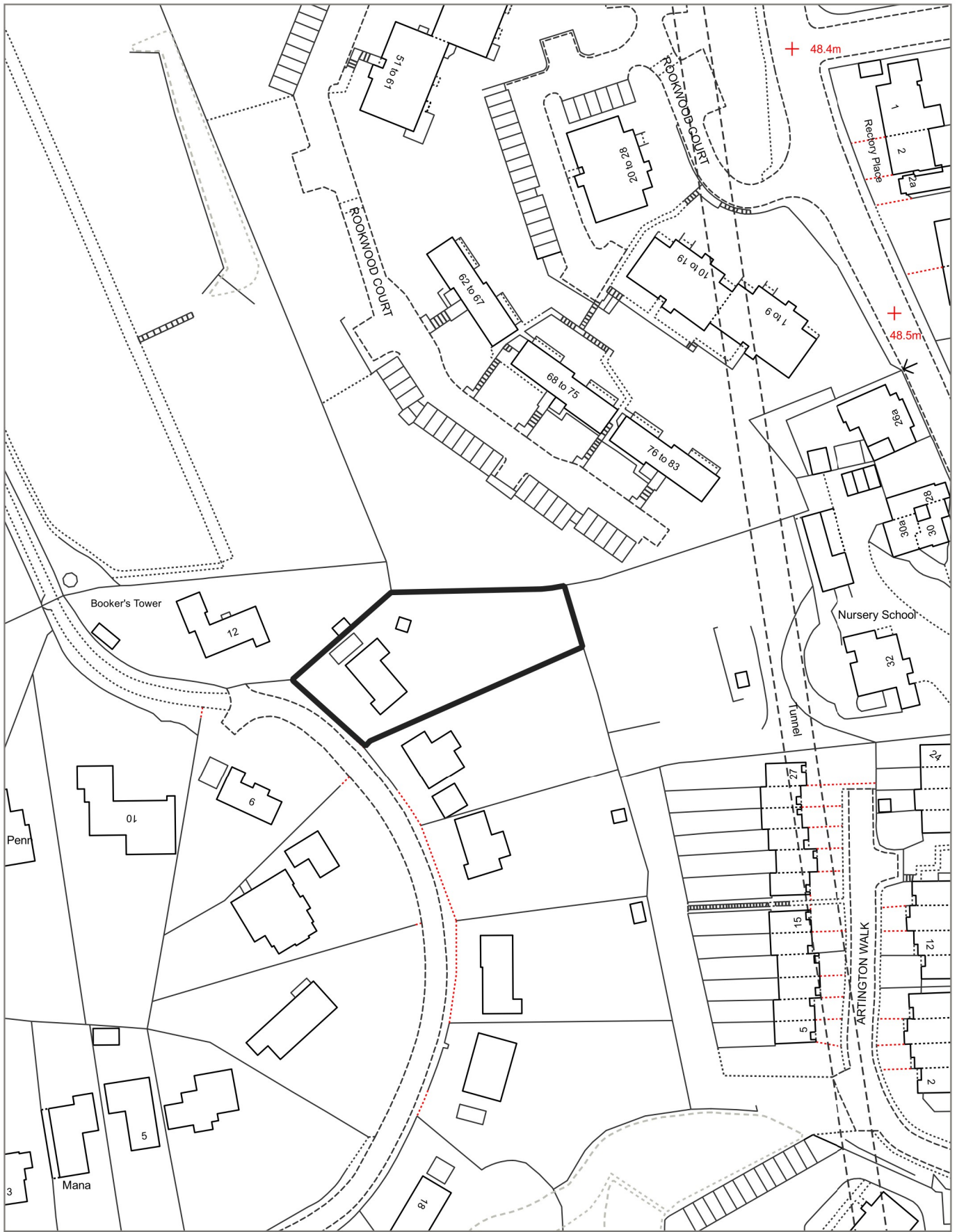


23/P/02048 - Talland, 13 Beech Lane, Guildford



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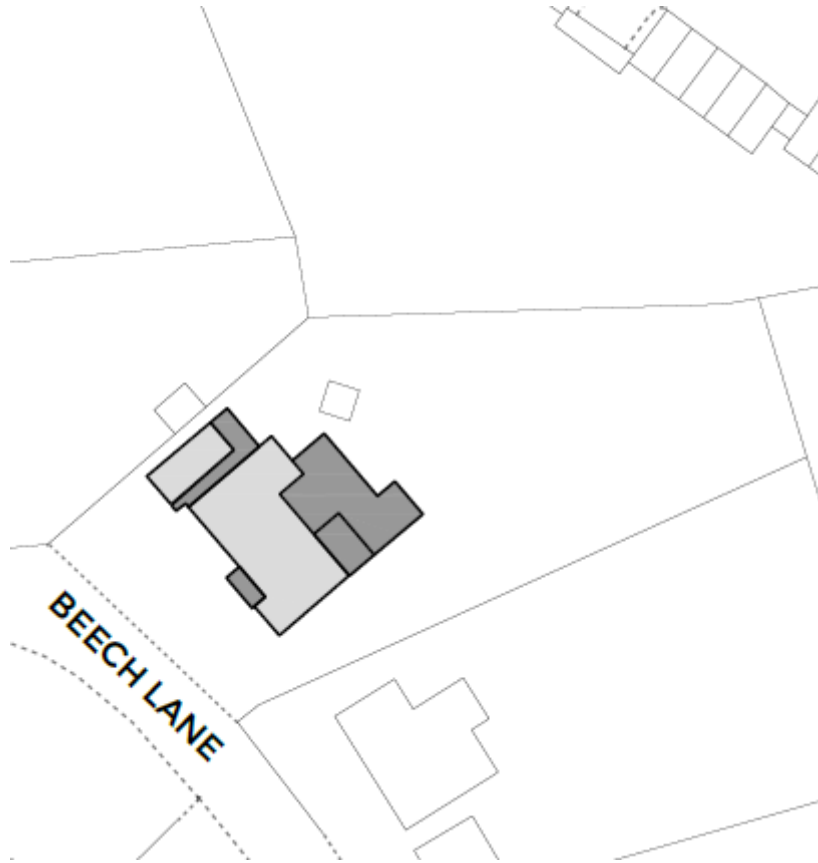


Not to Scale



GUILDFORD
BOROUGH

23/P/02048 – Talland, 13 Beech Lane, Guildford, GU2 4ES



Not to scale

App No: 23/P/02048

8 Wk 03/04/2024

Deadline:

Appn Type: Full Application

Case Officer: Holly Craig

Parish: Friary & St. Nicolas

Ward: St Nicolas

Agent : Miss Patel

Applicant: Mrs Blackmore

Whiteman Architects

13 Talland Beech Lane

7C West Street

Guildford

Ewell

Surrey

Epsom

GU2 4ES

KT17 1UZ

Location: Talland, 13 Beech Lane, Guildford, GU2 4ES

Proposal: Proposed single storey front side and rear extensions, roof enlargement incorporating 2 rear dormer windows, changes to fenestration, recladding of entire enlarged dwelling in timber, conversion of garage to car port, and formation of raised patio and steps at rear (description amended 23/01/2024).

Executive Summary

Reason for referral

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

Key information

The application seeks planning permission for the erection of single storey front, side and rear extensions, a roof enlargement incorporating two dormer windows, changes to fenestration, the recladding of the entire dwelling in timber, the conversion of an existing garage to a car port, and the formation of a raised patio and steps at the rear.

Summary of considerations and constraints

The proposed front extension, comprising a porch, would project beyond the dwelling's front elevation and would appear partly inset. It would extend into the slope of the roof, sitting below the dwelling's ridge and the cill level of the three proposed rooflights. The proposed side elevation would extend beyond the dwelling's north west side elevation, infilling the gap between the dwelling and the existing garage which would be converted into a carport and extended further to the rear. The ground floor would also be extended at the rear and the existing raised patio would also be extended to create a larger seating area. The proposed roof enlargement would result in the addition of a small crown roof and two dormer windows which would extend beyond the dwelling's rear roofslope. Amendments were received to overcome concerns regarding the scale of the proposed dormer on the left side of the east facing roofslope. The proposed extensions would moderately increase the ground floor footprint of the dwelling and would respect the scale and form of neighbouring properties.

The recladding of the entire dwelling in charred timber with silver birch composite cladding detailing would give the dwelling a contemporary and modern appearance and cumulatively, the proposed extensions and alterations would result in a remodel of the existing dwelling. Although the overall design is markedly different from that of the existing dwelling, the contemporary design would provide visual interest and individuality to the host dwelling. With the presence of other contemporary designed dwellings within the surrounding area, the proposal would not result in harm to the overall character of the area.

The impact of the proposal on neighbouring properties has been carefully considered, including the proposed extension to the existing raised patio, and it is not considered that the proposed development would result in any adverse loss of amenity to neighbouring properties. The proposal would result in no additional bedrooms and there would be no net loss of parking as a result of the proposed development. Located to the frontage of the property are mature Beech trees subject to a Tree Protection Order. Subject to conditions, there would be no harm to these trees.

Taking the above into consideration, it is recommended that planning permission be granted, subject to conditions.

RECOMMENDATION:

Approve - subject to the following conditions :-

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 received on 19 December 2023.
- 100 REV A, 101 REV A, 102 REV A, 103 REV A, 200 REV A, 201 REV A, 202 REV A, 203 REV A, 300 REV A received on 9 February 2024.
- 002 A received on 4 March 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 development hereby approved shall be constructed in accordance with the materials schedule received on 06/03/24.

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

4. No development shall take place until:

a) A Tree Protection Plan in accordance with the recommendations within the British Standard BS5837:2012 'Trees in relation to design, demolition and

construction-Recommendations' is submitted to and approved in writing by the Local Planning Authority.

b) A site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the tree protection measures as per the Tree Protection Plan or alternatively if appropriate, photographic evidence is submitted to the Local Planning Authority Tree Officer.

Reason: To retain and protect the existing trees which form part of the amenity of the locality.

Officer's Report

Site description.

The site comprises a detached split-level dwellinghouse, single storey at the front and two storeys at the rear, featuring an additional basement level. The dwelling is constructed of red-facing brickwork and features a dual pitched gable ended roof with a rear hipped protrusion and a rear facing crown roofed dormer. A detached existing garage/store is situated to the north west of the dwelling and off street parking is provided to the front. It is noted that a row of beech trees to the front of the site are subject to a tree protection order.

The application site is located on the east side of Beech Lane, within the St Nicolas Ward and the Guildford Urban Area. The site slopes steeply downwards from the highway to the rear of the site.

The east side of Beech Lane features mostly split-level detached dwellinghouses of a similar scale. Most are constructed of red brick, painted brickwork or white/cream render. The western side of Beech Lane features a variety of two storey detached dwellings of a significant scale and varying design. Flat roofs and flat roof dormer windows are present within the surrounding area.

Proposal.

Proposed single storey front side and rear extensions, roof enlargement incorporating 2 rear dormer windows, changes to fenestration, recladding of entire enlarged dwelling in timber, conversion of garage to car port, and formation of raised patio and steps at rear (description amended 23/01/2024).

The proposed porch would project beyond the dwelling's front elevation and would appear partly inset. It would extend into the slope of the roof, sitting below cill level of the three proposed rooflights. The proposed side elevation would extend beyond the dwelling's north west side elevation, infilling the gap between the dwelling and the existing garage which would be converted into a carport and extended. The ground floor would also be extended at the rear and the existing raised patio would also be extended to create a larger seating area. The proposed roof enlargement would result in the addition of a small crown and two dormer windows which would protrude beyond the extended dwelling's rear roofslope.

Relevant planning history.

Reference	Description:	Decision Summary:	Appeal:
85/P//007 88	Reconstruction of rear single storey extension, conversion of loft space to provide 2 bedrooms & internal alterations	Approve 06/08/1985	N/A
GUI/2488 B/14240	Development of land in Beech Lane to permit the erection of six dwellinghouses	Approve 30/03/1955	N/A

Consultations.

Internal consultees

Tree Officer: No objection subject to the imposition of a condition to retain and protect the existing trees which form an important part of the amenity of the locality.

Third party comments:

None received.

Planning policies.

National Planning Policy Framework (NPPF) 2023

- 2. Achieving sustainable development
- 4. Decision-making
- 12. 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

Supplementary planning documents (SPD)

- Residential Extensions and Alterations SPD 2018
- Parking Standards for New Development SPD 2023

Planning considerations.

The main planning considerations in this case are:

- The Principle of Development
- Scale and Character
- Impact on Neighbour Amenity
- Parking Considerations

- Impact on Trees

The Principle of Development

The application site is located within the Guildford Urban Area where household extensions and alterations are not uncommon. The proposed development to facilitate additional and improved living space is therefore considered to be acceptable, providing it provides high quality standards of internal accommodation, a design appropriate in the context of its surroundings and constitutes neighbourly development.

Scale and Character

Policy D1 of the LPSS requires all new developments to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set. The policy also requires all new development to be designed to reflect the distinct local character of the area and respond and reinforce locally distinct patterns of development, including landscape setting. Policy H4 and D4 of the LPDMP reinforce this, but D4 also promotes the use of innovative design approaches, including the use of materials and construction techniques where this presents an opportunity to create new or complementary identities that contributes to and enhances local character.

The Residential Extensions and Alterations Guide SPD guides that development should consider not only how it affects the character of the host property, but also the impact on the scale and character on neighbouring houses and the street generally, taking the following into account: the group value, character and established form of development along the street; the prominent building line within the street; the angle and position of the host dwelling; changes in level; separation between housing; roofscape; and design, style and materials.

Planning permission is sought for the erection of front, side and rear extensions, a roof enlargement incorporating 2 rear dormer windows, changes to fenestration, the recladding of the entire dwelling in timber, the conversion of an existing garage into a car port and the formation of a raised patio and steps at the rear. Together, the proposed front, side and rear extensions would moderately increase the footprint of the dwelling. The proposed side extension would extend beyond the dwelling's north west side elevation, infilling the gap between the dwelling and the

existing garage which would be converted and extended. Cumulatively, these proposals would result in a remodel of the existing dwelling and alteration to its character, giving the dwelling a modern and contemporary appearance. Therefore, rather than assessing each individual component's impact on the character of the *existing* dwelling, the suitability of the proposal's scale and design as a whole will be assessed, as well as its impact upon the character of the surrounding area.

Front façade

The resultant dwelling would continue to read as a bungalow from the front. The front porch would extend 1.6 metres in depth, however, it would only extend 0.5 metres beyond the dwelling's front building line. Whilst the porch would be enclosed at both sides, it would feature an open front and therefore, it would appear partly inset. The proposed porch would feature a gable ended roof and would be appropriately set down from the dwelling's main ridgeline. The porch, by virtue of its design and contrasting materiality, would add visual interest to the dwelling's front elevation and enhance its legibility within the streetscene.

Rear façade

The proposed roof enlargement would result in the addition of a crown to the roof of the dwelling, as well as two rear facing dormer windows. Amended plans were received on 09/02/24, inseting the dormer on the left side of the east facing roofslope by 1 metre from the southern edge of the roofslope. It is acknowledged that the proposed roof enlargement would add additional bulk to the dwelling, however, as amended, the dormer windows would not be overly visible from the streetscene and therefore, the roof enlargement would not have a harmful impact on the scale and appearance of the dwelling. Whilst the dormer windows would be of differing widths, this would not work to unbalance the dwelling as they would be proportionate to the width of the ground floor.

The proposed dormer windows would feature flat roofs which would contrast the dwelling's gable ended roof. However, the proposal would result in a remodel of the existing dwelling and the crown and flat roofed dormers would complement the resultant dwelling's overall contemporary design. Further, flat roofs and flat roofed dormers are not uncommon within the surrounding area, notably evident at nos. 6, 8, 10 and 17 Beech Lane. Therefore, the proposed roof enlargement would not be out-of-keeping.

Materials

It is proposed to re clad the entire dwelling in charred timber with silver birch composite cladding detailing. Although predominantly, dwellings within the immediate surrounding area are of a more traditional design, constructed of brickwork or render, there are several contemporary buildings that feature timber or similar along Upper Guildown Road, notably, Rosemullion, Mount Witten and Summerhill. Therefore, the resultant dwelling would complement and add to the mix of dwellings within the surroundings.

Overall, the proposed changes would respect the scale and mass of the existing dwelling and the contemporary design would provide visual interest and some individuality to the host dwelling. With the presence of other contemporary designed dwellings within the surrounding area, it is considered that the resultant dwelling would have a complementary identity that would contribute positively to the local character of the surrounding area.

Therefore, on balance, it is considered that the proposed development would comply with policies D1 of the LPSS, D4 and H4 of the LPDMP, and the relevant parts of the NPPF. It would also not be contrary to the intent of the Residential Extensions and Alterations SPD, 2018.

Impact on neighbour amenity

Policy D5 of the LPDMP seeks to protect the amenities of the occupiers of adjoining properties. Policy H4 of the LPDMP reinforces this, requiring development proposals for residential extensions to have regard to the impact on neighbouring properties such that they have no unacceptable impact on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to sunlight and daylight.

The neighbouring properties most affected by the proposed development would be Tower View (no. 12 Beech Lane) and no.14 Beech Lane.

Tower View

Tower View is located to the north west of the application site, sitting uphill and at

an oblique angle to the host dwelling.

Due to the separation distance, topography of the surrounding area, and Tower View's angled orientation, the proposed development would not cause a detrimental loss of light to the occupiers of Tower View, lead to overshadowing, or appear an overbearing feature. The proposal would not allow for direct views into Tower View. Therefore, no overlooking concerns result from the proposed development in terms of its relationship with Tower View.

No. 14 Beech Lane

No. 14 Beech Lane is situated to the south east of the application site. Although no. 14 Beech Lane is sits downhill from the host dwelling, it is of a similar height. At the rear, no. 14 Beech Lane has three storeys: a lower ground floor, ground floor and upper floor with accommodation in its roof.

The proposed development would include the extension of an existing raised patio and construction of a new external staircase. It is not clear whether no. 14 Beech Lane's ground floor window within its north west side elevation and most northern rear facing ground floor window serve a habitable room, however, the raised patio would be set below cil level and therefore, it is not considered that it would result in a harmful loss of amenity. Due to the separation distance between the proposed patio extension and no. 14 Beech Lane, and the patio's angled orientation in comparison to No. 14 Beech Lane, it would also not appear an overbearing feature.

As the host dwelling already features a raised patio, its extension would not result in any discernibly greater levels of noise than already existing. Views from the existing patio into no. 14 Beech Lane are screened by existing vegetation. Although the proposed patio extension would extend beyond this vegetation, the patio would be orientated at an oblique angle to no. 14 Beech Lane and as such, views would be directed to the north east rather than into no. 14 Beech Lane. Therefore, it is not considered that the patio extension would result in a loss of privacy to the occupiers of no. 14 and thus, it is not necessary to request further screening.

A new side facing window is proposed within the host dwelling's south eastern gable end. This window would serve an ensuite bathroom and would look out onto no. 14's north western gable end. No. 14 Beech Lane features no windows at upper floor level within its north western gable end. Therefore, the proposed ensuite

window would not allow for direct views into no. 14 Beech Lane and would not lead to a loss of privacy to the occupiers of no. 14.

Accordingly, it is not considered that the proposal would result in a significant loss of amenity to neighbouring occupiers and therefore, it would comply with the relevant provisions of policy D5 and H4 of the LPDMP.

Parking considerations

The Parking Standards for New Development SPD 2023 states that where a development proposal involves an extension, the parking standards are advisory and should be viewed as a guide to an appropriate level of parking.

The proposed development would include the conversion of an existing garage into a carport. The converted carport would extend approximately 3.59 metres in width and 5.29 metres in depth and would therefore, not meet the minimum internal dimensions to be counted as a parking space. However, it is noted that the existing garage does not meet the minimum standards. Therefore, its conversion would not result in a change to the current parking provision on site.

The proposed extensions and alterations would not result in the addition of a bedroom and there would be sufficient space to the front of the dwelling to comply with the maximum car parking provision guidance set out within the Parking Standards for New Development SPD.

Impact on trees

Located on the frontage of the property are mature Beech trees, subject to a tree protection order (TPO). The Council's Tree Officer notes that these trees should not be impacted by the actual development but it is important that the grassed area where the trees are located is excluded from the storage of materials and mixing of concrete etc. Therefore, the Tree Officer has requested that if approved, the permission is conditioned to ensure a Tree Protection Plan is submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of development on site. This condition will ensure that the appropriate protection for the trees is provided.

Conclusion

The site is located within the urban area where the principle of development is considered acceptable. The proposed extensions and alterations would respect the proportions of the existing dwelling and whilst of a distinctive contemporary appearance, would be acceptable and would not be out-of-keeping with the local character of the surrounding area.

The proposed development would not result in any adverse loss of amenity to neighbouring occupiers.

There would be no net loss of parking.

Subject to conditions, there would be no harm to the trees subject to a TPO located on the frontage of the property.