

23/P/01827 - 114 Tillingbourne Road, Shalford, Guildford



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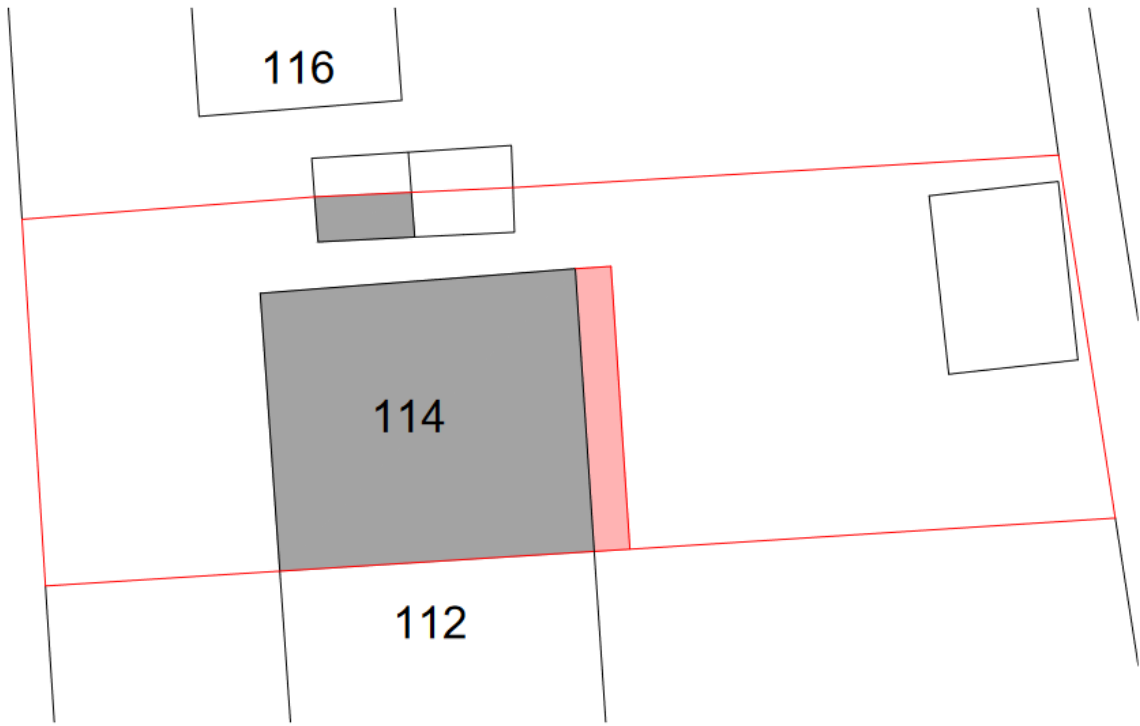
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Not to Scale



23/P/01827 – 114 Tillingbourne Road, Shalford, Guildford



Not to scale

App No: 23/P/01827

8 Wk 25/12/2023

Deadline:

Appn Type: Full Application

Case Officer: Katie Williams

Parish: Shalford

Ward: Shalford

Agent : Mr Neal

Applicant Fahey

50 Degrees North Ltd

t: 114 Tillingbourne Road

The Hut

Shalford

187 Kew Road

Surrey

Richmond

GU4 8EU

TW9 2AZ

Location: 114 Tillingbourne Road, Shalford, Guildford, GU4 8EU

Proposal: Part single, part two storey rear extension with rooflights including removal of existing chimney stack

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is an employee of Guildford Borough Council.

Key information

The proposal is for a part single, part two storey rear extension with rooflights including removal of existing chimney stack.

Summary of considerations and constraints

The site is within the inset boundary of Shalford and therefore the principle of development is acceptable. The proposal would result in subordinate additions which would have no adverse impact on the scale and character of the existing dwelling or the surrounding area and there would be no adverse impact on the surrounding AONB or AGLV. There would also be no adverse impact on neighbouring amenity or highways and parking considerations.

The application is therefore recommended for approval subject to conditions.

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: 001, 010, 002, and 003 received on 31st October 2023 and amended plans: 11 REV C and 12 Rev C received 15 January 2024.

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.

4. The rooflight window in the western side (right flank) elevation(s) of the development hereby approved shall be fitted at a minimum cill height of 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. 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 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.

In this case pre-application advice was not sought prior to submission and the application was acceptable as submitted.

Officer's Report**Site description.**

The site is within the inset boundary of Shalford. It is also within the Surrey Hills National Landscape (formerly Area of Outstanding Natural Beauty) and Area of Great Landscape Value (AGLV).

The site consists of a semi-detached two storey dwelling in a residential cul-de-sac comprised of two storey semi-detached and terraced dwellings. The rear garden slopes up towards the railway embankment which adjoins the rear of the site.

Proposal.

The application proposes a part single, part two storey rear extension with rooflights including removal of existing chimney stack.

Relevant planning history.

None relevant.

Consultations.

Non-statutory consultees

Surrey Hills Area of Outstanding Natural Beauty Officer:

- Do not consider that this proposed rear extension on a property within a residential area, albeit also in the AONB, would have any implication for the Surrey Hills AONB.

Shalford Community Council:

- no objection

Network Rail

- No comments received to date

Third party comments:

None received.

Planning policies.

National Planning Policy Framework (NPPF):

Chapter 2: Achieving sustainable development

Chapter 4: Decision-making

Chapter 12: Achieving well-designed places

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

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019.

- | | |
|----|---|
| P1 | Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value |
| 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.

Policy H4: Housing Extensions and Alterations including Annexes

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

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 existing building and surrounding area
- the impact on the National Landscape (AONB) and AGLV
- the impact on neighbouring amenity
- highway/parking considerations

The impact on the scale and character of the existing building and surrounding area

Tillingbourne Road is a long residential cul-de-sac, made up of two storey semi-detached and terraced dwellings of a similar style.

The proposal is for a part single, part two storey rear extension with rooflights including the removal of an existing chimney stack. The proposed extensions would partially replace an existing single storey rear extension. The maximum depth of the proposed extensions would extend beyond the depth of the existing single storey rear extension by approximately 1.1 metre, extending to a maximum depth beyond the rear wall of the original host dwelling by 4.1 metres (approx.). The proposed extensions would not extend beyond the existing side elevation of the dwelling. The proposed two storey element would incorporate a pitched roof with a rear facing gable end, with the ridge set down from the main ridge of the dwelling by approximately 700mm.

The proposed single storey addition would incorporate a small area of flat roof with a parapet, extending beyond the mono-pitch roof of the existing single storey rear extension. The proposal includes the removal of an existing chimney stack, however there is a further chimney stack on the dwelling which will be retained. The proposed materials and detailing would match the existing dwelling, with the existing glazed doors and window from the existing rear wall re-used in the rear wall of the proposed extension.

Overall, the proposed extensions would appear as subordinate additions which would be in keeping with the scale, character and proportions of the existing dwelling and would not detract from the character of the surrounding area.

Accordingly, the proposed development would comply with Policy D1 of the LPSS, Policies D4 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations SPD.

The impact on the National Landscape (AONB) and AGLV

The proposal would result in modest additions to a dwelling within a residential area. The proposal would not be visible from the wider surrounding landscape. As such, there would be no adverse impact on the landscape character of the National

Landscape (formerly AONB) and the AGLV.

The impact on neighbouring amenity

The adjoining properties to the application site are 116 Tillingbourne Road to the east and 112 Tillingbourne Road to the west. A railway line and embankment runs along the rear boundary.

116 Tillingbourne Road

This neighbouring property adjoins the site to the east. There is an existing brick built outbuilding on the shared boundary between the application property and 116 Tillingbourne Road. The front half of this outbuilding falls within the same ownership as the application site and the rear half of the outbuilding appears to be within the ownership of the neighbouring property. There is also a 1.8 metre high (approx.) close-boarded fence running along the shared boundary.

The nearest rear facing windows on the neighbouring property are set at a minimum separation distance of approximately 6 metres away from the shared boundary. There would be a minimum separation distance of approximately 2.3 metres from the flank of the proposed two storey rear extension and the shared boundary with 116 Tillingbourne Road. Due to the separation distances, the proposed extensions would not encroach within an angle of 45 degrees taken from the nearest rear facing windows at 116 Tillingbourne Road. As such, it is considered that there would not be an adverse impact in terms of loss of light or overshadowing to the rear windows at this neighbouring property.

Due to the position of the existing dwellings, the existing outbuilding on the shared boundary and the modest scale and height of the proposed two storey rear extension and separation distances, it is considered that the proposal would not result in a material loss of sunlight or daylight to the secondary first floor side windows or rear garden serving the neighbouring property when compared to the existing situation.

No windows are proposed in the eastern flank elevation of the proposed two storey rear extension. As such, there are no concerns in terms of a detrimental loss of privacy to the occupants of 116 Tillingbourne Road.

112 Tillingbourne Road

This neighbouring property is the adjoining semi-detached property located to the west of the application site. The property has benefited from a single storey rear extension which adjoins the shared boundary with the application site and extends to the same depth as the existing single storey rear extension on the application property.

The single storey element of the proposal would be positioned immediately adjacent to the shared boundary with 112 Tillingbourne Road. As noted above, the proposed single storey element would incorporate a flat roof with parapet wall, measuring to a maximum height of 2.88 metres (approx.).

There would be a minimum separation distance of approximately 3.6 metres to the western flank wall of the proposed two storey element. The proposed extensions would project by a further 1.1 metres (approx.) beyond the rear wall of the existing single storey rear additions at both the application property and 112 Tillingbourne Road. As a result, the proposed extensions would not encroach within a 45 degree angle taken from the nearest rear windows (at ground floor and first floor respectively).

Due to the modest height of the proposed additions and the limited projection beyond the rear wall of this neighbouring property, together with the separation distance to the proposed two storey element, it is concluded that there would be no adverse impact in terms of loss of light, overshadowing or adverse overbearing impact to the neighbouring property at 112 Tillingbourne Road.

A single rooflight is proposed within the roofslope on the western flank elevation facing towards 112 Tillingbourne Road. However, this would be at high level and a condition is recommended to ensure the cill height is at a minimum of 1.7 metres above the finished floor level of the room it would be serving. Subject to this condition, it is considered that there would not be an adverse loss of privacy to the rear windows or rear garden of 112 Tillingbourne Road.

It is therefore concluded that the proposal would comply with Policies D5 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations SPD.

Highway/parking considerations

There would be no change to the site access or car parking arrangement. The proposed extensions would not result in an increase in the number of bedrooms at the property. Furthermore, there is sufficient space on the existing driveway for parking approximately 2 cars. Accordingly, there would be no adverse impact on parking provision or highway safety.

Conclusion

The site is within the inset boundary of Shalford and therefore the principle of development is acceptable. The proposal would result in subordinate additions which would have no adverse impact on the scale and character of the existing dwelling or the surrounding area and there would be no adverse impact on the surrounding Surrey Hills National Landscape or AGLV. There would also be no adverse impact on neighbouring amenity or highways and parking considerations.