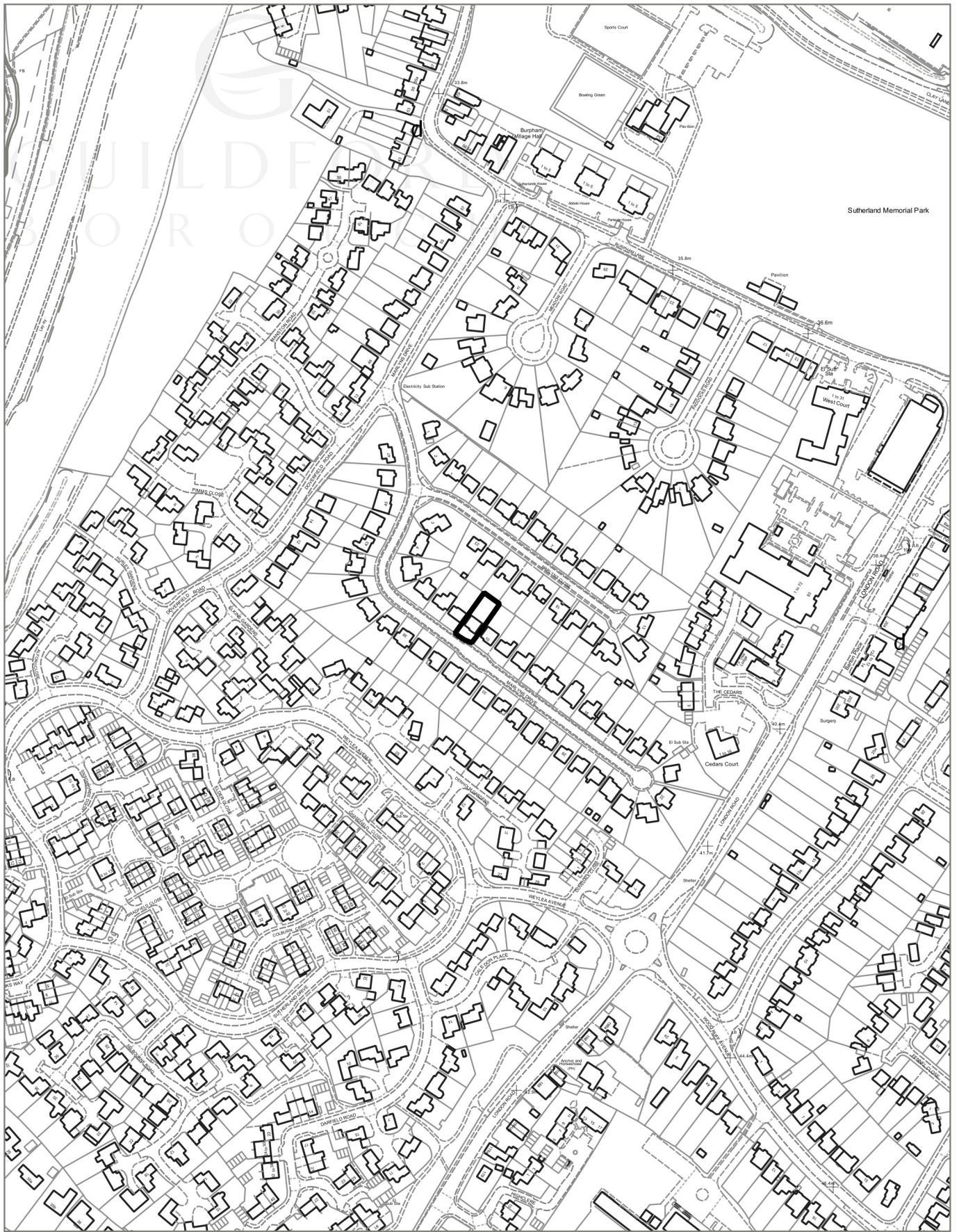


21/P/00978 - 9 Marlyns Drive, Guildford



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Print Date: 01/07/2021

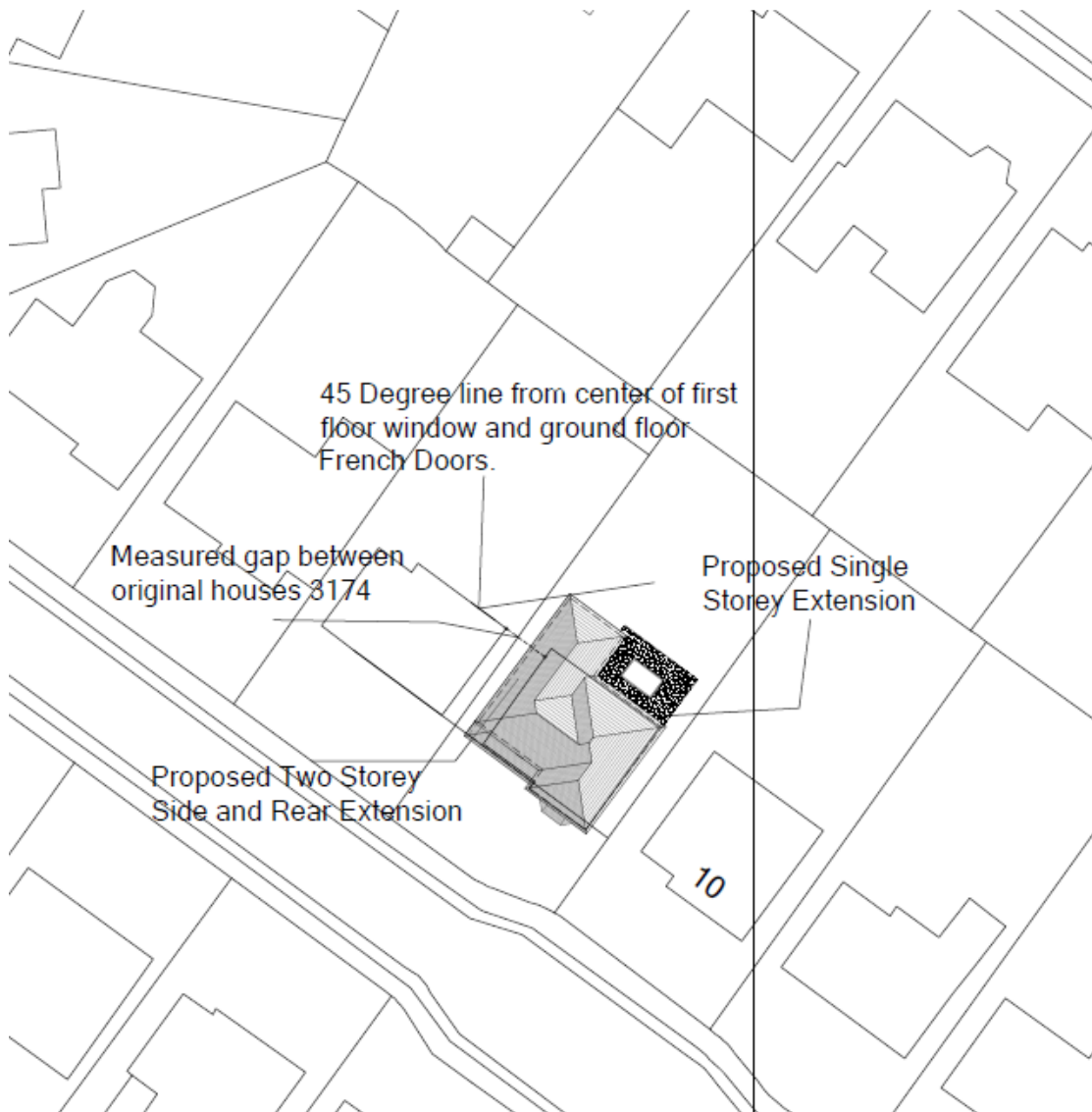


Not to Scale



GUILDFORD
BOROUGH

20/P/02067 – 9 Marllys Drive, Guildford



Not to scale

App No: 21/P/00978
Appn Type: Full Application
Case Officer: Kieran Cuthbert

8 Wk Deadline: 28/06/2021

Parish: Burpham
Agent : Mr Bateman
RMB Designs
Top Cottage 1 Blanchards Hill
Sutton Place
Sutton Green
Guildford
GU4 7QP

Ward: Burpham
Applicant: Mr & Mrs Mawson
9 Marlyns Drive
Guildford
GU4 7LS

Location: 9 Marlyns Drive, Guildford, GU4 7LS

Proposal: Construction of a two storey side extension and single storey rear extension following demolition of existing garage and utility room.

Executive Summary

Reason for referral

This application has been called to committee by Councillor George Potter who considers the proposal will contravene with policy B-T1 of the Burpham Neighbourhood Plan as there will be an additional bedroom at the property however no increase in the number of parking spaces at the property to facilitate this.

Key information

Part single storey rear extension with a two storey side extension over existing garage which will extend across to part of the rear extension. No side windows are proposed and one rear second storey window has been proposed to serve the additional bedroom.

Summary of considerations and constraints

Impact on scale and character of the existing dwelling and surrounding area

The proposed consists of a single storey rear extension which will have no impact on the street scene and a two storey side extension which will alter the shape of the existing side element. The second storey will follow the pitch of the main dwelling without matching or exceeding the maximum height. The officer considered the impact from the proposal to be minimal due to it's siting and scale.

In terms of the potential impact on both neighbours, due to the distance between number 10 and number 9 Marlyns Drive and the modest height of the proposed single storey element there will be no overbearing or overshadowing concerns.

Number 8 Marlyns Drive is also set back from the neighbouring property as both have been built with side passages along the boundary. The site plan shows that due to this distance and the siting of the properties the 45 degree rule will not be broken on this side, the officer has checked the position on site and is satisfied that the site plan is accurate.

Any potential overshadowing to the side windows will only impact a stairwell with no habitable rooms impacted.

Due to the lack of side windows are no overlooking concerns resulting from the development.

The proposed will include an additional bedroom and as such Burpham Parking standards require space for 3 vehicles on site. Presently there is ample room for two vehicles but not a third. However the officer noted on site there was no issue with parking as street parking was prevalent on Marlins Drive. As such the additional bedroom is unlikely to have a detrimental impact on parking in the 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 the following approved plans: RB/MD/PL01 & RB/MD/PL02 received on 04/05/2021

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 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.

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 site is a two storey detached dwelling on Marlyns Drive which itself is off Doverfield Road in Burpham. The site is within the Guildford Urban Area.

Proposal.

Construction of a two storey side extension and single storey rear extension following demolition of existing garage and utility room.

Relevant planning history.

No Relevant Planning History

Consultations.

Statutory consultees

None Received

Third party comments:

1 letter of representation have been received raising the following objections and concerns:

- The two storey extension will appear overbearing
- The extension will block sunlight to the rear kitchen window as breaks the 45 degree rule

Planning policies.

National Planning Policy Framework (NPPF):

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places

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

- G1 General Standards of Development
- G5 Design Code

Guildford Borough Local Plan: Strategy and Sites 2019 (LPSS)

- D1 Place Shaping

Burpham Neighbourhood Plan 2015 - 2035

- B-FD1 General Development Standards
- B-T1 Parking Standards

Supplementary Planning Documents

Residential Extensions and Alterations GBC SPD 2018

Planning considerations.

The main planning considerations in this case are:

- the impact on scale and character of the existing building and area
- the impact on neighbouring amenity
- parking considerations

Impact on scale and character of the existing dwelling and surrounding area

The proposal is for a part single part two storey rear extension. The single storey element will have a depth of 4000mm and the two storey element will have a depth of 3327mm. A development of this depth is appropriate for a dwelling of this size. The height of the single storey element is 3000mm and the second storey is 7580mm with a pitched roof.

The second storey will follow the pitch of the main dwelling without matching or exceeding the maximum height. As such the proposed will have no impact on the street scene and as such there is no risk of the development appearing dominant.

The proposal will be made of matching materials and be designed to appear sympathetic and in keeping with the character of the dwelling and area.

The officer also notes that there are many other similar extensions along Marlyns Drive and as such the proposal as a whole would relate sympathetically to the overall area and thus is in keeping with policy B-FD1 of the Burpham Neighbourhood Plan, policies G1 and G5 of the saved Guildford Borough Local Plan 2003, D1 of the Guildford Borough Local Plan: Strategy and Sites 2019 & The Residential Extensions and Alterations SPD 2018.

Impact on neighbour amenity

The neighbouring properties most affected are 8 and 10 Marlyns Drive.

Due to the distance between number 10 and number 9 Marlyns Drive and the modest height of the proposed single storey element there will be no overbearing or overshadowing concerns.

Number 8 Marlyns Drive is also set back from the neighbouring property as both have been built with side passages along the boundary. An objection from this neighbour has been received regarding the kitchen window which they have stated will be overshadowed. The kitchen is not a habitable room and thus some overshadowing is considered acceptable as long as it does not impact any other rooms, nonetheless there is no evidence that this window will be overshadowed. The site plans shows that the proposed extension will not impact the neighbouring kitchen rear window as the 45 degree guidance detailed in the Residential Extensions & Alterations SPD 2018 has been met. The officer noted on site that the positioning of the window was accurate to it's placement on the site plan.

There are side facing windows on the neighbouring property 8 Marlyns Drive but these already face the existing wall of the dwelling. The proposed extension would be closer to the neighbouring property than the existing building and there is a side window on the side facing the 2 storey extension which could potentially be overshadowed. However this side window only serves a stairwell so any loss of light would not have a detrimental impact. Overall, given the gap maintained between the properties the officer considers that the size, scale and positioning of the development would not be harmful to the amenity of the adjoining occupiers.

Due to the lack of side windows on the proposed extensions are no overlooking concerns resulting from the development.

Parking Considerations

The proposed will include an additional bedroom and as such Burpham Parking standards require space for 3 vehicles on site. Presently there is ample room for two vehicles but not a third. However the officer noted on site there was no issue with parking as street parking was prevalent on Marlyns Drive. As such the additional bedroom will not have a detrimental impact on parking in the area.

Conclusion

As such due to the context of the site as well as the scale, style and positioning of the extension the officer does not consider the proposal to appear out of character or dominant nor have any amenity issues been identified. The proposal will include an extra bedroom however the officer found no evidence that this would negatively impact parking in the area.