

24/P/01104 - 15 Christmas Pie Avenue, Normandy, Guildford



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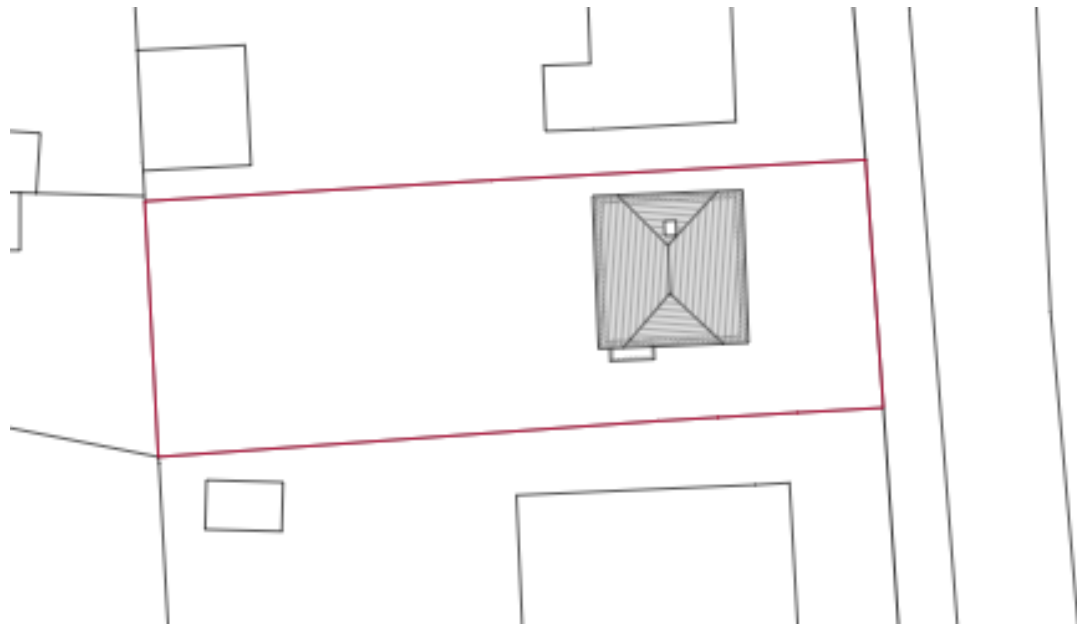


Not to Scale



GUILDFORD
BOROUGH

24/P/01104 – 15 Christmas Pie Avenue, Normandy, Guildford



Not to scale

App No: 24/P/01104
Appn Type: Full Application
Case Officer: James Tang

8 Wk Deadline: 08/11/2024

Parish: Normandy
Agent : Mr A Telling
Accord Architecture Ltd
Accord Architecture Ltd
Abbey House
282 Farnborough Road
Farnborough
GU14 7NA

Ward: Normandy & Pirbright
Applicant: Mrs T Jain
Upper Barn
4 Hillside Road
282 Farnborough Road
Aldershot, Hampshire
GU113NB

Location: 15 Christmas Pie Avenue, Normandy, Guildford, GU3 2EQ
Proposal: Proposed roof extension, to raise the roof line to allow for the creation of an increased upper floor area to include 2 front facing dormer windows and a dormer window to the rear.

Executive Summary

Reason for referral

This application has been referred to the Planning Committee because more than 10 letters of objection have been received, contrary to the Officer's recommendation.

Key information

The site consists of a detached bungalow located in a residential neighbourhood where properties are mainly bungalows with a similar size and design. The original proposal was raising the roof height by 1.8m and creating two front dormers and a rear dormer to maximise the first floor/loft space. Following objections from the Parish Council and neighbours, the applicant agreed to reduce the proposed roof height from a 1.8m increase to a 0.2m increase above the original ridge height. Two front dormer windows, a front rooflight and a rear dormer with three windows would be installed. The application form states that the external materials would match existing.

Summary of considerations and constraints

The amended proposal would only raise the roof height by 0.2m and this is considered modest in scale. While the roof design would be altered, it would not appear out of character from properties in the neighbourhood. The proposed materials would match the existing materials. The proposed front dormer would not unbalance the front elevation of the dwelling and would blend into the front dormer design found in the area. The impact on the scale and character of the surrounding area is therefore considered acceptable.

The proposed windows in the rear dormer would serve a dressing room, a bathroom and a second bedroom. The proposed rear windows would face the adjacent neighbours' rear garden, however, it would not cause unacceptable overlooking of 16 Orchard Close (to the rear of the site) as there is a good separation distance of more than 30m. Both of the adjoining properties have

rear elevations that extend beyond the rear elevation of the application property and as such there would only be oblique views of these properties' rear gardens. In addition it is proposed that two of these windows (serving a dressing room and bathroom) would be obscurely glazed to limit any potential for overlooking. Therefore, there are no unacceptable overlooking concerns resulting from the proposal.

It is therefore considered that the proposal would comply with the relevant policies within the Local Plan Strategy and Sites 2019, Local Plan Development Management policies 2023, the NPPF and relevant supplementary planning documents.

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:

- 1584 - PL1000, 1584 - PL1001, 1584 - PL1002, 1584 - PL1005, 1584 - PL1009, 1584 - PL1200, 1584 - PL1201, 1584 - PL1300 received on 18/07/2024.
- PL1305 received on 17/09/2024.
- 1584 - PL1209 REVA, 1584 - PL1210 REVA, 1584 - PL1304 REVA received on 01/10/2024.

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. Before the first occupation of the extension hereby approved, the dressing room and bathroom windows in the first floor of the rear elevation of the development shall be glazed with obscure glass. This shall be retained in perpetuity.

Reason: In the interests of protecting the residential amenity and privacy of the two adjacent properties.

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 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. Alterations were required to overcome concerns and the applicant agreed to the changes.

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 site consists of a detached bungalow. It has a hipped tiled roof and brick elevations. It is set back from the street and forms a uniform building line with adjacent properties. The dwelling includes on-site parking provision and there are also on-street parking spaces available in the area.

The neighbourhood is residential in character and properties are mainly bungalows with a similar size and design.

Proposal.

The applicant has submitted a full planning application for works to maximise the loft space, including increasing the roof height, and adding three dormer windows.

The original proposal would raise the existing 6m high hipped roof by 1.8m. Following the receipt of objections from Normandy Parish Council and the neighbours, the applicant has reduced the height increase to 0.2m. The existing roof has an eaves height of 3.8m and the proposed roof would feature high barn hips with 5.8m high eaves on both sides. These are reflected on the amended plans received on 01/10/2024.

Three dormer windows are proposed. Two of them would be on the front roof and would have an

identical design. They would both be approximately 2.5m wide, 1.7m deep and would feature 2.3m high pitched roofs. Also proposed is a flat roofed rear dormer window, measuring 8.3m wide and 2.5m deep.

A roof light is also proposed to be installed in the front roof slope.

The application form states that the proposed external materials would match existing. The applicant has submitted a Design and Access Statement (amended 01/10/2024), providing details of the proposal.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
24/P/01366	Certificate of lawfulness for a proposed development to determine whether the erection of a single storey flat roof rear extension would be lawful	Approve 21/10/2024	N/A
24/P/01103	Certificate of Lawfulness for proposed development to establish whether a single storey flat roof rear extension would be Lawful.	Refuse 23/08/2024	N/A

Consultations.

Normandy Parish Council objects to the proposal and raises the following concerns:

- Overly large scale of development
- Overlooking impact on neighbours
- Overshadowing impact on neighbours

[Officer Note: Following receipt of the Parish Council's comments, the applicant has agreed to reduce the roof height increase to 0.2m and this is reflected on the amended plans received on 01/10/2024. The Parish Council has been re-consulted and they maintain the same concerns].

Third party comments:

The original proposal has received 11 letters of representation raising the following objections and concerns:

- Impact on the scale of the existing site
- Impact on the character of the street scene of the area
- Overlooking impact on neighbours
- Overshadowing impact on neighbours
- Impact on parking arrangements in the area
- The documents wrongly stated that the existing bungalow is a 3-bedroom property
- Impact on the number of available bungalows in the area

Following the receipt of these comments, the applicant has amended the proposed roof lift from 1.8m to 0.2m. The neighbours were re-notified and 5 objection letters have been received, raising

the following objections and concerns:

- Impact on the character of the street scene of the area
- Overlooking impact on neighbours
- Overshadowing impact neighbours
- The "existing and proposed street scene" document is not drawn to scale. [*Officer Note: the officer has confirmed that the document is drawn to scale.*]
- The documents wrongly stated that the existing bungalow is a 3-bedroom property
- Structural safety of the building [*Officer Note: this is not a planning concern. However the proposed work would be required to comply with Building Regulations.*]

Planning policies.

National Planning Policy Framework (NPPF) 2023

Chapter 2. Achieving sustainable development

Chapter 4. Decision-making

Chapter 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites 2015-2034 (LPSS) adopted 25 April 2019

S1. Presumption in favour of sustainable development

D1. Place shaping

Guildford Borough Local Plan: Development Management Policies (LPDMP) adopted 22 March 2023

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 amenity of the street scene of the area
- Impact on neighbour amenity
- Parking and highway considerations
- Equality, diversity and human rights

Impact on the scale and character of the existing site

Policy D4 in LPDMP states that development proposals are expected to demonstrate high quality design, including in relation to scale, appearance and materials. It also states that proposals are

required to have regard to the relevant local design guidance.

The original proposal was to raise the roof height by 1.8m which would significantly add bulk to the existing dwelling. However, the applicant has agreed to reduce the height increase to 0.2m only. The original scale and mass of the dwelling would be respected. The proposed dormer windows would not be overly large and would be considered acceptable in terms of scale.

It is acknowledged that the existing roof of the building is fully hipped and that this would change significantly as a result of the extensions. The proposed roof would feature barn hips on the sides, with an eaves height of 5.7m. This would appear different from the existing dwelling which has a much lower eaves height (approximately 3.8m). Although the proposal would alter the appearance of the dwelling, the proposed larger roof would be of an acceptable design in its own right.

The addition of two front dormer windows would further change the appearance of the proposed dwelling from the existing. The dormers would feature pitched roofs which are in keeping with the main roof design. They would be inset from the side elevations of the dwelling and set well down from the new ridge line. As such, they would not dominate the new front roof slope and would appear as acceptable additions to the dwelling with it remaining symmetric and well balanced. In addition, the application form states that the proposed external materials would match existing. As such, the proposal would complement and relate sympathetically to the existing dwelling. The character impact is therefore considered acceptable.

The proposed rear dormer window would be relatively large however, it would also be set down from the new ridge line and would have generous gaps to the side of the roof. It would therefore be in keeping with the scale and proportions of the new roof and would not appear as an overly dominant or intrusive feature.

Accordingly, the proposed development would be of a scale and design which complies 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 amenity of the street scene of the area

Policy H4 in LPDMP states that development proposals for residential extensions and alterations are required to have regard to the impact on the street scene of the area. These impacts could be assessed by a variety of elements, such as scale, height, design and appearance.

The original proposal was to raise the existing roof height by 1.8m. A number of objections were received and officers were also concerned about the increase in height and the impact the additional height and associated mass and bulk would have on the visual amenities of the area and the resulting impact on the streetscene.

Following these comments, the applicant agreed to reduce the height increase down to 0.2m. The height increase would be much more modest in scale and even with the additional bulk of the new roof design, given the variety of designs in the area, the proposal would not result in any harm to the character or appearance of the surrounding area or the streetscene.

As noted above, the front dormer windows would be modest in scale and they would be well positioned within the new roof, set down from the ridge and in from the side elevations. As such, they would present to the street in an acceptable manner and would not harm the character or

appearance of the surrounding area. The proposed rear dormer windows would not be widely visible from the public domain.

Therefore, it is considered that the proposal would not appear out of character from the forms of development that are seen in the surrounding area. Accordingly, the proposal 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

Policy D5 of LPDMP states that development proposals are required to avoid having an unacceptable impact on the living environment of existing residential properties, including loss of privacy, overbearing effects and loss of sunlight. The neighbouring properties most affected by this proposal are as follow.

13 and 17 Christmas Pie Avenue

No.13 and 17 are located immediately south and north of the site respectively and they share a side boundary.

The proposal would not increase the footprint of the existing dwelling and both the rear elevations of no.13 and 17 extend beyond the rear elevations of the application dwelling. While the proposed roof would be larger than the existing, given the gaps to the side boundaries it would not result in any material loss of amenity to either neighbouring property. Therefore, it is considered that the proposal would not be overbearing nor cause overshadowing which would be detrimental and harmful to the amenities of the occupiers of the two adjacent properties.

The proposal includes additional rear windows within the new rear dormer extension. These would serve a dressing room, a bathroom and bedroom two. Although views would be possible from these rear windows towards the neighbouring properties' rear gardens, these would be at an oblique angle and towards the middle/rear part of the gardens. However, notwithstanding this, to protect residential amenity in the area, a condition has been recommended which requires both the dressing room and bathroom windows to be fitted with obscure glazing. The overlooking impact is therefore not considered unacceptable.

16 Orchard Close

No.16 is located to the rear of the site and they share a rear boundary. Due to the good separation distance of more than 30m between the two dwellings, the proposed work would not have any overbearing or overshadowing impact on the occupiers of no.16 or result in any adverse overlooking.

As such, it is considered that the proposal would not result in any unacceptable impact on neighbours' amenities. 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 and highway considerations

A letter of representation has raised concern over the proposal's impact over the parking situation in the area. The proposal would not increase the number of bedrooms of the bungalow. The

existing parking arrangement would not be altered. As such it is considered that the proposal would not have an impact on the parking situation in the area.

Equality, diversity and human rights

In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty.

Section 149 provides that the Council must have due regard to the need to:

- eliminate discrimination, harassment, victimisation
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have had due regard to these matters when assessing this application and have concluded that neither the granting nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.

Consideration has also been given to Articles 1 and 8 of the of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Conclusion

The amended proposal would only raise the roof height by 0.2m and the existing footprint would not be increased. The proposed roof design whilst larger than existing would not appear out of character from the properties in the neighbourhood. The proposed materials would match existing. As such, the scale and character impact is considered to be acceptable. The proposed rear and front dormer windows are well proportioned and sit comfortably within the new roof slopes.

The proposal would not extend beyond no.13 or 17's rear elevations. Due to the distance to the boundaries, there would be no harm caused to the amenity of any of the surrounding properties.

It is therefore considered that the proposal would comply with the Local Plan Strategy and Sites 2019, Local Plan Development Management 2023, the NPPF and relevant supplementary planning documents.