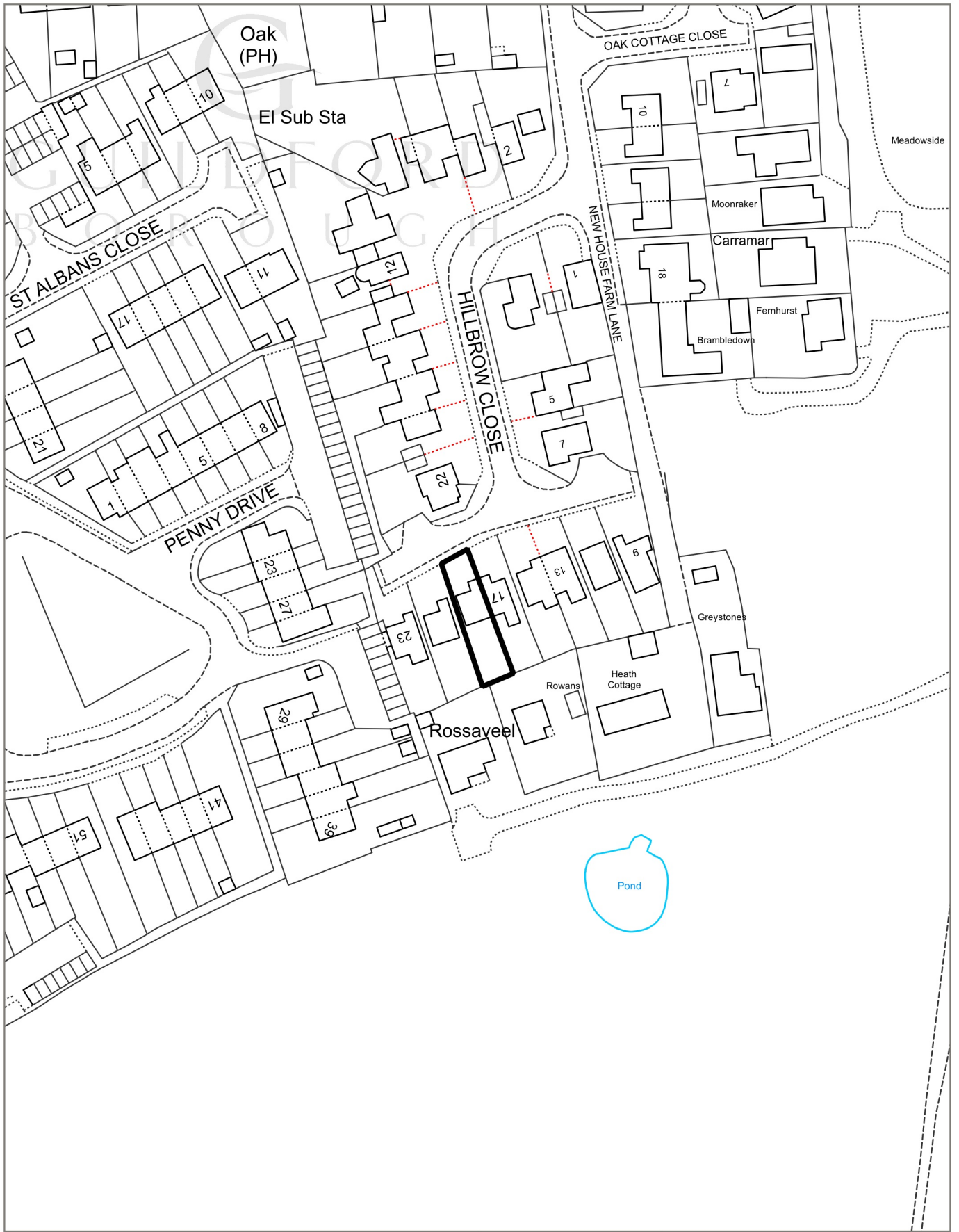


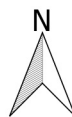
# 23/P/01428 - 19 Hillbrow Close, Wood Street Village, Guildford



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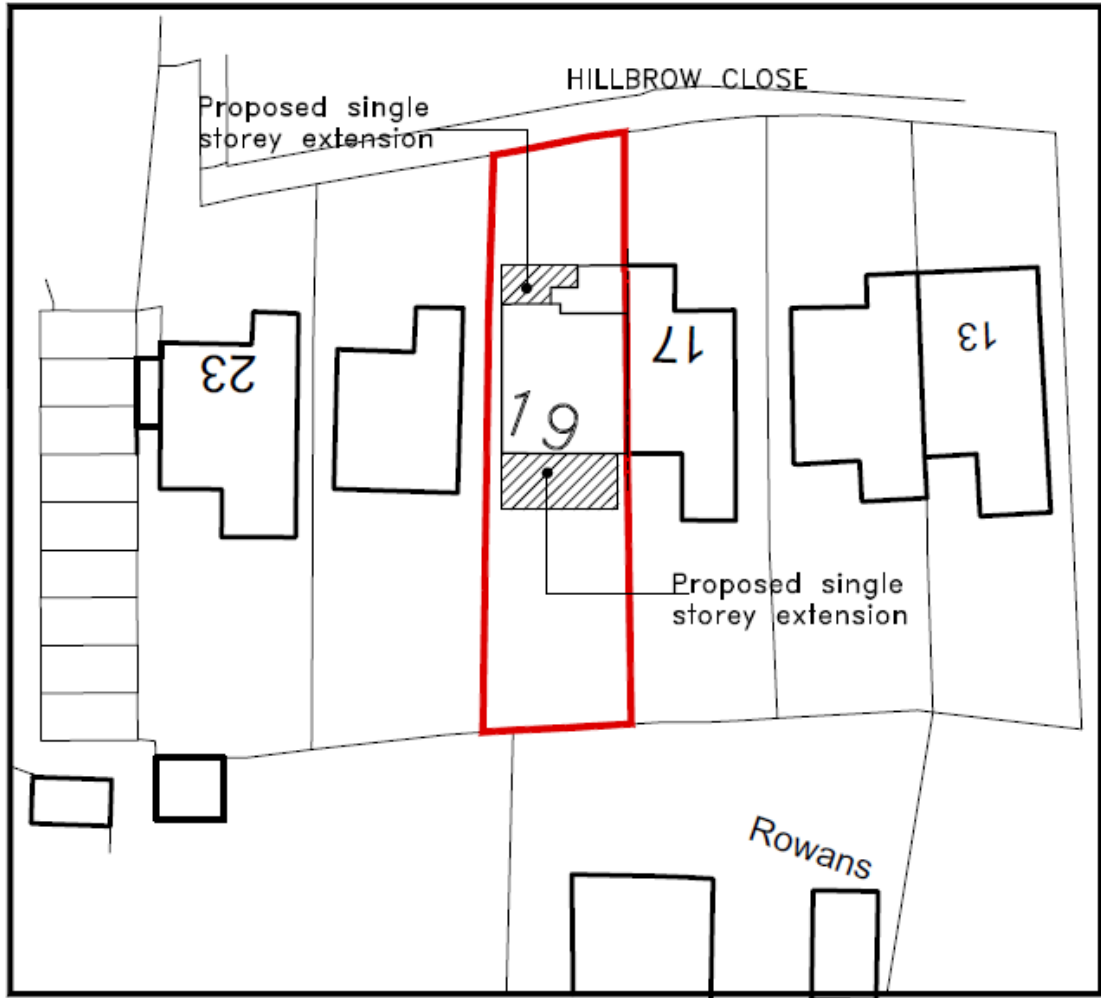


Not to Scale



GUILDFORD  
BOROUGH

23/P/01428 – 19 Hillbrow Close, Guildford



Not to scale

**App No:** 23/P/01428

**8 Wk** 10/11/2023

**Deadline:**

**Appn Type:** Full Application

**Case Officer:** James Tang

**Parish:** Worplesdon

**Ward:** Worplesdon

**Agent :** Mr S. King  
Simon King Planning and  
Design Service  
1A Church Street  
Godalming  
GU7 1EQ

**Applicant:** Mr and Mrs Ryder

**Location:** 19 Hillbrow Close, Wood Street Village, Guildford, GU3 3DF

**Proposal:** Proposed single storey front extension, conversion of garage to habitable accommodation and single storey rear extension.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because in accordance with paragraph 18.3 in part 5 of the council's constitution the applicant is related to a council employee.

#### **Key information**

The proposal is for a garage conversion, front extension and a rear extension.

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

The proposed garage conversion and extensions would not have an adverse impact on the visual amenities of the street scene, or the character of the area and property. The proposal would not materially impact on the amenities of the occupiers of the adjacent properties and the resultant property would comply with the adopted car parking standards. The proposal is considered to comply with policies with the Guildford Borough Local Plan Strategy and Sites 2015 - 2034 and the Guildford Borough Local Plan Development Management Policies.

## **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: 14, 15 and 16 received on 23/08/2023.

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:**

- . 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)
- . 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 in certain circumstances
- 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 consists of the right side of a pair of semi-detached two-storey dwellings located on the south side of the cul-de-sac of Hillbrow Close. It has a pitched tile roof and brick and render to its elevations. It has an integral garage with off street parking to the front of the property.

It is located in a residential neighbourhood characterised by a mixture of two storey detached and semi-detached dwellings of a similar design and size. The front gardens of the properties are generally open plan, with low level front boundary screening to a limited number of properties.

## **Proposal.**

The applicant has applied for a Full Planning Application for a front extension, conversion of garage to habitable accommodation and a rear extension. The proposed front extension would be single-storey and would have a width of 2.9 metres, and a depth of 2.0 metres. It would feature a lean-to roof and would have a maximum height of 3.2 metres. Two rooflights would also be installed. The existing garage would be filled with facing brickwork and a window would be added to the wall and be converted into a habitable accommodation. The proposed rear extension would be single storey and would have a width of 6.2 metres and a depth of 3 metres. It would have a pitched roof and would have a maximum height of 3.3 metres. It would feature a rear-facing patio doors and 2 rooflights. The existing door on the west side elevation would be replaced by a window. The application form has confirmed that materials used for the proposed alterations would match existing materials.

## **Relevant planning history.**

None.

## **Consultations.**

### Parish Council

Worplesdon Parish Council: No comments received.

## **Third party comments.**

No letters of representation have been received

## **Planning policies.**

### National Planning Policy Framework (NPPF) 2021

1. Achieving sustainable development
2. Decision-making
3. Achieving well-designed places

## Guildford Borough Local Plan: Strategy and Sites 2015 - 2034

### S1. Presumption in favour of sustainable development

#### D1. Place shaping

### Guildford Borough Council: Development Management Policies (LPDMP) March 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

#### D4. Achieving High Quality Design and Respecting Local Distinctiveness

#### D5. Protection of Amenity and Provision of Amenity Space

#### H4. Housing Extensions and Alterations including Annexes

#### ID10. Parking Standards for New Development

### Supplementary planning documents (SPD)

Residential Extensions and Alterations SPD 2018

Parking Standards for New Developments SPD 2023

### **Planning considerations.**

The main planning considerations in this case are:

- Impact on the scale and character of the existing site
- Impact on the character and visual amenities of the street scene of the area
- Impact on neighbour amenity

## Impact on the scale and character of the existing site

The Residential Extensions and Alterations SPD 2018 (SPD) states that any development or alteration should be subordinate to and in character with the existing site.

### *Front extension*

The proposed front extension would be single storey and would have a width of 2.9 metres and a depth of 2 metres. This would result in a 6 square metres increase in ground floor space. It would fill in a L-shaped corner gap at the front elevation and would not protrude beyond the existing building line. Therefore, the proposed front extension would be considered of a modest scale.

The proposed front extension would feature a lean-to roof, which would not match with the existing flat roof on the ground level of the front elevation. However, it would match with the pitched main roof and would look subservient to the main dwelling. The application form and drawing plans have also confirmed that the proposed building materials would match the existing materials. As such, the proposed front extension would be considered acceptable.

### *Rear extension*

The proposed rear extension would be single storey and would have a width of 6.2 metres and a depth of 3 metres. This would result in a 18.6 square metres increase in ground floor space. Although the scale of development would be considerable, as it would be single-storey, it would not be so substantial so as to warrant refusal. The application form and drawing plans have also confirmed that the proposed building materials would match the existing materials. Therefore, it is considered that the proposed rear extension would be considered acceptable.

Accordingly, the proposed development would comply with Policies D1 of the LPPS, D4 and H4 of the LPDMP, The NPPF and the Residential Extensions and Alterations Guide SPD 2018.



## Impact on the character and visual amenities of the street scene of the area

The SPD also states that any development or alteration should be in character with the street scene of the area.

### *Front extension*

Front elevation is visible on the street scene and has a direct impact on the street as a whole. The SPD stresses that it is particularly important to consider the symmetry and design of the front elevation on semi-detached properties. The application site is the right side of a pair of semi-detached properties and the two properties share the same flat roof for their garages at the ground level. While the proposed front extension would change the roof form into lean-to roof, which would result in an asymmetric outlook, the proposed design and materials would blend in the properties as a whole and would not look overly dominant. Moreover, examples of both flat roof and pitched roof front extensions are found in the area, such as 13 Hillbrow Close. Upon balancing these considerations, it is considered that the proposed front extension would not have a detrimental impact on the street scene of the area, and would be considered acceptable.

### *Rear extension*

The proposed rear extension would not be visible from the street. Therefore, it would not have an impact on the street scene of the area.

Accordingly, the proposed development would comply with Policies D1 of the LPPS, D4 and H4 of the LPDMP, The NPPF and the Residential Extensions and Alterations Guide SPD 2018.

## Impact on neighbour amenity

The SPD states that any development or alteration should not result in any significant loss of privacy and amenity to the neighbours or be overbearing or unduly intrusive. The neighbour most impacted by this proposal would be 17 Hillbrow Close and 21 Hillbrow Close. 17 Hillbrow Close is the left side of the pair of semi-detached properties and shares a party wall with the application site. 21 Hillbrow Close is located immediately west to the application site and they share a boundary.

### *Front extension*

The front extension would extend the property closer to the road than the existing dwelling and would be visible from the adjacent neighbouring property, however, given the juxtaposition between the two properties and the limited depth and design of the extension it is considered that the proposal would not unduly affect the amenities of the occupiers of the adjacent neighbouring properties.

### *Rear extension*

The proposed rear extension would also be single-storey and would feature a rear-facing French door window and 2 rooflights. The extension would extend to a depth of 3 metres along the boundary with the attached neighbouring property. The proposal would have a pitched roof with an eaves height closest to the boundary at a height of 2.3 metres which is defined by a 1.8 metre high (approx.) wooden boundary fence. The proposal would not extend any closer to the adjacent neighbouring property than the existing dwelling and views to and from the extension would be obscured by boundary screening. It is therefore considered that the proposed rear extension would not result in any significant loss of privacy and amenity to the neighbours.

A door on the west side elevation is proposed to be replaced by a window. This would unlikely increase loss of privacy and amenity to 21 Hillbrow Close, and therefore would be considered acceptable.

Accordingly, the proposed development would comply with policies D5 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations Guide SPD, 2018.

### Parking spaces

The proposal involves conversion of a garage to a habitable accommodation, which would lead to a loss of a parking space at the site. However, the dwelling is set back from the street and there is a driveway to the front of the property with off road parking for at least two vehicles. The adopted parking standards requires two parking spaces for a three bedroom property. Whilst these are maximum standards the proposal would comply with this.

