

21/P/00470 - 50 Charlock Way, Guildford



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GUILDFORD  
BOROUGH

21/P/00470 – 50 Charlock Way, Guildford



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**App No:** 21/P/00470  
**Appn Type:** Full Application  
**Case Officer:** Chris Gent

**8 Wk Deadline:** 03/05/2021

**Parish:** Burpham  
**Agent :** Mr N. Ford  
16 Freshborough Court  
Lower Edgeborough Road  
Guildford  
Surrey  
GU12EU

**Ward:** Burpham  
**Applicant:** Mr May & Mrs Gallagher  
50 Charlock Way  
Guildford  
GU1 1XZ

**Location:** 50 Charlock Way, Guildford, GU1 1XZ

**Proposal:** Single storey side extension, and conversion of existing loft space to habitable accommodation, including roof alterations, changes to fenestration, 2 dormer windows and 1 roof light.

### **Executive Summary**

#### **Reason for referral**

This application has been called to committee by Councillor George Potter who considers the proposal may be out of character with the street scene and surrounding area and may result in an unacceptable impact on neighbour amenity.

#### **Key information**

Single Storey side extension, and conversion of existing loft space to habitable accommodation, including roof alterations, changes to fenestration, 2 dormer windows and 1 roof light.

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

This application is similar to the previous scheme refused under 20/P/02246 except for changes to the side dormer windows. These were previously considered unacceptable on design grounds. All other elements, however, remain the same as 20/P/02246.

The proposal is for hip to gable roof enlargements to the front and rear of the property incorporating barn-hipped tops; whilst this would increase the size and bulk of the roof, it would not be to such a degree that it would harm the scale and character of the existing dwelling. This element of the proposal is therefore acceptable. The proposed dormer windows would be of an acceptable size and hipped roof design and as such, would not detract from, or have an adverse affect on the context and character of the adjacent buildings and immediate surroundings.

The existing built form already reduces light to 48 Charlock Ways' side, north-western most (lounge) window to a material degree. The proposed hip to gable roof enlargements would not result in a materially greater overshadowing impact than the current situation to this secondary window. In addition, this room is also served by primary windows (bi-fold doors) to the rear and taking all of this into account, the impact would not be so significant to warrant a reason for refusal.

48 Charlock Way's bedroom is served by a single side window. Given the relationship between the application property's existing built form and this side window, the proposed roof enlargement hipping away from the boundary and its barn-hipped top design (thus reducing its bulk), together with the fact that the existing footprint would not be extended any closer to this window, any additional overshadowing impact to this window, over and above the existing situation, would not be materially harmful. The neighbour's dormer window serves a bathroom; given the non-habitable nature of this room, no concerns are raised.

Whilst it is noted that the proposed hip to gable roof enlargement (to the rear) would cause some loss of light/overbearing affect to this neighbours rear garden, in this case the roof alterations (hip to gable at the rear) could be undertaken under permitted development. This fallback position is therefore given considerable weight in the decision making process as a material planning consideration. Accordingly, whilst the proposed development would have some impact on this neighbours amenity contrary to the provisions of the development plan and advice in the NPPF, this element of the scheme does not, in itself, require planning permission and therefore it is considered that a refusal reason on this basis would be difficult to sustain at appeal.

### **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: unnumbered block/site plan, unnumbered site location plan, existing elevations, proposed elevations, existing floor plan, proposed floor and roof plans received on 08/03/2021.

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 (roof tiles and brickwork) 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 existing building.

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

4. The dormer windows in the south-west elevation of the development hereby approved shall be obscured glazed and non-opening unless the parts of the windows which can be opened are more than 1.7metres above the floor of the rooms in which the windows are installed.

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](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.

Pre-application advice was not sought prior to submission and the application was acceptable as submitted.

## **Officer's Report**

### **Site description**

The application site lies within the urban area of Guildford. Charlock Way comprises a mix of dwellings of differing styles and designs with some repetition, the site itself comprises a detached bungalow with a traditional pitched roof where the current ridge is small, forming a peak at the centre of the property.

### **Proposal**

Single storey side extension, and conversion of existing loft space to habitable accommodation, including roof alterations, changes to fenestration, 2 dormer windows and 1 roof light

### **Relevant planning history**

20/P/02246 - Single storey side extension, and conversion of existing loft space to habitable accommodation, including roof alterations, 2 dormers and 1 roof light. Refused on 04/03/2021 for the following reasons:

1). *The proposed dormer windows, by virtue of their excessive size, height, depth, width and poor design by virtue of their height below cill level, would be unsympathetic additions to the roofslope and would detract from, and result in harm to the scale and character of the existing property and have an adverse affect on the context and character of the adjacent buildings and immediate surroundings.*

## **Consultations**

Burpham Neighbourhood Forum - no comments received

### **Third party comments:**

1 letter has been received raising the following objections and concerns:

- proposed hip to gable roof extension to the front and rear, when combined, would have a significant adverse effect on the neighbouring property. Concern that adequate weight be given to the cumulative affect of both the front and rear extensions.
- loss of daylight and sunlight/overshadowing to neighbours habitable rooms and patio/garden
- revised application has not addressed the concerns raised in neighbours previous letter of objection
- concerns regarding bulk
- proposal would be out of keeping

### **Planning policies**

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

#### **National Planning Policy Framework (NPPF) (as 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

Policy G5

#### **Burpham Neighbourhood Plan 2015-2035**

Policy B-FD 1: General Development Standards

### **Supplementary planning documents**

Residential Extensions and Alterations Guide 2018

## **Planning considerations**

The main planning considerations in this case are:

- comparison to previous refusal 20/P/02246
- impact on the scale and character of the existing building and character of the surrounding area
- impact on neighbour amenity

### Comparison to previous refusal 20/P/02246

The current application varies from the previously refused scheme in the following ways:

- height of dormer windows reduced from 3.35m to 2.66m (a reduction of 0.7m)
- depth of dormer windows reduced from 4.1m to 3.25m (a reduction of 0.85m)

### Impact on the scale and character of the existing building and character of the surrounding area

#### **Hip to gable roof enlargement/side dormer windows**

The site comprises a detached bungalow with a traditional pitched roof where the current ridge is small, forming a peak at the centre of the property.

The proposal is for hip to gable roof enlargements to the front and rear of the property incorporating barn-hipped tops; whilst this would increase the size and bulk of the roof, it would not be to such a degree that it would harm the scale and character of the existing dwelling. This element of the proposal is therefore acceptable.

In regards to the proposed side dormer windows, the Council's Supplementary Planning Document: Residential Extensions and Alterations Guide 2018 advises that the purpose of a dormer window is to provide light and not to gain increase in habitable floor area. In addition, the guidance advises that the size, design and position of dormer windows should be sympathetic to the existing property and respect the building's existing form and appearance.

Two dormer windows are proposed on the side (south-west) roofslope; these would each measure 2.66m in height, project 3.25m from the roof slope and have a width of 2.25m wide. Both dormer windows are shown on the plans as serving en-suite bathrooms.

Due to the proposed dormer windows acceptable size and hipped roof design, they would not detract from, or have an adverse effect on the context and character of the adjacent buildings and immediate surroundings. As such, the proposal complies with policies H8 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 2007), Supplementary Planning Guidance: Residential Extensions 2003, and Policy B-FD 1 of the Burpham Neighbourhood Plan 2015-2035.

#### **Single storey side/rear extension**

The proposed dimensions are such that the footprint would not be excessive and would not compete with the scale and proportions of the existing building. In terms of design, the proposal would have a hipped roof with flat roof on top. The modest size of the extension means that the flat roof raises no concerns.

### Impact on neighbour amenity

The properties most affected by the proposal are 48 Charlock Way and 52 Charlock Way which are the immediate neighbours to the north-east and south-west of the site respectively.

48 Charlock Way - has two ground floor windows on its side elevation facing the application site. From the plans held on the Council's planning records for this property (application 15/P/02026) these serve a bedroom and lounge. At first floor, there is a dormer window which serves a bathroom.

The existing built form already causes an overshadowing impact to this neighbour's side, north-western most (lounge) window to a material degree. The proposed hip to gable roof enlargements would result in some additional loss of light /overshadowing to this window, however, given that this room is also served by primary windows (bi-fold doors) to the rear, the impact would not be so significant to warrant a reason for refusal.

The neighbour's bedroom is served by a single side window. Given the relationship between the application property's existing built form and this side window, the proposed roof enlargement hipping away from the boundary and its barn-hipped top design (thus reducing its bulk), together with the fact that the existing footprint would not be extended any closer to this window, any additional loss of light/overshadowing to this window, over and above the existing situation, would not be to an unacceptable degree. The neighbour's dormer window serves a bathroom; given the non-habitable nature of this room, no concerns are raised.

Whilst it is noted that the proposed hip to gable roof enlargement (to the rear) would cause some loss of light/overbearing affect to this neighbour's rear garden, in this case the roof alterations (hip to gable at the rear) could be undertaken under permitted development. This fallback position is therefore given considerable weight in the decision making process as a material planning consideration. Accordingly, whilst the proposed development would have some impact on this neighbour's amenity contrary to the provisions of the development plan and advice in the NPPF, this element of the scheme does not, in itself, require planning permission and therefore it is considered that a refusal reason on this basis would be difficult to sustain at appeal.

52 Charlock Way is located south-west of the site. Due to the separation distance and relationship between the application property and this neighbouring building, the proposal would not result in unacceptable loss of light or overbearing impact on this neighbouring dwelling.

The proposal includes two dormer windows on its south-western roofslope; these both serve en-suites and face towards 52 Charlock Way. To prevent any issues of loss of privacy/overlooking to this neighbour's side facing windows, a condition is recommended ensuring that these windows are obscured glazed and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the rooms in which the windows are installed.

A rooflight is also proposed in between the two dormer windows; given that this would serve a landing/stairwell and faces directly towards the centre of this neighbour's obscured glazed window, it would not result in any issues of overlooking/loss of privacy.