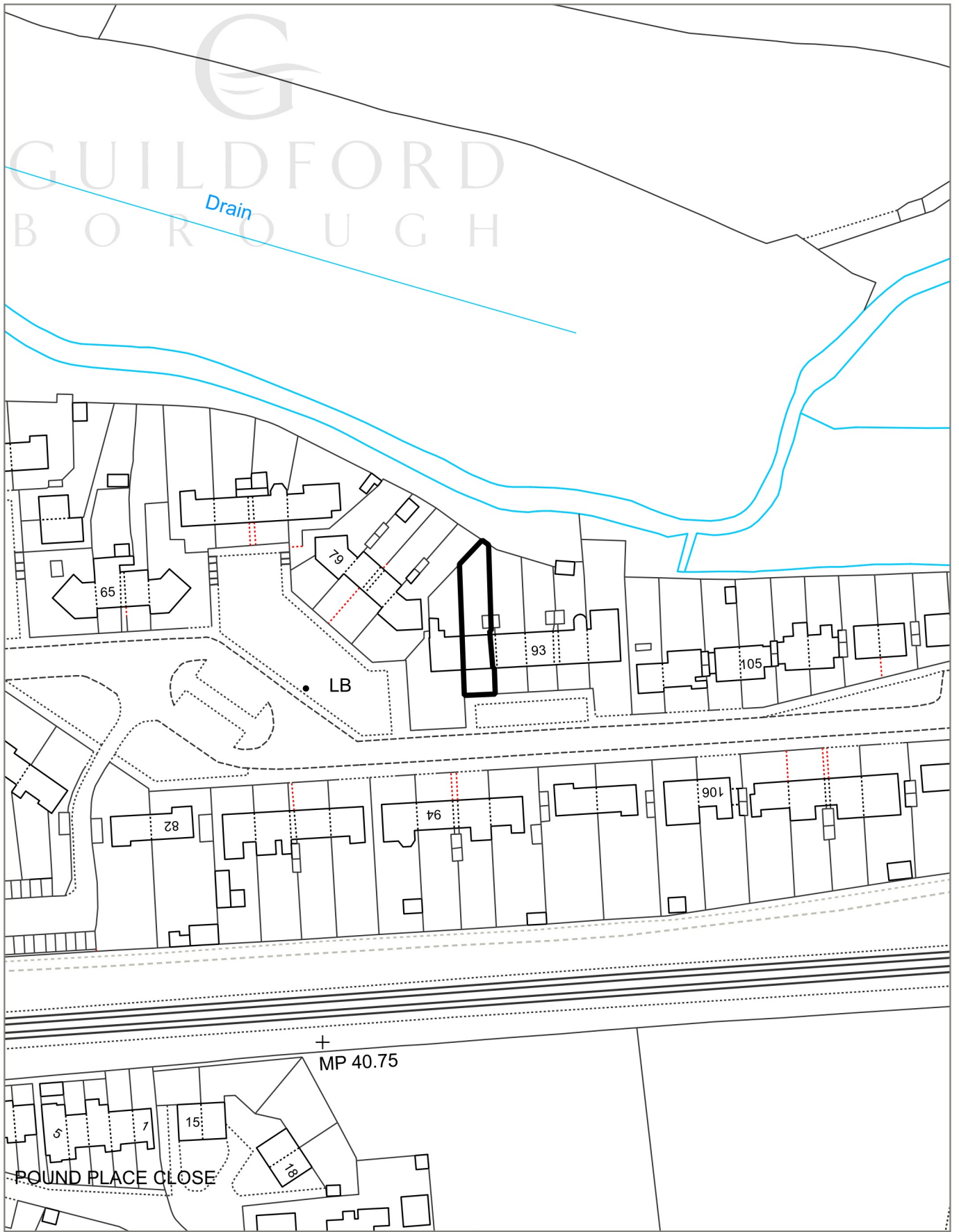


# 24/P/01302 - 89 Tillingbourne Road, Shalford, Guildford



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Print Date: 22/10/2024



Not to Scale



24/P/013025 – 89 Tillingbourne Road, Shalford, Guildford



Not to scale

**App No:** 24/P/01302  
**Appn Type:** Full Application  
**Case Officer:** James Tang

**8 Wk Deadline:** 30/10/2024

**Parish:** Shalford  
**Agent :** Mr Jagdeo  
Jasper James  
First Floor, Forum House  
15-18 Lime Street  
London  
EC3M 7AN

**Ward:** Shalford  
**Applicant:** Mr Hogsden  
89 Tillingbourne Road  
Shalford  
Surrey  
GU4 8ET

**Location:** 89 Tillingbourne Road, Shalford, Guildford, GU4 8ET

**Proposal:** Erection of single and two storey rear extensions, new front porch configuration, roof changes, changes to fenestration and erection of new outbuilding following demolition of existing shed / outbuilding.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because the applicant's agent is a member of staff of Guildford Borough Council.

#### **Key information**

The site is a mid-terrace dwelling located within the Surrey Hills National Landscape (formerly AONB) and an Area of Great Landscape Value (AGLV). The site is located outside of the Green Belt.

The proposal is for a single-storey and a two-storey rear extension, a front porch, a front infilling extension, a rear shed and minor fenestration alteration. The scheme is similar to the previously approved proposal 23/P/01335 and the amendments are summarised in the following table.

<b>Element</b>	<b>Amendment from previous scheme 23/P/01335</b>
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Single-storey rear extension	Addition of a rooflight.
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Two-storey rear extension	Increase the depth by 0.45m.
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Front extension	(not included in the previous scheme)
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Rear shed	Increase the width by 0.4m. Increase the depth by 0.95m.
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#### **Summary of considerations and constraints**

The proposal is considered modest in scale. The external materials would match existing, and the design of the proposal would appear subservient to the main dwelling. The impact on the amenity

of neighbouring properties is not considered to be greater than that of the previous approved scheme 23/P/01335. There would not be a significant impact on the Surrey Hills National Landscape or Area of Great Landscape Value.

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.

### **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, 002, 003, 005, 006, 007, 008, 009, 010, 011, 002P REV 1, 009P REV 1, 010P REV 1, 011P REV 1 received on 04/09/2024.
- 004, 012P REV 1, 013P REV 0 received on 11/09/2024.
- 001P REV 2, 003P REV 1, 004P REV 2, 006P REV 2, 007P REV 2, 008P REV 2 received on 14/10/2024.

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.

#### **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 and the application was acceptable as submitted.

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](mailto:buildingcontrol@guildford.gov.uk)
3. The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

## **Officer's Report**

### **Site description**

The site consists of a mid-terrace dwelling. It is one and a half storey to the front and a full two storey to the rear. It has a pitched tiled roof and features brick to its elevations. It is set back from the street and is well screened by the hedging on the front boundary. The site does not have an on-site parking provision, however, on-street parking spaces are available within the area.

The site falls within Surrey Hills National Landscape (formerly AONB) and an Area of Great Landscape Value (AGLV). The neighbourhood is residential in character.

### **Proposal**

The applicant has applied for a full planning permission for:

- A part single, part two storey rear extension. The single-storey extension element would measure 3.2m wide and 4m deep. It would feature a 2.5m high flat roof with a rooflight which would have a maximum height of 0.15 metres. The two-storey rear extension part would measure 4m wide and 1.7m deep. It would feature a 6.3m high hipped tiled roof with an eaves height of 5m. Rear bi-fold doors and windows are proposed on both floors. The proposed roof tiles would match the existing and the proposed wall material would be brickwork.
- A front porch. It would feature a 3.2m high pitched tiled roof with an eaves height of 2.4m. The proposed roof tiles would match the existing and the front gable wall would be brick.
- A single-storey front extension. The extension would measure 2.3m wide and 0.9m deep. A front window serving a bathroom is proposed. The external wall material would be brick.
- Minor changes to existing fenestration. An east side ground floor window is proposed to be removed.
- A new outbuilding following demolition of existing shed. The outbuilding would measure 2.6m

wide and 4m deep. It would feature a 2.4m high single-pitched roof which slopes downwards to the rear. A west side facing door would be installed. It would feature brick to its elevations. The demolition of the existing shed would leave a gap between the site and the neighbouring property (no.91) and the drawings states that new 2.5m high brick wall would be built and provide privacy for the occupiers of both properties.

The applicant has submitted a Climate Change questionnaire, detailing the sustainable designs and construction practices incorporated into the proposal.

### **Relevant planning history.**

<b>Reference:</b>	<b>Description:</b>	<b>Decision Summary:</b>	<b>Appeal:</b>
23/P/01335	Erection of single and two storey rear extensions, new front porch configuration, roof changes, changes to fenestration and erection of new outbuilding following demolition of existing shed / outbuilding	Approve 21/09/2023	N/A
23/P/00455	Roof changes to front to create enclosed porch, erection of single and two storey rear extensions with associated roof changes, and construction of new outbuilding and brick boundary wall to the rear following demolition of existing outbuilding.	Refuse 08/06/2023	N/A

### **Consultations.**

Shalford Community Council has no objection.

### **Third party comments:**

None received.

### **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  
D2. Climate Change, sustainable design, construction and energy  
P1. Surrey Hills Area of Outstanding Natural Beauty and Area of Great 47 Landscape Value

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

Supplementary planning documents (SPD)

Residential Extensions and Alterations SPD 2018  
Surrey Hills Management Plan 2020-2025  
Climate Change, Sustainable Design, Construction and Energy SPD

**Planning considerations.**

The main planning considerations in this case are:

- Background of the application
- Impact on scale and character of the existing site
- Impact on character and visual amenity of the street scene of the area
- Impact on Surrey Hills National Landscapes and AGLV
- Impact on neighbour amenity
- Sustainable development considerations
- Equality, diversity and human rights
- Conclusion

Background of the application

The applicant has submitted a similar proposal in 2023 (ref no 23/P/00455). It was refused due to the 4.55m deep single-storey rear extension's impact on the occupants of no.87 Tillingbourne Road. Following the refusal, the applicant has submitted a revised proposal (ref no 23/P/01335) in which the depth of the single-storey rear extension was reduced to 3.95m. It was approved and this application is a further revised scheme with the following amendments:

**Element                      Amendment from previous scheme 23/P/01335**

Single-storey rear extension      Addition of a rooflight.

Two-storey rear extension      Increase the depth by 0.45m.

Front extension              (not included in the previous scheme)

Rear shed                      Increase the width by 0.4m. Increase the depth by 0.95m.

Impact on 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 proposed single-storey rear extension would be subservient in height and modest in overall size. Although it would extend from the rear elevation of the existing dwelling by 4m, the rear garden is sufficient to accommodate an extension of this scale.

The proposed two-storey rear extension would be modest in scale and would have a depth of 1.7m beyond the existing rear elevation. The proposed roof would be slightly set down from the main roof and the hipped roof design would further reduce its bulk. The roof and wall materials would match the existing property and would be in keeping with the existing character of the site.

The proposed front porch and front extension would be modest in scale. They would not project beyond the existing front elevation. The porch's pitched roof design would appear subservient to the main dwelling. The proposed roof and wall materials would match the existing.

The proposed rear shed would not be significantly large. It would be single-storey and the 2.4m high roof would be pitched down to 2.1m. The wall materials would be brick which would match the main dwelling.

The proposed removal of the east side ground floor window would not have a scale or character impact.

It is considered that the proposal would not have a significant scale or character impact on the existing site. 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 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 Residential Extensions and Alterations SPD advises that it is particularly important to consider the symmetry and design of neighbouring porches on semi-detached and terraced properties.

The proposed front porch and front extension would be visible from the street. The front of the site is largely screened by hedging and therefore the view of the site from the street is very limited. Moreover, the proposed front porch and front extension would not project beyond the front elevation of the existing dwelling. Furthermore, the alterations to the front elevation would be at ground floor level and the proposed materials would match existing. In addition, adjacent property no.91 has also undergone a front infill extension that is very similar to the front extension in this proposal. As such, it is considered that the proposed front porch and front extension would not have a significant visual impact on the street scene of the area.

The other parts of this proposal would not be visible from the street and would not have a visual impact on the street scene or the wider area.

Accordingly, the proposal would comply with policy D1 of the LPSS, D4 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations Guide SPD 2018.



### Impact on Surrey Hills National Landscapes and AGLV

The site falls within Surrey Hills National Landscape (formerly AONB) and an Area of Great Landscape Value (AGLV). Policy P1 of LPSS requires development proposals to demonstrate that they would not harm the setting of the National Landscape or AGLV.

The proposal would be carried out mainly to the rear of the dwelling and would be modest in scale. The extension designs would be blend in with the main dwelling and all external materials would match existing. It is considered that the proposal would not harm the setting of the National Landscape or AGLV.

Accordingly, the proposal would comply with Policy P1 of LPSS.

### 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 would be 87 and 91 Tillingbourne Road.

#### *87 Tillingbourne Road*

No. 87 is located west to the site and they share a side boundary. The proposed single-storey rear extension would project 4m along the shared boundary with no.87. Although this would intercept the 45 degree line when taken from the centre point of the rear window of no.87, the same extension has already been approved in the previous scheme 23/P/01335. Moreover, rear extensions of a similar depth are found in the area. As such, the proposed single-storey rear extension's overbearing and overshadowing impact on no.87 is deemed acceptable.

The proposed two-storey rear extension is proposed to be extended from the previously approved extension by 0.45m. It would remain modest in scale and would not have any impact on the occupiers of no.87.

The proposed rear shed would have a west side facing door. It would not overlook into no.87's rear garden as the view would be largely blocked by the fences on their shared boundary.

The proposed front porch, front extension and removal of the east side facing window would not have any impact on the occupiers of no.87.

#### *91 Tillingbourne Road*

No.91 is located to the east of the site and they share a side boundary. The proposed single-storey and two-storey rear extensions would not be overbearing to or overshadow no.91. A ground floor east side facing door is proposed, however it would not overlook into no.91's rear garden as the view would be largely blocked by the proposed 2.5m high brick wall.

The proposed rear shed would be built along their shared boundary. It would be single-storey and would feature a 2.4m high roof which pitches downwards to the rear garden which sits lower. The shed is not considered to be unacceptably overbearing to or overshadowing no.91. It would not overlook into no.91's rear garden as no east side facing window/door is proposed.

The proposed front porch, front extension and removal of the east side facing window would not have any impact on the occupiers of no.91.

Taking into account the extant permission, it is considered that the proposal would not have a significant impact on the occupiers of no.87 or no.91 Tillingbourne Road. Accordingly, the proposal would comply with policies D5 and H4 of the LPDMP, the NPPF and the Residential Extensions and Alterations Guide SPD, 2018.

### Sustainable development considerations

Policy S1 of LPSS states that when considering development proposals a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF would be taken. Policy D2 of LPSS adds that applications for development, including refurbishment, conversion and extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated.

The applicant has submitted a Climate Change, Energy and Sustainable Development Questionnaire. It states that the proposal, where possible, would maximise the use of sustainably and locally sourced materials. Demolished materials would be minimised where possible. It is considered that the applicant has demonstrated sustainable design and construction practice would be incorporated in the proposal and therefore the proposal would comply with policies S1, D2 of the LPSS and the NPPF.

### 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 proposed extensions are considered to be modest in scale, with the amendments not significantly affecting the appearance of the property nor impacting on the amenities of the

occupiers of the adjacent neighbouring properties to any greater extent than the extant permission. The proposed external materials would match the existing and the overall design of the proposal would appear subservient to the main dwelling. The proposal would not have a significant impact on the occupiers of no.87 or no.91 Tillingbourne Road. It would not harm the setting of the National Landscape of AGLV.

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