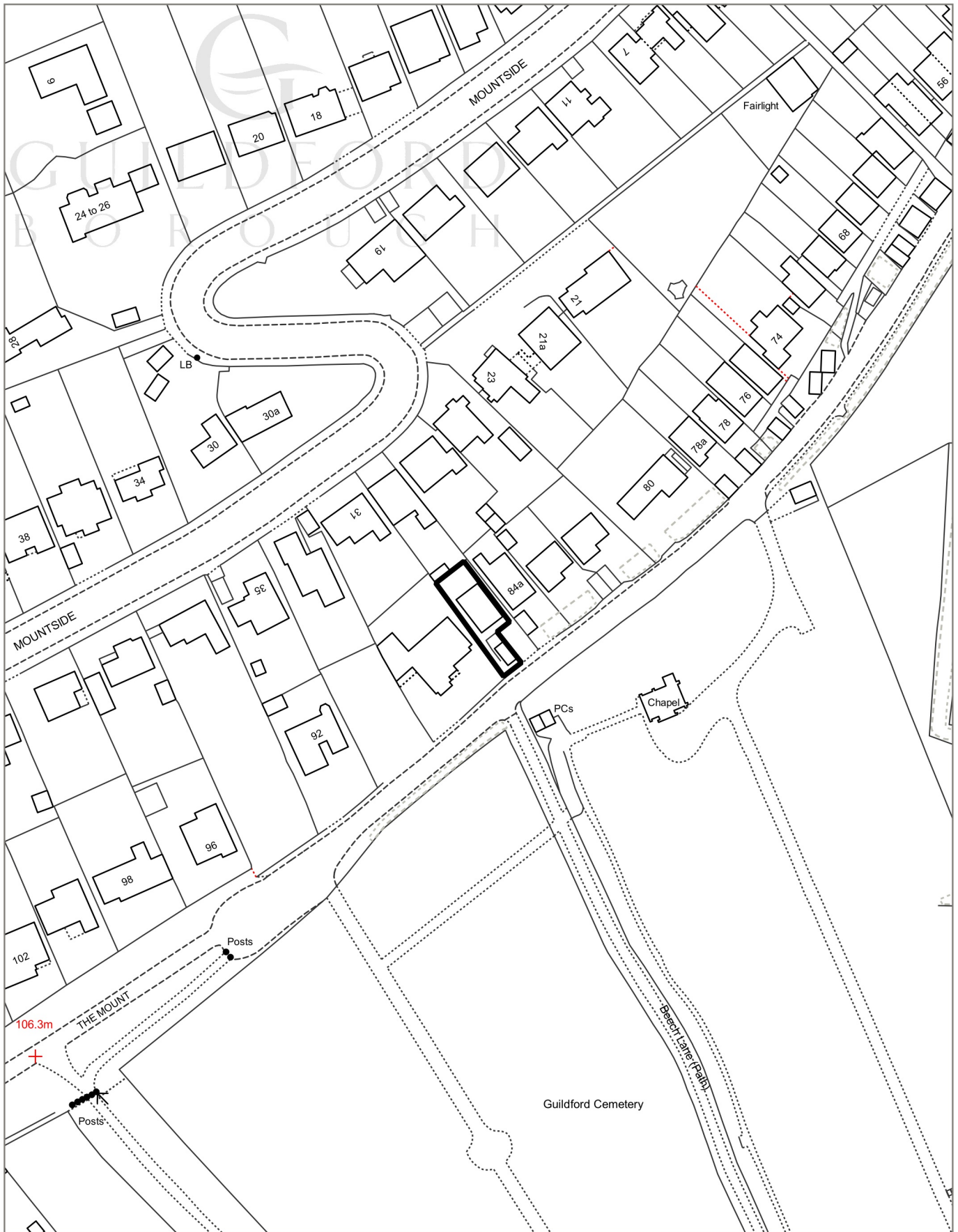


## 21/P/01496 - 86 The Mount, Guildford



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Not to Scale



GUILDFORD  
BOROUGH

**21/P/01496 – 86 The Mount, Guildford, GU2 4JB**



**Not to scale**

**App No:** 21/P/01496  
**Appn Type:** Full Application  
**Case Officer:** Carolyn Preskett  
**Parish:** Friary & St. Nicolas  
**Agent :** Mr Dutton  
MAAK architecture  
91 Holmdene Avenue  
London  
SE24 9LD

**8 Wk Deadline:** 30/08/2021

**Ward:** Friary & St. Nicolas  
**Applicant:** Mr Gross  
The Orthodox Foundation of  
St. Michael  
86 The Mount  
Guildford  
GU2 4JB

**Location:** 86 The Mount, Guildford, GU2 4JB

**Proposal:** Construction of a new two storey dwelling (with room in the roof) with basement level and associated external works following demolition of existing bungalow and garage. (Amended plans received 05.11.21 to reduce height and remove roof terrace)

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee by Councillor Hunt for the following reasons:.

- the development may not be out of character with the existing development in the surrounding area which is varied and includes properties of a similar style.

#### **Key information**

The proposed development is for a three bedroom detached property with a prayer room and attic room in the roof following the demolition of the existing dwelling.

#### **Summary of considerations and constraints**

The proposed development due to its mass, scale and form would result in a form of development out of character with existing development in the surrounding area and would have an adverse impact on the neighbouring amenities of the neighbouring property 84a The Mount by virtue of overbearance.

The proposals are contrary to Policy D1 of the Local Plan and Policy G1(3) of the saved Local Plan.

The recommendation is for refusal.

## **RECOMMENDATION:**

### **Refuse - for the following reason(s) :-**

1. The proposed development, due to its mass, scale and form, would result in a form of development out of character with existing development in the surrounding area. The proposal is therefore contrary to Policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015 - 2034 (adopted 25 April 2019) and policy G5 of the Guildford Borough Local Plan 2003 (as saved by the CLG direction 24/09/07), the National Planning Policy Framework (NPPF), and guidance in the Planning Policy Guidance (PPG) and Residential Design Guide: Supplementary Planning Guidance 2004.
2. The proposed development due to its mass, scale and form combined with its proximity to the neighbouring property 84a The Mount would have an adverse impact on the neighbouring amenities of this neighbouring property in terms of overbearance. As such the proposals are considered to be contrary to policy G1(3) of saved Guildford Borough Local Plan 2003.

### **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 :  
Amended plans were sought by the original case officer, however, the amended plans received did not overcome the concerns relating to the proposals.

2. This decision relates expressly to drawings Site Plan 17003\_PL\_005, Existing Floor Plan and Elevation 17003\_PL\_004, Location Plan received 5 July 2021, amended proposed site plan 002 REV B, amended proposed sectional elevations 009 REV B, amended proposed elevations 008 REV A, amended proposed floor plans 006 REV B, amended existing and proposed street elevation 003 REV C received 5 November 2021 and sunlight study sheets received 18 March 2022.

## **Officer's Report**

### **Site description.**

The site to which this application relates is located within the urban area of Guildford. The site is situated towards the upper end of The Mount, which is a steeply sloping road. The site comprises a detached bungalow with a detached subterranean garage set into the sloping ground below the dwelling. The dwelling forms part of a row of detached dwellings which follow a similar building line, set back and up from the road, on the northern side of The Mount. The surroundings comprise a mix of detached bungalows, chalet bungalows and two storey dwellings. On the opposite side of the road to the application site there is a cemetery and chapel. The plot slopes from road level (at the front of the site) up towards the rear of the plot.

### **Proposal.**

Construction of a new two storey dwelling (with room in the roof) with basement level and associated external works following demolition of existing bungalow and garage. (Amended plans received 05.11.21 to reduce height and remove roof terrace)

### **Relevant planning history.**

None relevant

### **Consultations.**

#### **Statutory consultees**

County Highway Authority: Recommend conditions

Thames Water: Recommend conditions

### **Third party comments:**

5 letters of representation have been received raising the following objections and concerns:

- plans misleading
- very large building on a very small plot
- high building with steeply pitched roof
- overshadowing
- overlooking
- potential concerns over parking area
- concerns over effect of excavation and construction work
- concerns over roof terrace (Officer note: The roof terrace has been removed from the plans)
- increase in traffic
- overdevelopment
- the designation of the 4th floor of the proposal as a prayer room is irrelevant
- back garden is minute
- concerns over multi occupancy
- out of character
- light pollution
- no soft landscaping

Following the receipt of amended plans 5 additional letters have been received reiterating the original comments and making the further points:

- the proposed plans still show four stories
- reduction in morning light
- overlooking
- plans show access over private land
- concerns over dimensions of parking area owned by another property
- lack of parking
- still overdevelopment of site
- top floor windows should be obscure glazed
- bulky dormer structure would tower over 82 and 84 The Mount

### **Planning policies.**

#### National Planning Policy Framework 2019 (NPPF):

Chapter 1	Introduction
Chapter 2	Achieving sustainable development
Chapter 4	Decision Making
Chapter 5	Delivering a sufficient supply of homes
Chapter 12	Achieving well designed places
Chapter 15	Conserving and enhancing the natural environment

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

D1	Place Shaping
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#### Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

G1	General Standards of Development
G5	Design Code
H4	Housing in Urban Areas
NE4	Species Protection

#### Supplementary planning documents:

Vehicle Parking Standards SPD (2006)  
Surrey County Council Vehicular and Cycle Parking Guidance (2012)  
Climate Change, Sustainable Design, Construction and Energy SPD 2020  
Residential Design SPD 2004

#### Planning considerations

- the principle of development
- impact on scale and character of the existing site and surrounding area
- impact on neighbouring amenity
- living environment
- ecology and biodiversity
- sustainability
- highway and parking considerations

#### The principle of development

There is no objection to the principle of redevelopment. A replacement dwelling on this urban site is in accordance with the NPPF and new local plan.

#### Impact on scale and character of the existing site and surrounding area

The proposed development would replace the existing single storey dwelling on the site with a dwelling over four levels incorporating a basement and rooms in the roof. The access and parking area to the neighbouring property 29 Mountside would be retained. The existing dwelling is of low quality construction and appearance and has been vacant for some years.

The surrounding area is characterised by a mix of recently redeveloped houses over a number of floors, chalet bungalows and bungalows. The properties are on an elevated position above the road due to significant changes in levels. The proposed new dwelling would spread across the full width of the site and would provide accommodation over four floors. Whilst it is acknowledged that two neighbouring properties 88 and 90 The Mount have recently been redeveloped, the latter still to be finished, which have resulted in significantly larger properties than those they replaced, both sites are considerably larger in area and particularly width than the application site. Furthermore, the application site does not benefit from the same degree of screening as 88 The Mount and as such the scale and bulk of the proposals would appear more prominent in this location.

The proposed new dwelling would be of a poor and bland design which pays little respect to local characteristics. The large dormer on the side elevation gives the new dwelling an unbalanced appearance which is further exacerbated by the proposed roofscape and different eaves heights. The resulting property would appear top heavy and cramped on this narrow site when compared to other properties within the surrounding area. The side elevations of the proposed dwelling extend fully across the width of the application site with no spacing between the proposed dwelling and the boundaries. The side walls of the proposed dwelling are on the boundary with no space for any landscaping or boundary treatment to soften the appearance of the solid tall timber shingle clad side elevations which further demonstrates the cramped nature of the proposed development. In addition, the proximity of the proposed dwelling and its form would dominate the adjacent chalet bungalow which sits on lower ground. The proposed materials of timber shingle cladding for both the roof and the elevations, the steep roof slopes and the lack of any detail other than a steel clad dormer on the side elevation facing the side boundary with 88 The Mount combined with the prominent elevated position of the proposed development result in a development that is incongruous and out of keeping with the pattern of development within the immediate locality.

Whilst there is no objection in principle to a contemporary or non - traditional design in this location, the proposed design is not considered sympathetic to the locality. Since originally submitted the ridge height of the dwelling has been reduced in height by 800mm and the roof terrace has been removed. However, these amendments have not overcome the concerns raised.

The proposed new dwelling by virtue of its mass, scale and form would be out of character with existing development within the vicinity, contrary to Policy D1 of the local plan and policy G5 of the saved local plan.

#### Impact on neighbouring amenity

The neighbouring properties most affected by the proposals are 84a The Mount, 88 The Mount and 29 Mountside

#### 84a The Mount

84a The Mount is a chalet bungalow and sits on lower ground than the application site. The maximum ridge height of the proposed dwelling would be 3.8m higher than the neighbouring property 84a The Mount. This considerable difference in the height of the two dwellings combined with the replacement dwelling being spread across the full width of the site and its overall scale and mass would result in an overbearing impact on 84a The Mount.

Sunlight study sheets have been submitted with the application covering summer, winter and autumn at morning, mid afternoon and evening illustrating there would be very little loss of sunlight to 84a The Mount resulting from the proposed development.

No windows are proposed in the side elevation of the new dwelling other than a high level window on the first floor (shown on the elevational drawing but not the floor plans) and two rooflights in the roof. As such, there are no concerns regarding overlooking or loss of privacy in regard to 84a The Mount.

#### 88 The Mount

There are windows proposed in the side elevation of the proposed dwelling facing 88 The Mount (again floor plans and elevational drawings differ). The windows in the side dormer would serve the stairwell for the attic and the prayer room. These windows would be of limited width and their position such that any resulting loss of privacy to 88 The Mount would not be so great as to warrant a refusal of planning permission.

Sunlight study sheets have been submitted with the application covering summer, winter and autumn at morning, noon, mid afternoon and evening illustrating there would be no loss of sunlight to 88 The Mount resulting from the proposed development.

88 The Mount is positioned off the boundary and is on higher ground than the proposed dwelling. As such, there are no concerns in relation to overbearance in relation to 88 The Mount.

#### 29 Mountside

29 Mountside is located to the rear of the application site. Whilst it is acknowledged that a bedroom window and a bathroom window would face towards the garden area of the 29 Mountside, the windows would face towards the very rear of the garden and due to the separation distances, on balance the proposal is not considered to cause material harm to the neighbouring amenities of 29 Mountside. In addition it is noted that there is screening along the boundary of the property which would further obscure views towards the neighbouring property to the rear. A condition for landscaping would have been recommended to ensure screening along the rear boundary within the application site had the proposals overall been considered acceptable.

Due to separation distances between the proposed dwelling and 29 Mountside there are no concerns relating to loss of light.

The proposed development would result in an overbearing impact on 84a The Mount and as such is contrary to Policy G1(3) of the saved local plan



### Living environment

The proposed size of the new dwelling would meet with the DCLG's Technical Housing Standards - Nationally described Space Standards (March 2015) and the requirements of Policy H1 of the new local plan. The new dwelling would have a small garden but is considered adequate amenity space. As such it is considered that a satisfactory environment in terms of outlook, privacy and adequate garden / amenity space would be provided with a suitable internal layout.

### Ecology and Biodiversity

The Government announced it would mandate net gains for biodiversity in the Environment Bill in the 2019 Spring Statement. The Environment Bill received Royal Assent on 9 November 2021. Mandatory biodiversity net gain as set out in the Environment Act applies in England only by amending the Town & Country Planning Act (TCPA) and is likely to become law in 2023, the absence of this change to TCPA and no Development Plan policy regarding biodiversity net gain. However, as para 175 of the NPPF sets out the principles that should be applied to habitats and biodiversity and policy ID4 of the LPSS seeks to contribute to biodiversity, it would be appropriate to require biodiversity enhancements by condition, if the application was recommended for approval.

### Sustainability and green and blue infrastructure

The NPPF requires the planning system to shape places in a way that contributes to “radical reductions” in greenhouse gas emissions and states that plans should take a proactive approach to mitigating and adapting to climate change in line with the objectives of the Climate Change Act 2008. Policy D2 of the LPSS and the accompanying Climate change, sustainable design, construction and energy SPD sets out the Council's approach to achieving the overarching requirement from national policy. Part 3 of policy D2 requires non-major development proposals to submit sustainability information which is proportionate to the size of the development in the planning application, whilst part 11 specifies that planning applications must include adequate information to demonstrate and quantify how proposals comply with the energy requirements at paragraphs 5-10 of the policy. Part 9 sets a mandatory requirement that new buildings must achieve a reasonable reduction in carbon emissions of at least 20% measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).

The application is supported by a Climate Change, Energy and Sustainable Development Questionnaire. The submitted information confirms that the new dwelling would adopt high standards for energy performance with fabric first approach, complemented with zero-carbon technologies to minimise carbon footprint and installation of solar panels and a water efficiency of less than 110 litres per person per day in line with the Council's requirements. In addition, low impact materials would be prioritised within the construction.

The submitted questionnaire sets out that the proposal would seek to minimise the use of primary materials and reuse and recycle any demolition/excavation material where practicable.

Overall, subject to the development being carried out in accordance with the submitted information, the proposal is found to be compliant with policy D2 of the LPSS 2015-2034 the Climate change, Sustainable design, Construction and Energy SPD 2020, and the requirements of the NPPF.

#### Highway/parking considerations

The existing access to the property would be retained and a new garage within the basement level is proposed with a car port to the front of the garage. Parking on the site for 29 Mountside would be retained as per the existing situation. An additional parking space over the existing situation would be provided.

The proposed development has been considered by the County Highway Authority who have assessed the application on safety, capacity and policy grounds and subject to the imposition of conditions relating to electric vehicle car charging points and cycle storage they have raised no objections.