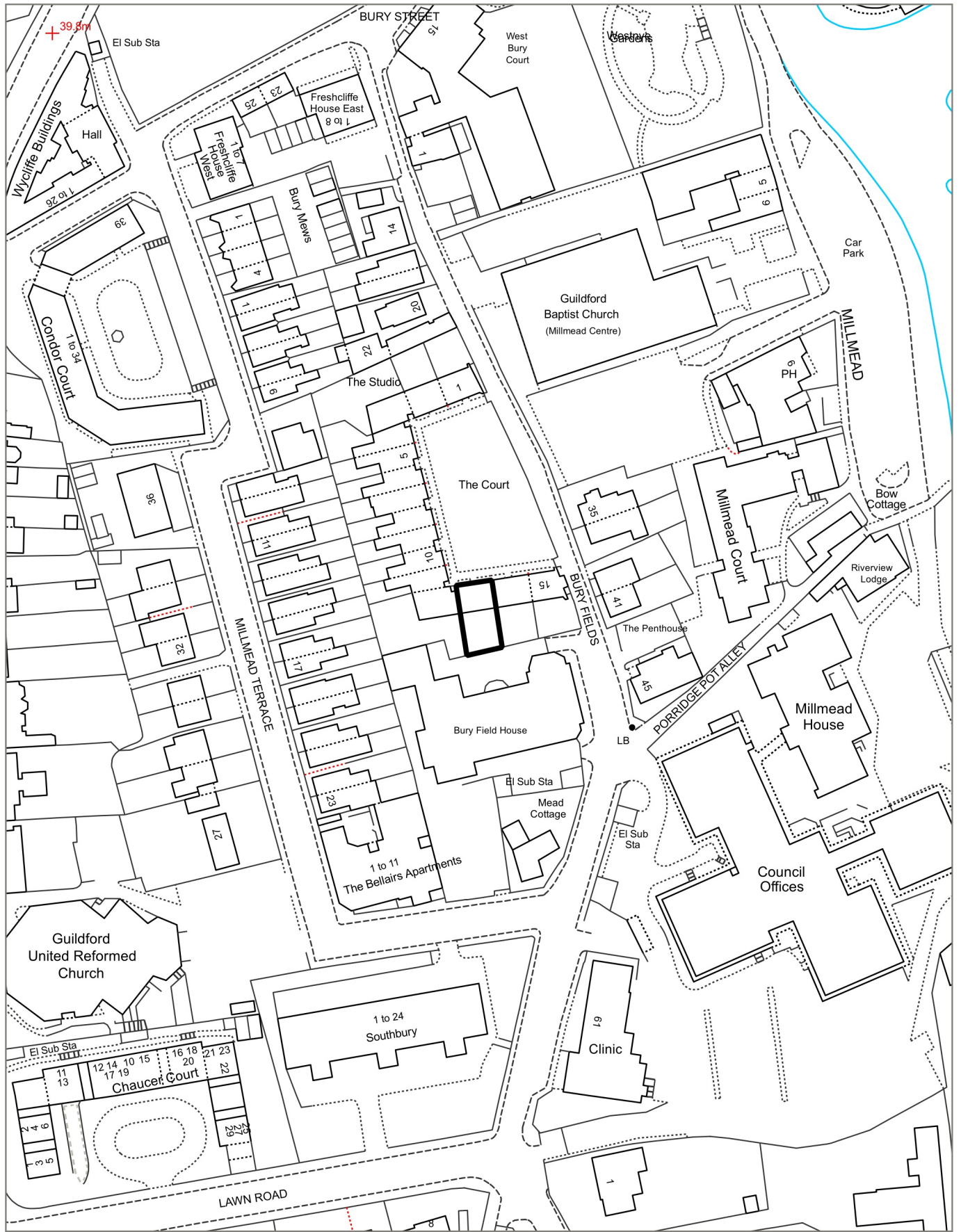


23/P/02076 - 13 The Court, Bury Fields, Guildford



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Print Date: 09/02/2024

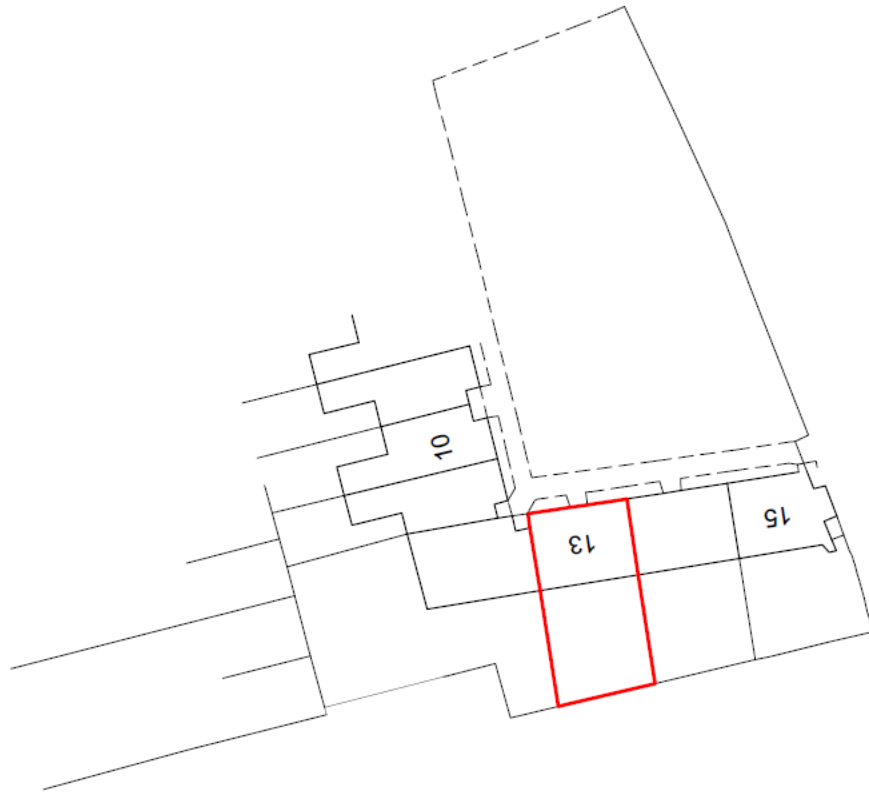


Not to Scale



GUILDFORD
BOROUGH

23/P/02076 - 13 The Court, Bury Fields, Guildford, GU2 4BA



Not to scale

App No: 23/P/02076 **8 Wk** 01/03/2024
Deadline:

Appn Type: Full Application

Case Officer: Victoria Bates

Parish: Friary & St. Nicolas

Ward: St Nicolas

Agent : Mr Macvean
Marshall Macvean
23 Stoke Manor Close
Seaford
BN25 3RE

Applicant: Mr Hives
13 The Court
Bury Fields
Guildford
GU2 4BA

Location: 13 The Court, Bury Fields, Guildford, GU2 4BA

Proposal: Removal of two ground floor windows and brickwork between and insertion of a pair of doors.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because the applicant is a member of the Council.

Key information

The application seeks planning permission for the removal of two ground floor windows and brickwork between and the insertion of a pair of glazed doors to the rear elevation.

An associated application for listed building consent (23/P/02077) has been submitted and is also included on this agenda for determination by the Planning Committee.

Summary of considerations and constraints

The application site comprises a mid-terraced three storey dwelling which forms part of a grade II listed communal housing block (known as "The Court"). The site is located within the urban area of Guildford and within the Millmead and

Portsmouth Road Conservation Area.

The proposed development would represent minor alterations to the fenestration at the rear and would not result in any harm to the significance of the grade II listed building or the communal housing block which it forms part of. Furthermore, the proposal would conserve the special character of the Conservation Area and would not result in any adverse impacts upon the amenities of neighbouring occupiers. Accordingly, the application is deemed to be acceptable and is recommended for approval.

RECOMMENDATION:

Approve - subject to the following conditions and reasons:-

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 received on 14 December 2023:

380.1 – Existing Plan and Elevation;
380.2 – Proposed Plan, Section and Elevation;
380.3 – Joinery Details;
380.4 – Block Plan; and
380.5 – Location Plan.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

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 application was acceptable as submitted.

Officer's Report

Site description.

The site is a mid-terraced three-storey dwelling which forms part of a grade II listed communal housing block dating from 1902. The block (known as "The Court") is U-shaped and comprises three sides built around a communal lawn.

The site is situated on the west side of Bury Fields within the urban area of Guildford. The site is also located within the Millmead and Portsmouth Road Conservation Area.

The surrounding area is predominantly residential in character and the application dwelling bounds residential properties on both sides and to the rear.

Proposal.

The application seeks planning permission for the removal of two ground floor windows and the brickwork between and their replacement with a pair of glazed doors to the rear elevation of the dwelling.

The application is accompanied by a Heritage Statement, Design & Access Statement and proposed joinery details.

An associated application for Listed Building Consent (23/P/02077) has been submitted and is also included on this agenda for determination by the Planning Committee.

Relevant planning history.

23/P/02077 – Listed Building Consent for the removal of 2 ground floor windows and brickwork between and insertion of a pair of doors – Pending consideration.

91/P/00087 – Application for Listed Building Consent for improvements to sanitary facilities, removal of walls to store and larder, removal of door to W.C. and replacing with window, new internal doorway to kitchen; removal of internal partitions on 1st floor to provide enlarged bathroom; construction of new partitions and removal of one door at attic floor level (as amended 15/03/91) – Approved 02/04/1991.

Consultations.

None.

Third party comments.

No letters of representation have been received.

Planning policies.

National Planning Policy Framework (NPPF) 2023

Chapter 1: Achieving sustainable development

Chapter 2: Decision-making

Chapter 3: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

Guildford Borough Local Plan: Strategy and Sites (LPSS) 2015-2034:

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

Policy S1: Presumption in favour of sustainable development

Policy D1: Place shaping

Policy D2: Climate change, sustainable design, construction and energy

Policy D3: Historic environment

Guildford Borough Local Plan: Development Management Policies (LPDMP) 2023:

The Guildford Borough Local Plan: Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023.

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy D18: Designated Heritage Assets

Policy D19: Listed Buildings

Policy D20: Conservation Areas

Supplementary planning documents (SPD):

Residential Extensions and Alterations SPD (2018)

Planning considerations.

The main planning considerations in this case are:

- The principle of development
- The impact on the character of the Listed Building
- The impact on the character of the Conservation Area
- The impact on neighbouring amenity

Principle of development

The application site is an existing dwelling located within the urban area of Guildford where house extensions and alterations are not uncommon. There is no in-principle objection to the proposed external alterations subject to the impacts on the character of the grade II listed building, the impacts on the conservation area and the impacts on neighbouring amenity.

Impact on the character of the listed building

Statutory provisions:

Section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

It is one of the core principles of the National Planning Policy Framework (NPPF) that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the NPPF addresses proposals affecting heritage assets. Paragraph 199 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF also sets out that the local planning authority should identify and assess the particular significance of any heritage asset... They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 205-209 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Policy D3 of the LPSS and Policies D18 and D19 of the LPDMP reflect the requirements of the NPPF.

The application site and other buildings which form The Court have a uniform outlook featuring painted brickwork and render to the elevations, a steeply pitched roof with plain clay tiles featuring chimney stacks and pitched dormers.

The application proposes changes to the fenestration at the rear and would involve the removal of two existing ground floor windows and the brickwork between and the installation of a pair of glazed doors in their place.

The Conservation Officer has reviewed the application and submission and advises that the proposals would match works that have been undertaken on neighbouring properties and would be visually in-keeping with the rear elevation. The submitted proposed joinery details are also considered to be sufficiently detailed. Whilst it is acknowledged that the proposals would result in some loss of historic fabric, this is considered to be minor in nature and would not detract from the overall significance of the listed building and The Court, which would remain clearly evident.

Given the above, officers have concluded that the proposal would not result in any harm to the significance of the application site or The Court. As such, there is no requirement for an assessment of the public benefit balance. The proposal is deemed to be compliant with the statutory tests set out in the Planning (Listed Building and Conservation) Areas Act 1990, Policy D3 of the LPSS and Policies D18 and D19 of the LPDMP.

Impact on the character of the Conservation Area

The site is located within the Millmead and Portsmouth Road Conservation Area.

Policy D20 of the LPDMP states that development proposals within or which would affect the setting of a conservation area are expected to preserve or enhance its special character and appearance.

Views of the proposed development would be limited to those from the private rear garden of the application dwelling. The proposal would be screened from public vantage points within the Conservation Area by the boundary wall to the

rear of the site. As such, officers consider that the proposal would preserve the setting, character and appearance of the Conservation Area and therefore complies with Policy D20 of the LPDMP.

The impact on neighbouring amenity

Policy D5 of the LPDMP requires that development proposals avoid having an unacceptable impact on the living environment of existing residential properties in terms of privacy and overlooking, visual dominance and overbearing impact, sunlight and daylight, noise and vibration and odour, fumes and dust.

The application has been the subject of a site visit where the impact on all neighbouring properties has been assessed. Notably, no objections have been received from neighbouring occupiers.

The proposed glazed doors would be sited in the rear elevation of the building, facing out onto the property's private rear garden. The rear garden is enclosed by a boundary wall to the rear and close boarded fences on either side. Consequently, the proposal would not introduce any direct views towards the adjoining neighbouring properties (nos.12 and 14 The Court) or towards the neighbouring residential flats to the rear in Bury Fields House.

The proposal would not result in any adverse loss of amenity to neighbouring occupiers and therefore is considered to comply with the relevant provisions of Policy D5 of the LPDMP.

Conclusion.

The proposed development would represent minor alterations to the application building that would not harm the significance of the grade II listed building or The Court, would conserve the character and appearance of the Conservation area and would not result in any adverse impacts to the amenities of neighbouring occupiers. Accordingly, the application is recommended for approval subject to conditions.