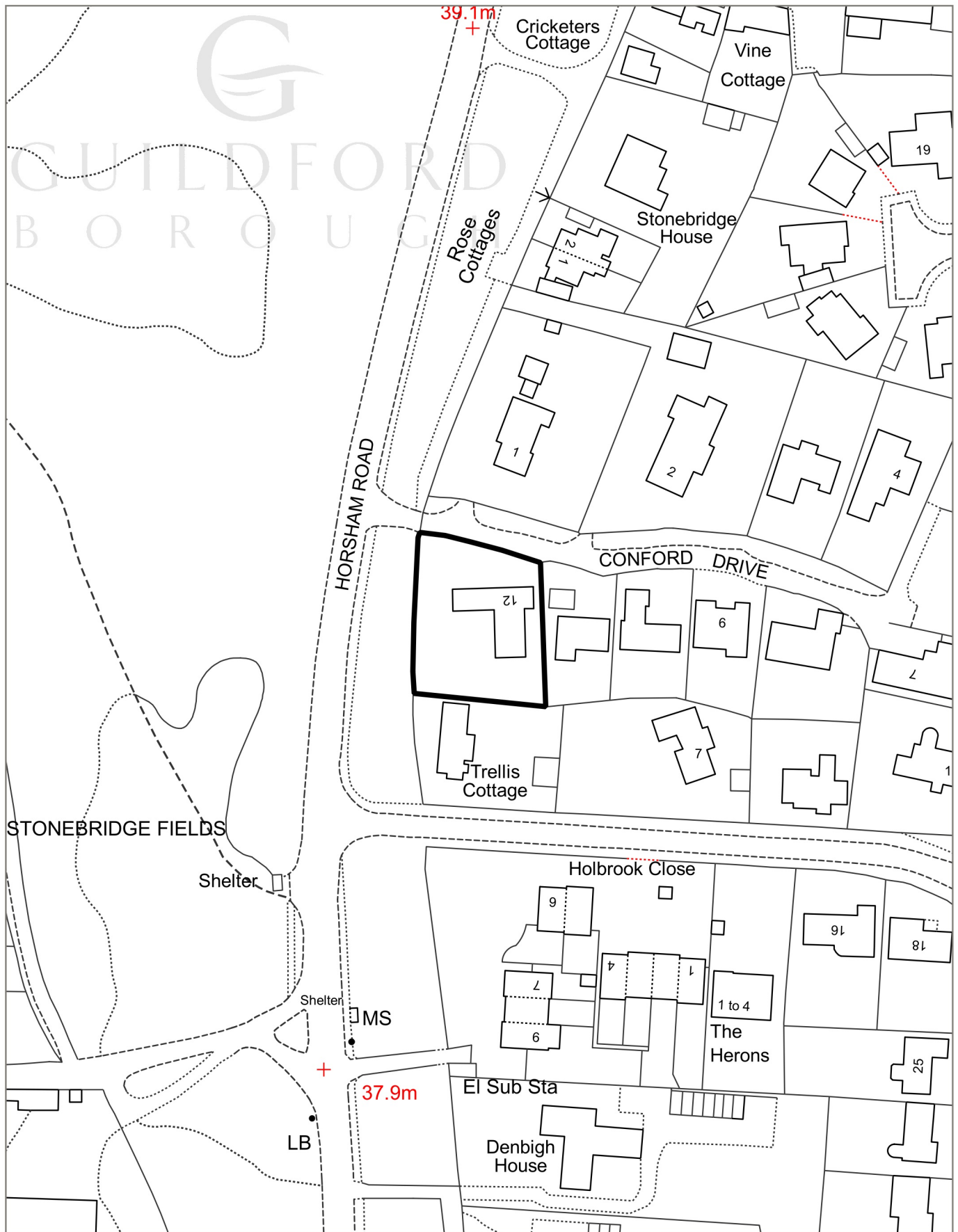


21/P/02403 - Tranquillity, 12 Conford Drive, Shalford, Guildford



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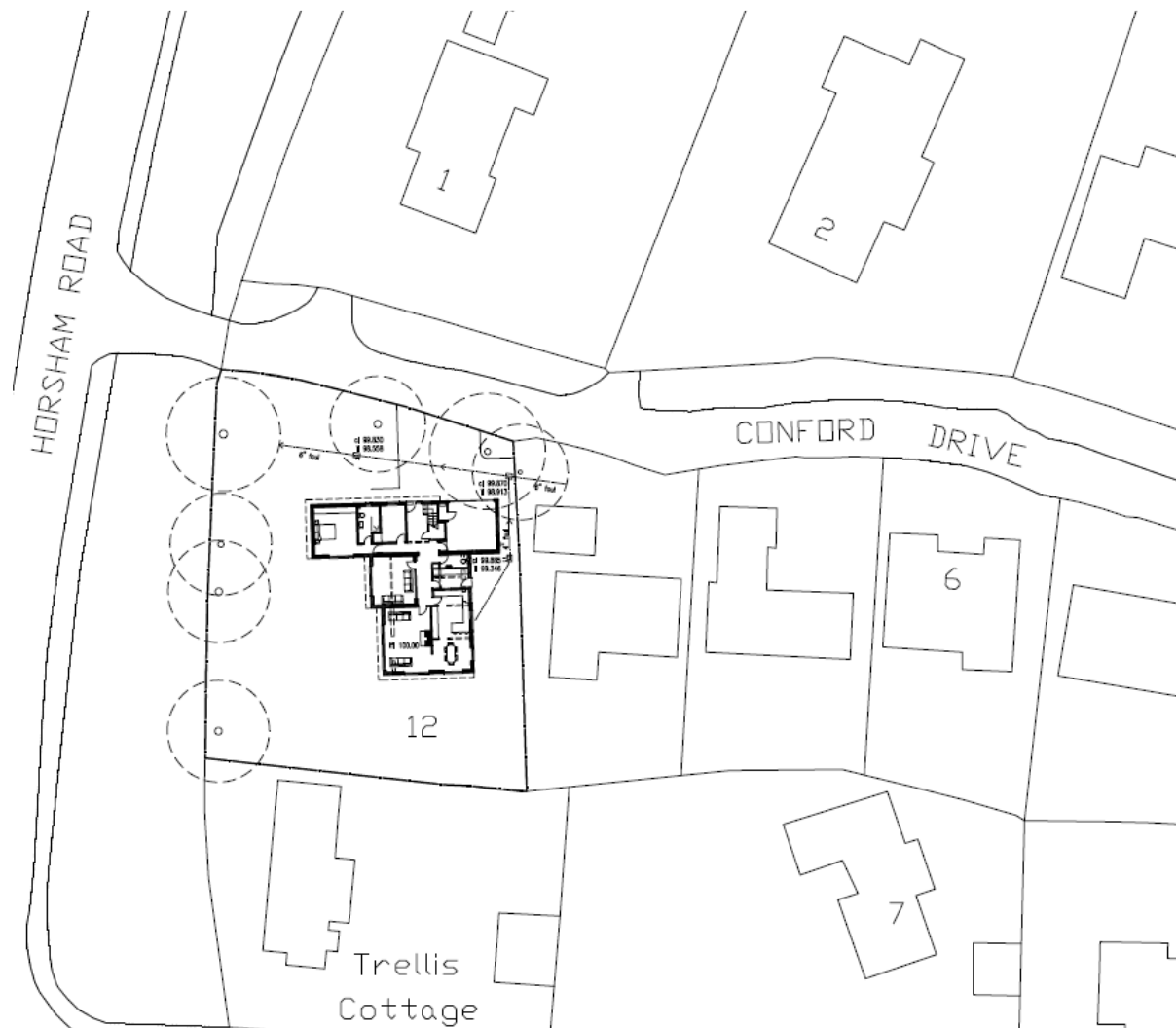


Not to Scale



GUILDFORD
BOROUGH

21/P/02403 – Tranquillity, 12 Conford Drive, Shalford, Guildford, GU4 8DX



Not to scale

App No: 21/P/02403
Appn Type: Full Application
Case Officer: John Busher

8 Wk Deadline: 18/07/2022

Parish: Shalford
Agent : Mr Paul Harrison
WLA Architecture LLP
34 Bridge Street
Leatherhead
KT22 8BZ

Ward: Shalford
Applicant: Mr Wood
JPW Osprey (Shalford) Ltd
Osprey House
Guildford Road
Little Bookham
KT23 4HB

Location: Tranquillity, 12 Conford Drive, Shalford, Guildford, GU4 8DX
Proposal: Side infill extension, side extension, and first floor extension, following removal and replacement of existing pitched roof

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 application site is located on the southern side of Conford Drive in Shalford. Conford Drive is a private cul-de-sac containing twelve properties and is itself off the A281 Horsham Road. The drive has a mix of bungalows and two storey houses, however, it is noted that the majority are bungalows. The surrounding area is suburban and residential in character and it has been inset from the Green Belt.

The application site is a corner plot with its western boundary along the A281 and its northern boundary fronting onto Conford Drive. The plot is currently occupied by a modest sized bungalow with a pitched which has an integral garage. Some of the trees along the western and northern boundary of the site are covered by a Tree Preservation Order (TPO No 14 of 1974).

The proposal seeks to extend and remodel the existing bungalow. A first floor would be added to the property which would have a flat roof, accommodating four bedrooms. The dwelling would have a modern design and appearance, finished with wooden cladding at first floor and render at ground floor.

Summary of considerations and constraints

The proposal would fundamentally alter the character and appearance of the existing dwelling and would introduce a modern architectural style into the street. While the dwelling would be different to the neighbouring dwellings along Conford Drive, the proposal would overall be sympathetic to established scale, height and proportions of the surroundings. The design of the proposal, while different to existing, would not result in any particular or demonstrable harm to the character or appearance of the area.

The proposal would increase the bulk of built form adjacent to the side elevation of 11 Conford Drive and would result in some harm to its amenity. However, the harm has been assessed as low and would not be sufficient to result in the refusal of the planning application.

Overall, the proposal is considered to be acceptable and is therefore 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: 2575: 01, 02, 03, 04, 05, 06A and 07A.

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

3. No development shall take place above ground floor level until details and samples of the proposed external facing materials including colour and 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 ensure that the external appearance of the building is satisfactory.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, doors or other forms of openings other than those shown on the approved plans, shall be inserted in the first floor elevations or roof of the development hereby permitted.

Reason: In the interests of residential amenity and privacy.

5. Before the first floor accommodation hereby approved is first occupied, the east facing landing window and south facing bathroom window (both at first floor level) shall be fitted in full with obscure glazing and retained as such for the lifetime of the development.

Reason: In the interests of residential amenity and privacy.

6. Access to the flat roof areas of the extensions hereby permitted shall be for maintenance or emergency purposes only and the flat roof shall not, at any time, be used as a balcony, roof garden, patio or similar amenity area.

Reason: In the interests of residential amenity and privacy.

7. No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan, all in accordance with British Standard 5837:2012, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed method statement and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until tree protection measures and any other pre-commencement measures as set out in the AMS and TPP, have been installed/implemented. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

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 not sought prior to submission. However, the proposal was deemed to be acceptable as submitted and therefore the recommendation is to approve planning permission.

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.

3. The applicant is reminded that planning permission has been applied for extensions and modifications to the existing dwelling. Should the proposals require the 'complete' demolition of the existing property and its replacement with the dwelling set out on the proposed plans, this would not be covered by this permission and a new full application for planning permission would be required.

Officer's Report

Site description

The application site is located on the southern side of Conford Drive in Shalford. Conford Drive is a private cul-de-sac containing twelve properties and is itself off the A281 Horsham Road. The drive has a mix of bungalows and two storey houses, however, it is noted that the majority are bungalows. The surrounding area is suburban and residential in character and it has been inset from the Green Belt.

The application site is a corner plot with its western boundary along the A281 and its northern boundary fronting onto Conford Drive. The plot is currently occupied by a modest sized bungalow with a pitched which has an integral garage. Some of the trees along the western and northern boundary of the site are covered by a Tree Preservation Order (TPO No 14 of 1974).

Proposal

Side infill extension, side extension, and first floor extension, following removal and replacement of existing pitched roof.

The proposal seeks to extend and remodel the existing bungalow. A first floor would be added to the property which would have a flat roof, accommodating four bedrooms. The dwelling would have a modern design and appearance, finished with wooden cladding at first floor and render at ground floor.

Relevant planning history

None relevant.

Consultations

Shalford Parish Council: No objections.

Third party comments

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

- first floor additions and side infill will have an adverse impact on the amenity of neighbouring properties in terms of loss of light, privacy and overshadowing;
- adverse impact on views from existing neighbouring dwellings [Officer Note: The surrounding residents do not have a right to a view];
- the first floor has doorways which access onto a sundeck. This raises amenity concerns for neighbouring properties [Officer Note: This is incorrect. The plans do not show either first floor doors or sundecks. The applicant has agreed to a condition which would prohibit access onto the roof of the property (except for maintenance and emergency access)];
- concerns regarding the use of cladding and its safety [Officer Note: This is not a planning consideration.

- The materials and construction of the modifications to the dwelling will be controlled by Building Regulations];
- concerns over statements made on the application form;
- the proposal to replace a bungalow which is similar to those in the street, with a two storey flat roof structure would be out of keeping with the character of the area;
- the proposal would be harmful to the AONB and the prevailing sense of countryside [Officer Note: The site is not located within the AONB and is within a suburban setting, surrounded by residential development];
- the proposal would increase the number of bedrooms and therefore the parking demand [Officer Note: Sufficient parking for a five bedroom dwelling can be accommodated on site];
- the proposal would result in additional traffic movements onto the busy A281
- concerns about the road being blocked during construction and general disruption [Officer Note: Disruption is to be expected during any construction process, however, that in itself is not a reason to withhold planning permission. Conford Drive is a private road and any impact on access would need to be resolved by the parties involved]; and
- the proposal would result in the loss of a bungalow which are in short supply [Officer Note: There are no policies which protect the retention of bungalows].

Planning policies

The following policies are relevant to the determination of this application.

National Planning Policy Framework (NPPF)

Chapter 12. Achieving well-designed places

Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019)

Policy D1: Place shaping

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

Policy G1: General standards of development

Policy G5: Design code

Supplementary planning documents

Residential Extensions and Alterations Guide 2018

Planning considerations

The main planning considerations in this case are:

- the impact on the character of the area and the host property
- the impact on neighbouring amenity
- impact on trees and vegetation
- parking and highways matters

The impact on the character of the area and the host property

Policy D1 'Place Shaping' of the Guildford Borough Local Plan and saved policies G1 'General Standards of Development', and G5 'Design Codes' require that all new development should respond meaningfully and sensitively to the character of the site whilst also responding respectfully to the scale, height and proportions of surrounding buildings. Guildford Borough Council's Supplementary Planning Document (SPD) 'Residential Extensions and Alterations' provides guidance to achieving high standards of design in support of local and national planning policy.

At present, Conford Drive consists mainly of bungalows. However, there are also two two-storey dwellings on the northern side of the drive, including 1 Conford Drive, which like the application site also fronts onto Horsham Road. While the dwellings are finished in similar materials such as tiled roofs and brick elevations and have pitched roofs, their design and appearance are not strictly uniform. In addition, the wider area also consists of various dwelling sizes and architectural styles from a timber framed cottage immediately to the south of the site to more modern developments. As such, there is no in principle objection to the 'replacement' of a bungalow with a two storey building.

The proposed extensions to the existing bungalow would change the building into a two storey dwelling, with a flat roof and of a modern design. It would be finished with timber cladding at first floor level and render to the ground floor. The new first floor element would be set off the common boundary with 11 Conford Drive by between five and seven metres and it would take the dwelling to a maximum height of 6.1 metres, compared to the existing at 4.7 metres.

In terms of the proposal integrating within the existing Conford Drive streetscene, it is considered that the principle of a two storey house on this plot is acceptable. This is because the drive already has two storey properties interspersed between the bungalows and a further two storey dwelling on this plot would only add to this existing mix. The gap to the side boundary with 11 Conford Drive at first floor level would also be appropriate and ensure that there continues to be enough space between the built form. It is acknowledged that the modern design would be dissimilar to the other properties along Conford Drive and the proposal would to a certain extent 'stand-out' as a result. However, the proposed design in itself is interesting and innovative, using a simple palette of materials and large openings to create a dwelling which would be contemporary in appearance. While the proposal would not be in keeping with the existing architecture along Conford Drive, it is considered that the modest scale of the proposal, together with design will ensure that the proposal would be a sensitive introduction into the streetscene, which although different in appearance, would be respectful of the scale, height and proportions of surrounding built form. It is therefore considered that there would be no particular harm to the character of this suburban cul-de-sac arising from the proposed development.

In terms of the impact on the wider area it is noted that while the site is well screened with trees during the summer months, it does become very visible when the existing trees have shed their leaves. The additional bulk and the modern design means that the proposal would be more prominent in views from Horsham Road. Due to the various setbacks at first floor level and the modest overall height, the proposal would not be excessive in its bulk or massing. The dwelling would also remain well set back from the highway, with the TPO trees and landscaping softening its appearance. The elevation fronting Horsham Road would be interesting, with two large windows at first floor level which would adequately break up the timber cladding. While the dwelling would be unlike most existing properties in the area, it would contribute to the mix of architectural styles rather than resulting in any particular harm.

While it is acknowledged that the design of this proposal has resulted in a relatively large number of objections from residents, as noted above, the fact that a modern architectural style is proposed is not a sufficient reason in itself to refuse planning permission. Harm still needs to be identified. It is noted above that the surroundings do not contain one particular style of architecture and as such, the proposal would add to, rather than detract from the character and appearance of the area and Conford Drive.

If planning permission is granted, it is recommended that conditions be imposed to secure the external materials to ensure that they are acceptable for the site and surroundings.

On this basis, the proposal is deemed to be consistent with policy D1 of the LPSS, policy G5 of the Local Plan 2003 and the Residential Extensions and Alterations Guide.

The impact on neighbouring amenity

The proposal has the most potential to impact on the amenity of the neighbouring dwellings to the east (11 Conford Drive) and to the south (Trellis Cottage on Poplar Road). The case officer has visited both of these properties as part of the assessment.

11 Conford Drive:

As noted above, 11 Conford Drive is the neighbouring property to the east of the application site. It is also a bungalow, with a detached garage to the front, which is placed close to the common boundary between the two properties. It is noted that the proposal would increase the bulk of the dwelling and would introduce a new first floor. As such, it is acknowledged that the relationship between the properties would be altered. However, the proposed first floor accommodation which would be adjacent to the side elevation of 11 Conford Drive (together with the small increase at ground floor level) would be set approximately five metres from the boundary and there would be a gap of eight metres between the side elevations of the properties. This should also be considered against the modest height of the proposal at six metres, as well as its depth of just 5.4 metres. While there is no doubt that the proposal would be visible from the kitchen / dining area of 11 Conford Drive, and would also result in some loss of light to this room, the harm caused would be at a low level and not sufficient to justify the refusal of the planning application. The front section of the first floor would be adjacent to number 11's garage and would be set seven metres from the common boundary and at an oblique angle to the kitchen / dining room window. As such, this element of the extension would not be harmful to the amenity of 11 Conford Drive.

Concerns have been raised about the possibility of the flat roofs being used as outdoor amenity space. The applicant has already confirmed that this would not be the case and prohibiting the use of these spaces could be secured by condition. The only window facing the side elevation of 11 Conford Drive would serve a landing area. This would be a very narrow window and could be obscurely glazed by condition.

Trellis Cottage:

Trellis Cottage is the neighbouring property to the south. It is a detached two storey dwellings with a large double height extension off its rear elevation.

The proposed first floor accommodation would be located approximately 17 metres from the boundary with Trellis Cottage and its rear elevation would contain two very narrow windows which would serve a bathroom and a bedroom. While the extension would be visible from Trellis Cottage, particularly from a number of vantage points within its rear garden, given the distance of separation, there would be no overbearing impact caused or a loss of light. For the same reasons and due to the nature of the proposed rear windows, there would also not be a loss of privacy to Trellis Cottage or its outdoor amenity space.

With the conditions noted above, the proposal is deemed to be acceptable in this regard.

Impact on trees and vegetation

Some of the trees along the western and northern boundary of the site are covered by a Tree Preservation Order (TPO No 14 of 1974). The Council's Tree Officer has visited the site in relation to a tree works application (22/T/00002) which approved the re-pollarding of six TPO trees that surround the property. The Officer notes that the proposed development work would not directly impact on the trees but there is potential for damage to roots etc if protection measures are not put in place. This includes, for example, the storage of materials in root protection areas, mixing of concrete and the possible movement of services. If the application is to be approved, due to the sensitivity and proximity of the trees, it is recommended that a condition be imposed which requires the submission of a detailed arboricultural method statement (AMS) and tree protection plan (TPP) before work starts on site.

With this condition in place, the proposal is deemed to be acceptable in this regard.

Parking and highways matters

It is noted that the proposed dwelling would have five bedrooms. The Council's adopted guidance requires two on-site parking spaces for a five bedroom dwelling. Like now, a large driveway would remain to the front of the property which could accommodate at least two parking spaces. As such, the proposal is acceptable in this regard.

Some residents have noted that due to the increase in the number of bedrooms the proposal would also result in additional vehicle movements onto Horsham Road which may pose a highway safety concern. While the proposal may result in an increase in vehicle movements when compared to the existing bungalow, the increase would not be material and would not result in any adverse impacts on the safety of the highway network which could be judged as being severe.

As such, the proposal is deemed to be acceptable in this regard.

Conclusion

It is acknowledged that the proposal would fundamentally alter the character and appearance of the existing dwelling and would introduce a modern architectural style into the street. While the dwelling would be different to the neighbouring dwellings along Conford Drive, the proposal would overall be sympathetic to established scale, height and proportions of the surroundings. The design of the proposal, while different to existing, would not result in any particular or demonstrable harm to the character or appearance of the area.

The proposal would increase the bulk of built form adjacent to the side elevation of 11 Conford Drive and would result in some harm to its amenity. However, the harm has been assessed as low and would not be sufficient to result in the refusal of the planning application.

Overall, the proposal is considered to be acceptable and is therefore recommended for approval.