

21/P/00812 – 36 Railton Road



Not to scale

App No: 21/P/00812
Appn Type: Full Application
Case Officer: Sakina Khanbhai
Parish: Stoughton
Agent : Mr A. Clare
Clare and Company Ltd
85 High Path Road
Guildford
GU1 2QL

8 Wk Deadline: 16/08/2021

Ward: Stoughton
Applicant: Ms V. Potts
36 Railton Road
Guildford
GU2 9LX

Location: 36 Railton Road, Guildford, GU2 9LX
Proposal: Single storey rear conservatory extension and enlargement of 2nd floor rear dormer.

Executive Summary

Reason for referral

This item has been referred to Planning Committee by the Council's Head of Place because the application has been submitted on behalf of a member of staff.

Key information

The proposal is for a single storey rear conservatory extension and enlargement of 2nd floor rear dormer.

Summary of considerations and constraints

The proposal would have an acceptable scale and design and, as such, would respect the scale and character of the existing property and the character of the surrounding area.

The proposed development is not considered to result in a detrimental impact on residential amenities enjoyed by the occupants of the neighbouring properties.

As such, the proposed development is recommended for approval.

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: 264/01 Rev A 264/02 Rev D, 264/03 Rev A, 264/04 Rev F, 264/06 Rev B, 264/07 Rev A and 264/08 Rev C received on 12th and 19th April 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. 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.

In this case pre-application advice was sought and provided which addressed potential issues and suggested amendments to overcome concerns. The application has been partly carried out in accordance with that advice. The application was considered to be acceptable and no further amendments were sought.

2. 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

Officer's Report

Site description.

The application relates to a mid terrace three storey property located within the Urban Area of Guildford.

Proposal.

Single storey rear conservatory extension and enlargement of 2nd floor rear dormer.

Relevant planning history.

None.

Consultations.

None.

Third party comments:

One letter of representation has been received raising the following objections and concerns:

- Loss of privacy due to side facing windows
- Right to light- if we wish to extend in the future, we may be prevented to do so as any new extension would block the light of the applicant through the proposed windows (Officer note: this is not a material planning consideration)
- Visual impact of the extension due to the siting of frosted glass which would be visible above the fence line
- Request to condition that the side wall is made of brick with no windows permitted.
- Limited access to clean the proposed windows due to the close proximity to the fence (Officer Note: this is not a material planning consideration)

Planning policies.

National Planning Policy Framework 2021 (NPPF):

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

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

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

D1 Place shaping

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

G1 General Standards of Development
G5 Design Code

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 dwelling and the surrounding area
- the impact on neighbouring amenity

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

The application site lies within an urban residential area.

The proposed conservatory extension measures approximately 3.6m in depth, 2.3m in width and 2.8m in height. The extension would have a brick finish built up to 1.7m above the finished floor level on the side elevation with glazing to eaves level and a glazed roof. Due to its modest scale and relatively light weight built form, the development would clearly read as a subservient addition when compared to the scale of the host dwelling. The materials and overall design would be in keeping with the character and appearance of the existing dwelling. Given the siting of the extension to the rear, the extension would not have a significant material impact on the street scene nor would it detract from the character of the area.

The proposal includes the enlargement of the existing rear dormer. Whilst the dormer enlargement would be noticeably wider than the neighbouring dormers on this terrace row, it is still well proportioned and adequate spacing around the dormer would still exist.

Overall, the development would comply with policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policy G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007) and the NPPF 2021.

The impact on neighbouring amenity

The neighbouring property most affected is No.35 Railton Road.

It is acknowledged that efforts have been made to minimise the scale of the extension and include a more light weight design to reduce the impact to the neighbouring property No. 35. The proposed extension would clearly infringe the 45 degree line and therefore it is noted that there would be an impact on No.35's sunlight and daylight. However, as the development is modest in scale and there is a south facing rear aspect, the neighbouring property would continue to get daylight. Furthermore, the extension hips away from the shared boundary with No.35 and would be a light weight glass structure so would not be overbearing.

In regards to privacy, the extension includes high level obscure glazed windows positioned 1.7m above the finished floor level. The proposed drawings also confirm the windows would be obscure glazed and non-opening. With these mitigation measures in place, there would not be any overlooking caused above the existing 1.8m fence line towards No. 35. Instead of a solid brick built wall and tiled roof, the obscure glazed high level windows together with the glazed roof is not expected to have an unacceptable impact on No.35's outlook.

No neighbouring amenity concerns are raised in regards to the dormer enlargement.

By virtue of the minor scale of development, the light weight design and high level obscure glazed and fixed shut windows the development will not have an unacceptable impact on the amenities enjoyed by the occupants of either neighbouring or surrounding properties, in terms of overbearing impact, privacy and access to sunlight and daylight.

Therefore, the development would comply with saved policy G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007).

Conclusion.

The proposed works would be acceptable in scale and design and would not result in a detrimental impact on residential amenities of the neighbouring properties. For these reasons, the application is acceptable and is therefore recommended for approval.