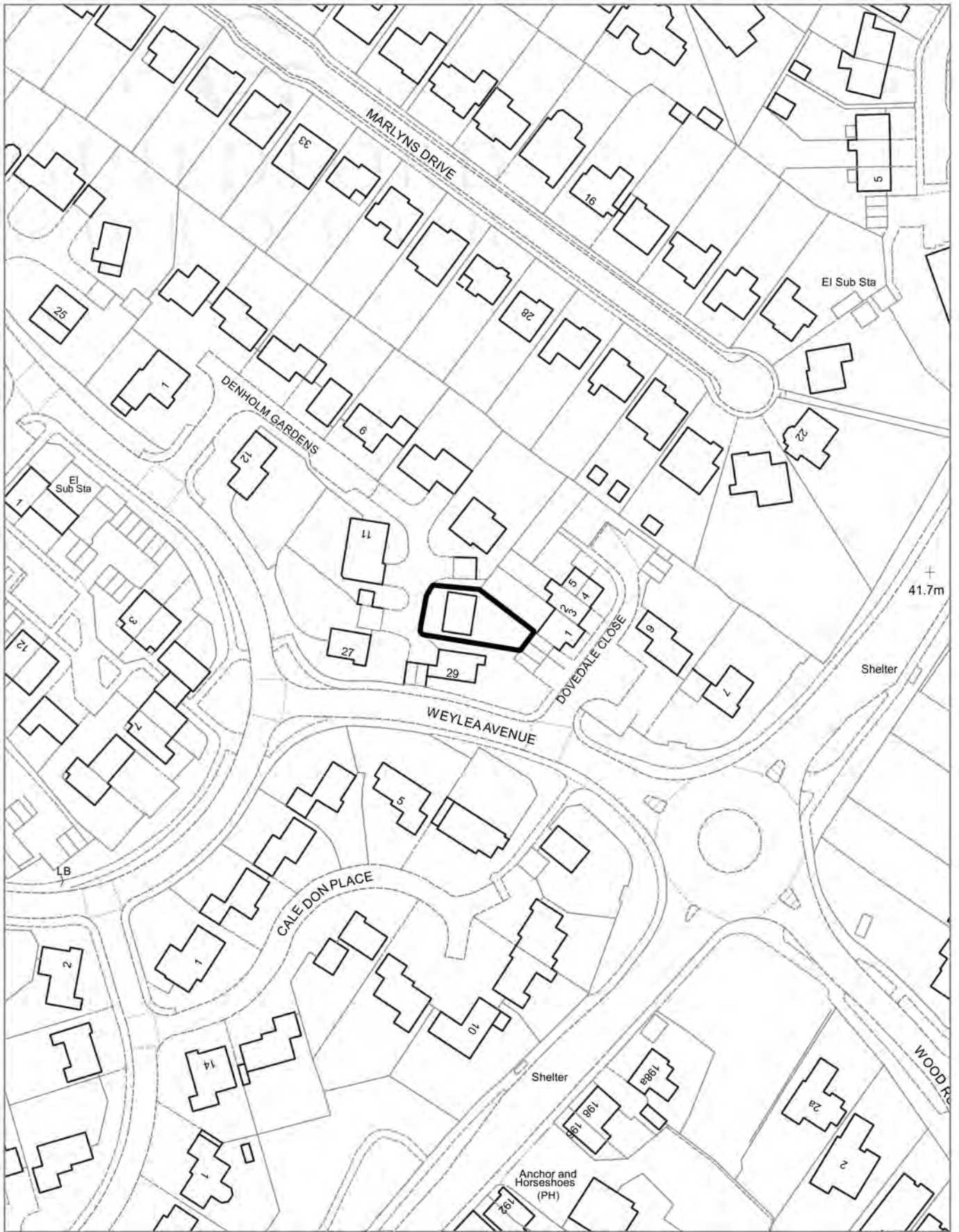


20/P/01287 - 9 Denholm Gardens, Guildford



© Crown Copyright 2020. Guildford Borough Council.
Licence No. 100019625.

This map is for identification purposes only and should
not be relied upon for accuracy.

Print Date: 19/10/2020

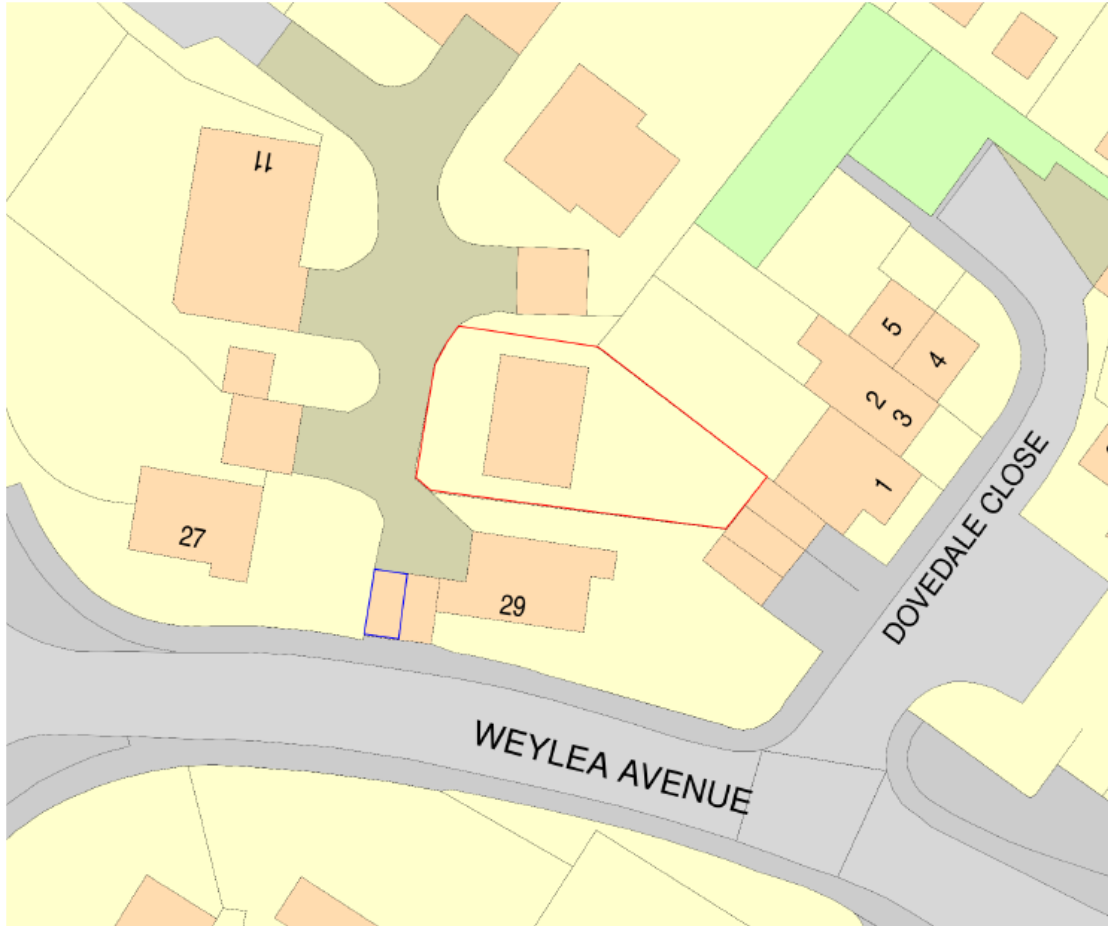


Not to Scale



GUILDFORD
BOROUGH

20/P/01287 9 Denholm Gardens, Guildford



Not to scale



App No: 20/P/01287 **8 Wk Deadline:** 06/11/2020
Appn Type: Full Application
Case Officer: Margarita Romanovich
Parish: Burpham **Ward:** Burpham
Agent : Mr. Niels Laub **Applicant:** Mr. Abraham Darby-Zaier
6 Abbotswood 24 Fort Road
Guildford Guildford
GU1 1UT GU1 3TE

Location: 9 Denholm Gardens, Guildford, GU4 7YU
Proposal: Proposed loft conversion to habitable accommodation with increased ridge height and insertion of two dormer windows on the front roof slope, one dormer window and rooflights on the rear roof slope; single storey rear extension.

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 dilapidated detached bungalow 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 character of the existing property and surrounding area.

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

The existing access and parking arrangement would be unaltered.

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 Ground Floor Plan and Front Elevation, Existing Roof Plan and Rear Elevation, Existing North and South Elevations, Proposed Ground Floor Plan and Front Elevation, Proposed First Floor Plan and Rear Elevation, Proposed Roof Plan and Section, Proposed North and South Elevations received on 30/07/2020; Proposed Street View received on 03/08/2020.

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

3. No development above slab level shall take place until details and/or samples of the proposed external facing and roofing materials including colour and finish have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and samples.

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

4. The dormer window serving an ensuite proposed to the rear roof slope of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, 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 and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

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 in the urban area of Guildford and Burpham Neighbourhood Area.

The application property is a dilapidated detached bungalow.

The surrounding area is residential in nature characterised by properties of various scale and design.

Proposal.

Proposed loft conversion to habitable accommodation with increased ridge height and insertion of two dormer windows on the front roof slope, one dormer window and rooflights on the rear roof slope; single storey rear extension.

Relevant planning history.

20/P/00891 - Proposed loft conversion to habitable accommodation with increased ridge height and insertion of two dormer windows on the front and rear roof slopes; single storey rear extension. Withdrawn, 30/07/2020.

88/P/00760 - Retention of front porch. Approved, 21/06/1988.

Consultations.

Statutory consultees

County Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Third party comments:

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

- parking, traffic, access and safety issues
- water mains and sewage issues
- excessive increase
- loss of light
- incorrect land registry documents submitted by the applicant
- overlooking and loss of privacy
- damage to other property and roads [Officer Note: This is not a planning matter but a civil matter.]
- loss of a bungalow/small dwelling would exclude the elderly from the road

- not-in-keeping with other properties
- the number of bedrooms can be increased and the house can be used as an HMO [Officer Note: The Council cannot speculate about the hypothetical future development, the application needs to be assessed based on the submitted plans. The application is for the householder extensions only.]
- confusing and vague drawings
- the existing property is dilapidated and unsafe

Several letters have raised issues in relation to the intentions or behaviour of the applicant, which are not material planning considerations.

2 letters of support have been received outlining the following points:

- the bungalow is in run down condition and needs to be renovated
- appreciated being informed at each stage by the applicant and the consideration shown in drawing up the plans

The representative of the applicant has also submitted a letter of support responding to the raised objections and concerns.

Planning policies.

National Planning Policy Framework (NPPF):
Chapter 12. Achieving well-designed places

Guildford Borough Local Plan 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.

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

Burpham Neighbourhood Plan 2015-2035:

Policy B-FD1: General Development Standards
Policy B-FD4: Water Supply & Sewerage Infrastructure
Policy B-T1: Parking Standards

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 of the dwelling and the character of the surrounding area
- the impact on neighbouring amenity
- highway/parking considerations
- other matters

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

The existing bungalow is dilapidated and currently uninhabited.

The application proposes raising the roof of the existing property by about 1.5m to provide further first floor accommodation. Whilst the character and scale would change, the design overall is considered acceptable. The property would feature a gable roof similarly to the existing property. The two dormers proposed to the front roof slope and one dormer window proposed to the rear roof slope would be of appropriate scale and design and would be set down from the roof ridge.

The proposed single storey rear extension would not be excessive in scale and would appear subservient to the extended host dwelling. Whilst it would feature a flat roof, given the extension's location to the rear of the host dwelling, it would not appear unduly prominent in the street scene.

Denholm Gardens is characterised by predominantly two storey properties with No.9 Denholm Gardens and No.29 Weylea Avenue being the only bungalows in this cul-de-sac. The house as extended would therefore not be out-of-keeping in a road where the majority of development is two storey.

In terms of proposed materials, the dwelling would feature rendered elevations at ground floor, cladding at first floor and slate roof tiles, all of which are not uncommon in the Guildford urban area and are therefore acceptable. Further details like colour and finishes will be secured by a planning condition.

As such, the proposed development is not considered to harm the character of the existing dwelling and surrounding area.

The impact on neighbouring amenity

The neighbouring properties most affected are No.8 Denholm Gardens, No.29 Weylea Avenue and No.1 Dovedale Close situated to the north, south and east of the application site respectively.

Given the sufficient separation distance of at least 10 metres, the proposed development is not considered to result in loss of light or overbearing impact on No.8 Denholm Gardens or No.1 Dovedale Close.

The proposed development would be located at least 4 metres from the rear elevation of No.29 Weylea Avenue. Given the orientation of the properties in relation to sun's path, the single storey scale of the proposed rear extension and that the loft conversion would be contained within the existing footprint of the dwelling and the ridge height increase would not be excessive, the proposed development is not considered to result in loss of light or overbearing impact on this neighbouring property.

There are no new upper-floor windows proposed facing No.8 Denholm Gardens or No.29 Weylea Avenue, as such, no loss of privacy concerns are raised in this instance.

Given that the application property is located at an angle to No.1 Dovedale Close, the new dormer window proposed to the rear slope might provide direct views into this property's rear garden. As such, to protect the privacy of the occupants of No.1 Dovedale Close, this rear dormer window would be conditioned to be obscure-glazed and non-opening (below 1.7m from the floor level).

The rooflights proposed to the rear roof slope would face the application property's rear garden and are not considered to result in loss of privacy.

There is at least 16 metres separation distance between the application building and No.11 Denholm Gardens and No.27 Wylea Avenue, located on the opposite side of Denholm Gardens, as such, the proposal is not considered to result in a detrimental impact on the residential amenities of these neighbouring properties.

Highway/parking considerations

The proposal would change the two bedroom bungalow to a three bedroom chalet bungalow. The Burpham Neighbourhood Plan requires the same level of off-street car parking spaces for two and three bedroom properties (two parking spaces). This application does not propose any changes to the current parking arrangements, there is an existing garage on site and a further parking space to the front of the garage and these meet the parking requirements.

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

Other matters

Concerns have been raised that the loss of a bungalow would lead to the exclusion of the elderly from the road. It should be noted that the existing property is not purpose-built retirement housing. The Council has no control over who decides to purchase or reside in this property.

The addition of just one additional bedroom is not considered to overload the existing water and sewerage infrastructure.

Conclusion.

The proposal would have an acceptable design, would not result in detrimental impact on residential amenities of the neighbouring properties or any highways or parking issues. For these reasons, the application is acceptable and is therefore recommended for approval.