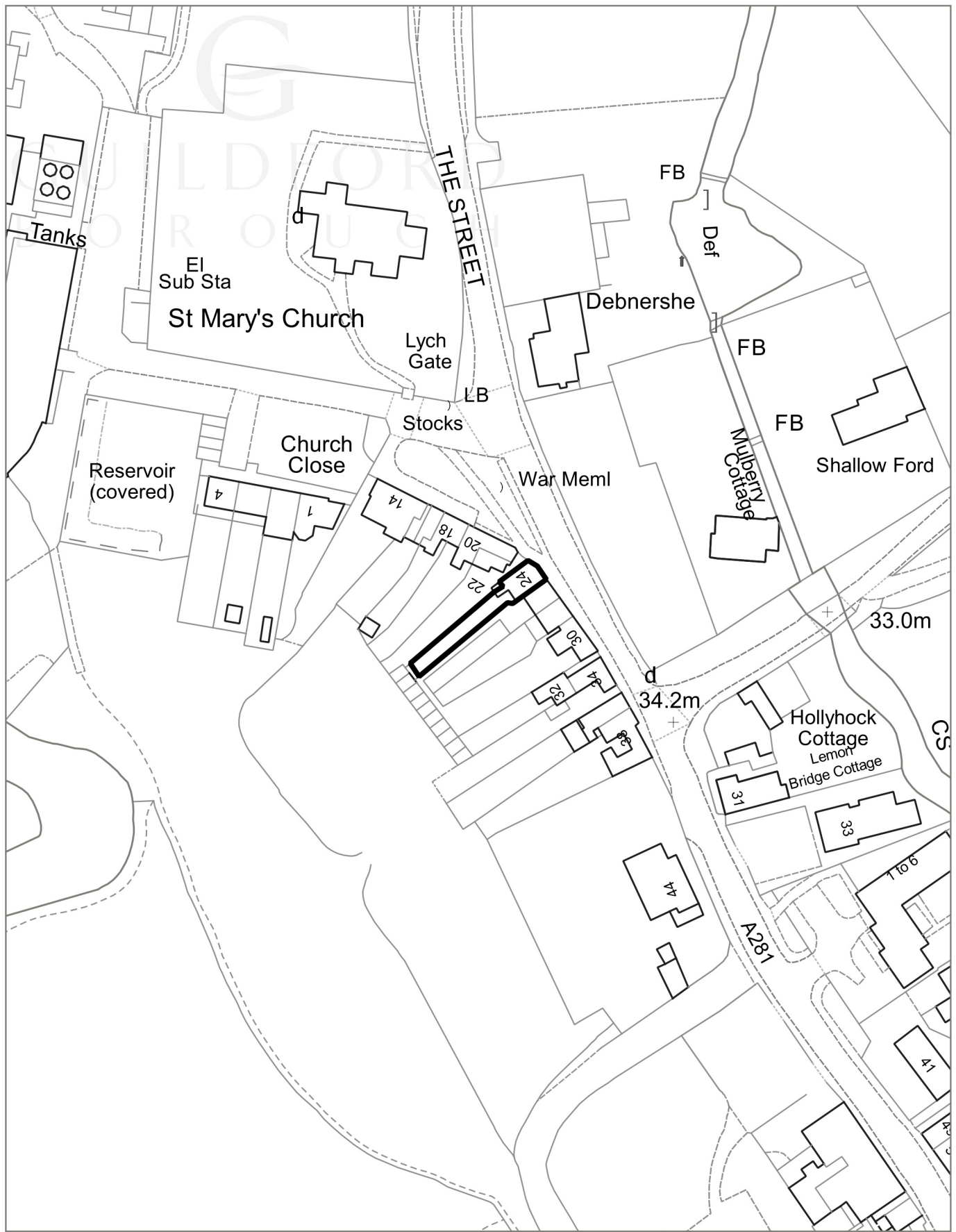


22/P/00110 - 24 The Street, Shalford, Guildford



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Print Date: 27/05/2022

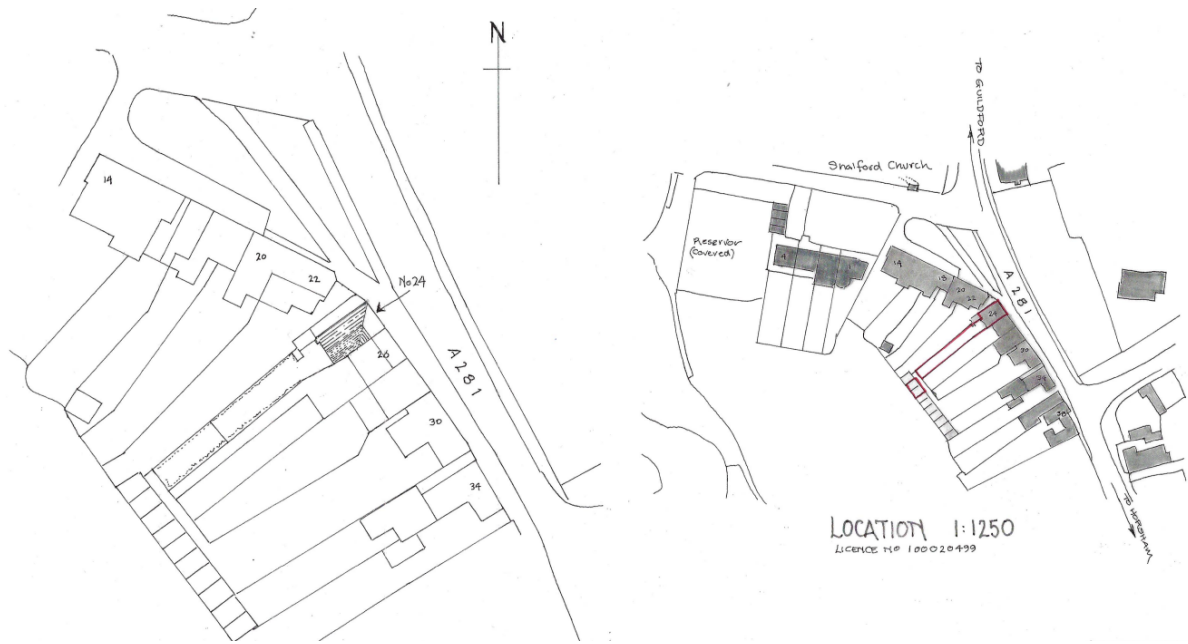


Not to Scale



GUILD FORD
BOROUGH

22/P/00110 – 24 The Street, Shalford, GU4 8BT



Not to scale

App No: 22/P/00110
Appn Type: Full Application
Case Officer: Benjamin Marshall
Parish: Shalford
Agent :

8 Wk Deadline: 14/04/2022

Ward: Shalford
Applicant: Mr. Simon Goldsworthy
24 The Street
Shalford
Guildford
GU4 8BT

Location: 24 The Street, Shalford, Guildford, GU4 8BT
Proposal: Proposed loft conversion to habitable accommodation, addition of upper floor window to the rear, insertion of roof lights in side element and single storey rear extension.

Executive Summary

Reason for referral

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

Key information

The proposed development comprises a loft conversion to habitable accommodation, addition of upper floor window to the rear gable, a single storey rear extension and associated repairs and internal alterations.

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.

The application will result in less than substantial harm to the significance of the designated heritage asset and/or its setting. The harm to the significance of the designated heritage asset is outweighed by the public benefit identified.

Owing to the above, the application is recommended for approval subject to conditions.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The works 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 works hereby permitted shall be carried out in accordance with the following approved plans: 2102 01, 2102 04, 2102 03 received on 21/01/2022, 2102 03, 2102 04A, 2102 06A, 2102 10B, 2102 11B and 2102 12A received on 25/05/2022

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

3. No work to the proposed extension and garden excavation shall take place until details and samples of the proposed external facing, including colour & finish have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples

Reason: To safeguard the special architectural and historic interest of the listed building and the interest of the character and appearance of the conservation area

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.

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

Officer's Report

Site description.

The site is a grade II listed dwelling on The Street in the north western side of Shalford. The site is

within the Shalford village area and therefore is inset from the Green Belt and outside of the AGLV. The site is within the Shalford Conservation Area.

Proposal.

Proposed loft conversion to habitable accommodation, addition of upper floor window to the rear, insertion of roof lights in side element and single storey rear extension.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
21/P/00111	Listed Building Consent for proposed loft conversion to habitable accommodation with new stairs, addition of upper floor window to the rear, insertion of roof lights in side element and single storey rear extension.	Pending	
21/P/00819	Listed building consent for a new external side door, re-lay lean to roof adding three rooflights, add 3 obscured glazed lean to windows, restore leaded light windows and internal works.	Approve 17/06/2021	N/A

Consultations.

Parish Council

Shalford Parish Council - Objection, the scale of the proposal is large in the context of the surrounding properties and the length of the kitchen would impact on the light received to the southern neighbour.

Third party comments:

None received

Planning policies.

National Planning Policy Framework (NPPF) 2021:

1. Introduction
2. Achieving sustainable development
4. Decision-making
12. Achieving well-designed places
16. Conserving and enhancing the historic environment

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

The Guilford 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
D2	Climate Change, Sustainable design, construction and energy
D3	Historic Environment

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

G1(3)	General Standards of Development
G5	Design Code
HE4	New Development which affects the setting of a Listed Building
HE7	New Development in Conservation Areas
HE10	Development which affects the setting of a Conservation Area

Supplementary planning documents:

Residential Extensions and Alterations SPD 2018
Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document 2020

Planning considerations.

The main planning considerations in this case are:

- the impact on the scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity
- the impact on the character of the conservation area and listed building

Impact on scale and character of the existing dwelling and surrounding area

The site forms the end property of a set of terraced dwellings, the rear garden spaces of the terraced dwellings in the locality slope upwards substantially away from the dwellings. The proposal comprises the construction of a single-storey rear extension, the insertion of 1no. window and repair of the existing gable end and internal alterations.

The single-storey extension would extend from the west elevation of the dwelling and measure approximately 4.2 metres in depth, infilling the rear amenity space up to the adjacent privy belonging to no. 22 The Street, and 3.3 metres in height sloping down to 2.3 metres to the eaves with a insert around the existing first floor window. It would include two mono-pitched roof slopes in keeping with the pitched roof form of the existing dwellinghouse and would extend the full width of the site. Owing to the scale and nature of the single-storey extension it would be seen as a subservient feature to the main dwellinghouse and would not be of a scale which would be out of keeping with the existing dwelling.

There are several sizeable extensions present on the terraced dwellings within The Street and in comparison the extension would not be an excessive addition to the property, nor when viewed within the surrounding area. It is also noted that the extension would infill an area of the rear

amenity space and as such would not be visible from the street scene and therefore, would not be considered out of keeping with the scale of the surrounding developments.

The extension would be constructed of materials respectful of the historic character of the dwelling, as such the design of the extension would not detract from the character of either the existing property or the surrounding area.

There are no concerns raised from the proposed gable window and internal alterations.

As such, 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.

Impact on neighbour amenity

The extension would be to the west of the dwelling and as such any neighbouring impact would be limited to no. 26 The Street. The case officer notes that the development would likely be visible from some of the rear amenity spaces of other neighbouring properties, however this is the limit of the extension's impact on the amenity of the other neighbouring properties.

The proposed extension would fail the 45 degree test when measured from the nearest rear window of the neighbouring property, as identified within the Residential Extensions and Alterations SPD 2018. The officer notes that the original dwelling projects beyond the rear of no. 26 The Street in the form of a two-storey element which fails the 45 degree test, owing to this any rear extension to the dwelling would fail the 45 degree test. The extension would be subservient to the two-storey element and would only be minimally visible over the existing boundary fence and therefore the case officer considers that the proposed extension would not result in an increased loss of light to this neighbour. As previously identified there would be limited visibility of the extension from no. 26 The Street and as such the proposal would not be seen as an overbearing feature.

The proposal would include the insertion of 1no. window in the gable end facing the rear garden space, the views from this window would not be so dissimilar to that from the existing first floor window and as such it is not considered that the development would result in overlooking above that of the existing rear windows.

There are no overlooking concerns resulting from the development.

It is not considered that the internal alterations would result in a material impact on neighbouring amenity.

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).

The impact on the character of the conservation area and listed building

Statutory provisions:

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.'

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

NPPF provisions:

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Para 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 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.

Paras 199-205 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.

No 24 The Street is an end of terrace cottage situated on the west side of the A281. The two-storey grade II listed property dates back to the 17th Century and is primarily of timber frame construction with a masonry fronted façade covered by whitewashed pebbledash, and a steeply hipped slate roof crowns the top. A single storey pentice roof extension, of some age, extends along the original side elevation, whilst to the rear of the property is another extended section, this time of two storeys. Evidence suggests that this cross-wing addition was added not long after the cottage was originally constructed.

The cottage is an asset of special interest as reflected by its Grade II listing status. Contributing to its significance are the following

- Its aesthetic grouping as part of a terrace of 17th Century cottages, but also as part of a wider collection of historic buildings within the village of Shalford, including the parish church of St Mary's
- Its connection with the Austen Estate as a former estate cottage – Austen Estate, whose seat was Shalford House, now demolished, owned lands and properties at Artington, Bramley, Hascombe and Dunsfold
- Is illustrative of well-preserved 17th Century domestic vernacular architecture within the locality, including the survival of its timber frame
- Use of vernacular material and traditional building techniques in its construction

Effect of Proposals on Significance

The application seeks consent for the following works

- Single storey rear extension of clay brick and glazed construction
- Repairs to the rear gable end and the inclusion of a small single casement window

- The provision of a paddle staircase between 1st floor level and attic

The principal consideration for Conservation is whether the proposed works would individually and/or collectively prejudice the special architectural or historic interest of the host building, which is a statutory grade II listed heritage asset. The Conservation Officer has considered the proposal and the following passages summarises the officer's comments:

The proposed single storey would be of simple design and would join the rear gable in a sensitive manner to avoid conflicting the first-floor window. Whilst there would be excavation to facilitate the development this would be undertaken with sensitivity and care. The Conservation Officer identifies that following a site visit they are '*satisfied that it is highly unlikely that a historic timber structure is hidden behind the external brick work*' and as such raises no objection to the removal of the lower section of the existing rear wall. The site visit also identified a '*significant degree of intervention*' needed in regards to the structural condition of the rear elevation. The Conservation Officer identifies harm as a result of the loss of ground floor openings which would compromise the legibility of the rear elevation. This harm is considered to be outweighed by the public benefits of the wider repairs and the removal of all cementitious mortar on this gable elevation, as a means of safeguarding this heritage asset. A structural lintel would be required to facilitate an opening at ground floor level, as such, a condition is being attached requiring the submission of specificities of the lintel and an installation methodology in order to ensure the works would respect the sensitivities of the Listed Building and its fabric.

It is accepted that the repair works in this case are urgently needed, which presents the opportunity to provide a small casement window within the gable apex. The supporting documentation confirm that the window would be inserted between the existing timber structure, whilst a few historic battens will be lost as a result it would not be considered to harm the property's architectural and historic significance. The window would fit within the fenestration and made of timber and as such would not appear out of character. A condition has been added requiring the submission of joinery details to be submitted to the LPA to ensure the joinery would be appropriate to the fabric of the listed building.

The development would also seek to improve access to the loft by replacing the existing hatch with a paddle staircase. The supporting drawings indicates that the attic space is to continually be used primarily for storage and that no intervention (removal/cutting) will occur to the roof's timber frame or oak trusses. There is a desire to insulate between the rafters using a breathable membrane such as woodwool, as well as covering and making good the loft hatch, these works are considered acceptable. Whilst there would be intervention to the historic ceiling to create the opening for the paddle steps, the Conservation Officer considers the intervention to be limited and not to harm the significance. The officer states: '*There is appreciation that it's positioning and specification has been chosen with due regards to ensuring that there is minimal harm to the listed property, but also whilst allowing for reasonable headroom/clearing space within the attic. The confirmation that none of the timber roof frame is to be interfered with is of great comfort as is the means of insulation.*'

Conclusion

The only harm identified by the Conservation officer was a compromisation of the legibility of the rear elevation through the loss of ground floor openings which would compromise the legibility of the rear elevation.

However, officers note that the scheme also creates a by the public benefit as a result of the wider repairs and the removal of all cementitious mortar on this gable elevation, which would safeguard this heritage asset. Given the longer term effects of this considerable weight is afforded this benefit.

As such the application will result in less than substantial harm to the significance of the designated heritage asset and/or its setting and is at the lower end of less than substantial. In line with para 202 of the NPPF it is necessary to weigh this against any public benefit. In line with the Planning (Listed Building and Conservation Area) Act 1990 special regard is given to preserving the heritage asset.

- The harm to the significance of the designated heritage asset is outweighed by the public benefit identified and therefore permission should be granted. Due regard has been given to the provisions of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Sustainability

The applicants provided completed climate change questionnaire with the application, policy D2 requires applications for development, including refurbishment, conversion and extensions to existing buildings to include information setting out how sustainable design and construction practice will be incorporated, including the level of information to be provided. The degree of information required within this statement is expected to be proportionate to the scope of the development. This application comprises a single-storey extension, addition of a window, repair and internal alterations to an existing dwelling, as such the expected amount of sustainable construction will be minor.

The application has highlighted the following points:

- Recycled and reclaimed materials where possible
- All excavation and demolition materials will be recycled where possible
- Sheep's wool insulation, sustainably sourced timber and lime plaster to be used
- Difficult to achieve energy efficiency in line with modern building due to the age of the dwelling
- Notes difficulty to achieve water efficiency owing to minor nature of development
- Large garden space will be retained after the development

The applicant in both the design of the plans and climate change questionnaire have shown considerations to producing sustainable design and construction. As such the officer is satisfied that the proposal would comply with policy D2 of the LPSS 2015-2034.

Conclusion

The proposed development comprises a loft conversion to habitable accommodation, addition of upper floor window to the rear gable, a single storey rear extension and associated repairs and internal alterations.

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.

The application will result in less than substantial harm to the significance of the designated heritage asset and/or its setting. The harm to the significance of the designated heritage asset is outweighed by the public benefit identified.

Owing to the above, the application is recommended for approval subject to conditions.