

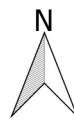
# 20/P/02126 - 21 Oxenden Road, Tongham, Farnham



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Not to Scale



GUILDFORD  
BOROUGH

**20/P/02126 – 21 Oxenden Road**



**Not to scale**

**App No:** 20/P/02126  
**Appn Type:** Full Application  
**Case Officer:** Elliot Finch  
**Parish:** Ash  
**Agent :** Mr J Jutley  
JSJ Designs  
17 Gledwood Crescent  
Hayes  
UB4 0AX

**8 Wk Deadline:** 05/02/2021

**Ward:** Ash South & Tongham  
**Applicant:** Mr G Ghataore  
21 Oxenden Road  
Tongham  
GU10 1AR

**Location:** 21 Oxenden Road, Tongham, Farnham, GU10 1AR  
**Proposal:** Proposed rear garden granny annexe, following demolition of existing sheds and felling one tree

## **Executive Summary**

### **Reason for referral**

The application has been referred to Planning Committee because Councillor Paul Spooner considers that the proposed granny annexe could have a materially harmful impact on the character of the site and surrounding area, and neighbouring amenity, due to the height of the development and its position at the rear of the site taking into account the separation distance from the host dwelling, contrary to policy D1 of the Guildford Borough Local Plan: Strategy and Site 2019, policies G1(3), G5 and H8 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007), and the guidance outlined in the Council's Supplementary Planning Document: Residential Extensions and Alterations 2018.

### **Key information**

The host dwelling is a detached bungalow set in a corner plot adjacent to Oxenden Road and Elm Lane, located within the Urban Area of Ash & Tongham. The surrounding area is comprised of residential properties of a similar size and design. Vehicular access to Nos 21 - 85 Oxenden Road is located at the rear along a narrow unnamed lane. There are several existing outbuildings, sheds and garages located along the access lane.

The application proposes a detached single storey granny annexe located in the rear garden of the host dwelling, following demolition of existing sheds and the felling one tree. The proposal would be constructed in brick to match the host dwelling and would feature a flat roof. It would have a rectangular footprint that measures 8.6 metres by 6.6 metres and its height would range from 3 metres to 3.5 metres due to sloping ground levels. The development would contain a living room, bedroom and bathroom and would remain ancillary in use to the host dwelling.

The proposal would be located 1 metre away from the rear boundary fence and access lane. It would be visible from the access lane but set back from Elm Lane by a minimum 12 metres and screened by surrounding vegetation. There would be a separation distance of approximately 9 metres between the dwelling and the proposed development.

The existing property is served by 2 car parking spaces, both spaces located in an off-road parking area at the rear of the site accessed from the rear lane.

Several coniferous trees are located within the site in the vicinity of the proposed development. One relatively young and possibly dead specimen is proposed to be removed.

### **Summary of considerations and constraints**

The principle of erecting an ancillary domestic outbuilding in the urban area is acceptable.

The proposal would have no materially harmful effect on the character of the site, the Oxenden Road and Elm Lane street scenes, or the wider surrounding area. No adverse harm to neighbouring amenity has been identified. The development would result in no parking concerns and the removal of a single tree would be acceptable.

The proposal is in compliance with both the national and local policies and, as a whole, is considered to be acceptable.

The proposal is therefore recommended for approval subject to conditions, including one that shall require the development remains ancillary in use to the host dwelling in perpetuity.

### **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: VD138 / PL01, VD138 / PL02, VD138 / PL03 and VD138 / PL04 received on 11 December 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 external finishes of the walls 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 host dwelling.

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

4. The development hereby permitted shall remain ancillary in use to the host dwelling in perpetuity.

Reason: In the interests of the character and appearance of the area.

**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](mailto: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.

In this case pre-application advice was sought and provided which addressed potential issues, the application has been submitted in accordance with that advice and no further issues have arisen.

**Officer's Report**

**Site description.**

The property is a detached bungalow located in the Urban Area of Ash & Tongham. The surrounding area is comprised of residential properties of a similar size and design.

The property occupies a corner plot. To the east of the site lies a small area of grassy amenity land and beyond that is the main road Oxenden Road. The southern border of the site lies adjacent to a narrow strip of scrub land currently occupied by mixed shrubbery. Beyond the scrub land lies Elm Lane. There is a narrow unnamed lane to the rear of the site which provides vehicular access to the rear of Nos 21 - 85 Oxenden Road.

**Proposal.**

Proposed rear garden granny annexe, following demolition of existing sheds and felling one tree.

**Relevant planning history.**

<b>Reference:</b>	<b>Description:</b>	<b>Decision Summary:</b>	<b>Appeal:</b>
93/P/01260	Single storey side extension to provide kitchen and utility room. (As amended by plans received 11/01/94 and 14/10/94).	Approve 07/12/1993	N/A

### **Consultations.**

Parish Council: Object. 1. Concern that it is not made into a separate dwelling and must remain ancillary to main building. Either a bathroom or kitchen must continue to be shared with the host property for the application to be regarded as an annex. [Officer note: Use of the proposed outbuilding as an independent dwelling would require planning permission not applied for currently and the submitted floor plan does not show a kitchen. A condition will be included to ensure the annexe remains ancillary to the host dwelling.]

2. Flat roof extension is contravention of Guildford Borough Councils Design Guide for Residential Extensions and Alterations 2018.

3. Request that the Councils arboriculturist be consulted concerning the tree to be felled and that a suitable replacement be planted.

### **Third party comments:**

None received.

### **Planning policies.**

National Planning Policy Framework (NPPF):

Chapter 4. Decision-making

Chapter 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Site 2019

D1 Place shaping

ID3 Sustainable transport for new developments

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):

G1(3) Protection of amenities enjoyed by occup

G5 Design Code

H8 Extensions to Dwellings in Urban Areas

NE5 Development affecting trees, hedges and woodlands

Supplementary planning documents:

Residential Extensions and Alterations 2018

Vehicle Parking Standards 2006

### **Planning considerations.**

The main planning considerations in this case are:

- the impact on the character of the site and surrounding area
- the impact on neighbouring amenity
- parking considerations
- impact on trees and vegetation

Impact on the character of the site and surrounding area

The principle of erecting an ancillary domestic outbuilding in the urban area is acceptable.

The proposed single storey outbuilding would measure 8.6m long by 6.6m wide by 3m tall, and would be situated at the rear of the garden in a slightly elevated position relative to the host dwelling due to sloping ground levels. The building elevation facing into the garden away from the back lane would be 3.5m tall. The new development would be positioned adjacent to the lane running along the back of the site and set away from the boundary by 1m. The rear garden is relatively spacious and as such the outbuilding would not result in overdevelopment of the plot. Whilst large, the outbuilding's footprint would be smaller than that of the host dwelling, and the low flat roof design would ensure that the development remains subservient in scale and size to the host bungalow.

The proposed development would not have the appearance of a new dwelling by virtue of having its most active frontage in terms of fenestration and principal entrance facing into the garden and away from the rear lane. The proposal would have a limited impact on the character of the surrounding area given that it would be located to rear of the site where it would not front a main road and would be relatively well-screened by surrounding vegetation. It is noted that the outbuilding would be visible to users of the rear lane but this is not a significant public street scene and other outbuildings, sheds and garages currently exist along the lane, some of which feature flat roofs. As such the proposed flat roof and the design of the development overall would be in keeping with the character of the surrounding area.

Therefore, subject to a condition requiring the exterior walls of the outbuilding to be in keeping with those of the host dwelling, the proposal is acceptable in this regard.

#### Impact on neighbouring amenity

The closest neighbouring properties are 23 Oxenden Road and Torcross, Elm Lane.

Due to the single storey height of the proposed outbuilding and its location to the rear of the site and set away from neighbouring properties by a good distance, the proposal would not result in unacceptable harm to the residential amenity enjoyed by the occupants of neighbouring properties, in terms of loss of light and overbearing impact.

There is adequate separation distance and screening on the shared side boundary with 23 Oxenden Road to ensure that no harmful overlooking would result from the development.

Therefore, the application is acceptable in this regard.

#### Parking considerations

The submitted floor plan shows that the existing dwelling is served by 2 car parking spaces, both spaces located at the rear of the site accessed from the back lane. The site does not benefit from on-site parking anywhere else on the property. 2 parking spaces is considered to be sufficient for a dwelling and outbuilding with 3 or more bedrooms total, in accordance with the maximum provision guidance of the Vehicle Parking Standards SPD.

Therefore, the application is acceptable in this regard.

#### Impact on trees and vegetation

The proposal includes the removal of a tree located on the footprint of the proposed outbuilding.

The tree is of very limited amenity value, as such there are no arboricultural concerns with its removal. The Council's Tree Officer raises no objection to the removal of any tree within the application site.

Therefore, the application is acceptable in this regard.

### **Conclusion.**

In conclusion, the proposal would have no materially harmful effect on the character of the site, the immediate street scene or the wider surrounding area. No adverse harm to neighbouring amenity has been identified. The development would result in no parking concerns and the removal of a single tree would be acceptable. The proposal is in compliance with both the national and local policies and, as a whole, is considered to be acceptable.