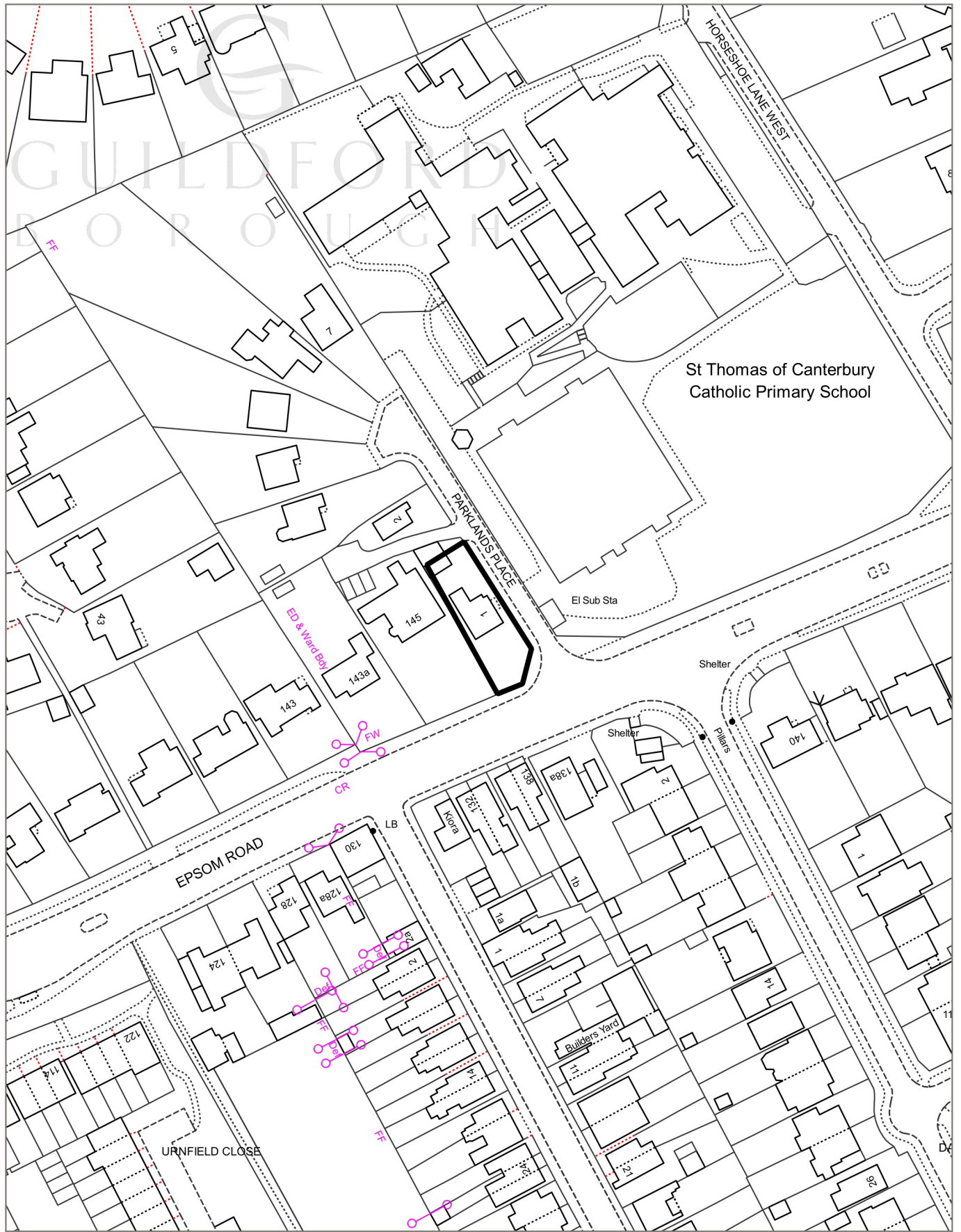


22/P/00423 - 1 Parklands Place, Guildford



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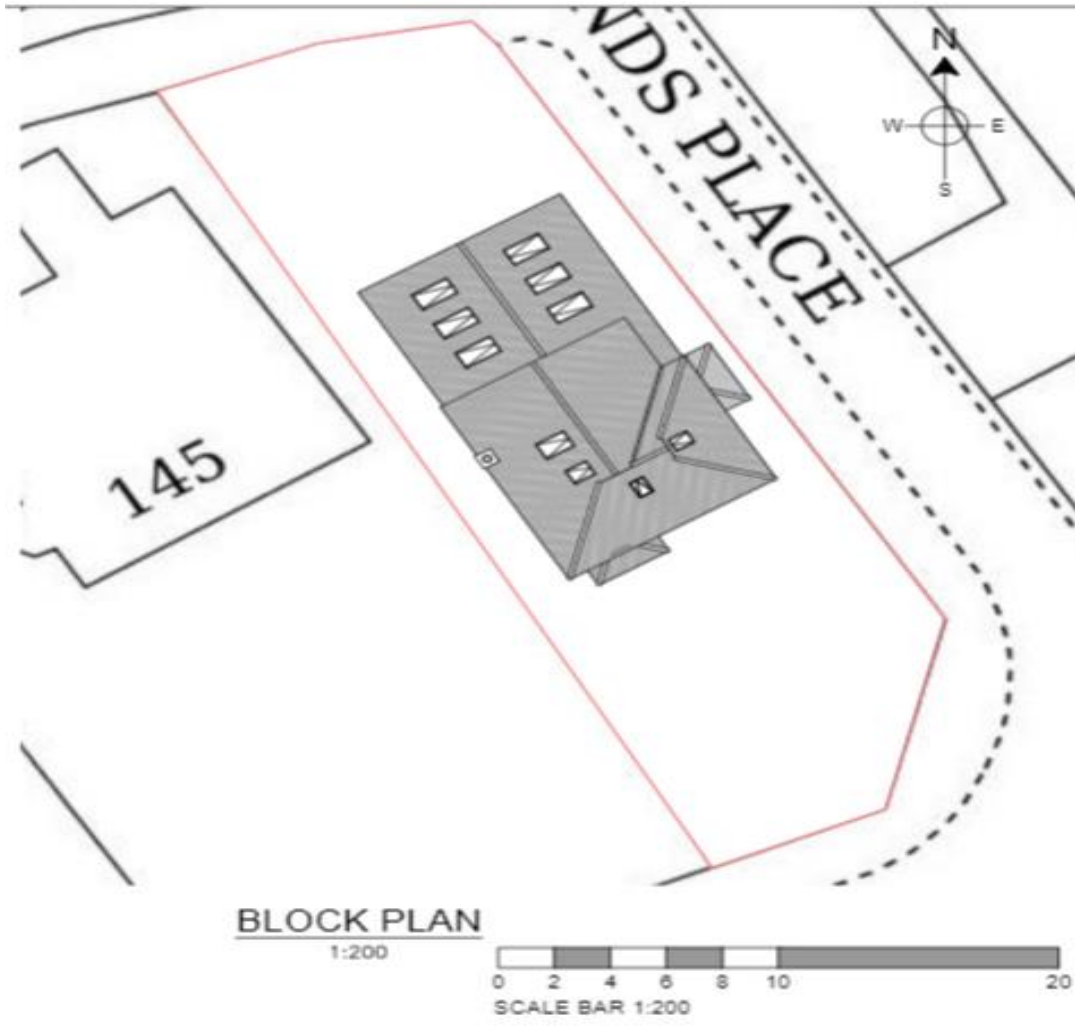
Print Date: 20/09/2022



Not to Scale



GUILDFORD
BOROUGH



App No: 22/P/00423
Appn Type: Full Application
Case Officer: Michaela Stevens

8 Wk Deadline: 22/09/2022

Parish: Merrow
Agent : Mr Harding
ARH Home Designs
28 Pound Hill
Wood Street Village
Guildford
GU3 3DN

Ward: Merrow
Applicant: Mr Harle
1 Parklands Place
Guildford
Surrey
GU1 2PS

Location: 1 Parklands Place, Guildford, GU1 2PS

Proposal: Erection of a single storey side extension, small bay window extension to side along with changes to fenestration and new rendered finish to external walls, following demolition of existing side conservatory.

Executive Summary

Reason for referral

This application has been called to committee by Councillor Deborah Seabrook who considers the proposal will contravene with policy H8 of the Saved Guildford Local Plan 2003, chapter 12 of the NPPF. The councillor has stated that the side extension will be out of proportion with the main dwelling, out of character as would include a large blank wall at the front elevation and would block out light to lower flats at 145 Epsom Road.

Key information

Erection of a single storey side extension, small bay window extension to side along with changes to fenestration and new rendered finish to external walls, following demolition of existing side conservatory.

- The site has no planning constraints as is within the Guildford Urban Area
- The site is on a corner plot in the Merrow Ward with the side elevation facing Epsom Road and front elevation facing Parklands Place.
- The plot will at it's rear face a set of flats.

Summary of considerations and constraints

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

The side extension wraps around to the front elevation, infilling an existing set back to the ground floor plan, thus extending beyond the existing gable end to the side elevation. The extension replaces the existing conservatory which spans part of the side elevation.

The extension has a footprint of 6 metres deep (not accounting for the infill wrap around element) and width of 8 metres. The extension would be formed under a dual pitched roof which is offset within the side gable elevation of the property due to the wrap around design of the extension.

Concerns have been raised in relation to the size of the extension, being disproportionate to the size of the house and out of keeping with the area.

Views of the extension will be achieved from public vantage points adjacent to the site however, the extension is not considered cause significant adverse harm to the character of the property of street scene.

The footprint of the extension will exceed half the width of the property, however its single storey scale, appropriate roof form and design is not considered to cause adverse harm to the appearance of the property in terms of being visually dominant or overbearing and the extension is considered to be in keeping with its appearance of the house.

Neighbour Amenity

The extension would extend across part of the side elevation of the adjacent block of flats but would not overlap with the position of the flat windows on the east elevation at ground floor level. The land towards the side of the flats adjacent to the garden of the application site is slightly higher than the land to the rear of the application site. The extension would result in built form extending closer to the adjacent flat windows. The orientation of the adjacent flats and existing relationship with the host property being set forward of the flats already has an impact on these windows in terms of light. Having regard to the existing relationship, alongside the single storey scale of the extension and its pitched roof design, this is considered to limit any significant additional adverse impacts resulting from the increase in overall building height and proximity of the extension to these windows.

There are basement windows to this building serving Flat 7. The proposed single-storey extension spans closer to these windows, and the existing conservatory is replaced by a brick wall extension. Whilst it is recognised that the extension will extend closer to these basement windows and comprises solid materials, the timber fence boundary treatment located on the boundary line at 1 Parklands Place limits the light input into these windows as existing. Furthermore, the extension retains good separation distances, and the pitched roof of the extension ensures that the maximum height of the ridge line is set well away from these basement windows whereby only the height of the eaves line is nearest that of the windows. Therefore, the proposed development is sufficiently set back from the boundary so as to not cause any significant harm to the loss of light or overbearing impact experienced by the Flat 7, which complies with Policy 2.2 of the Residential Alterations and Extensions SPD.

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:

Proposed plans and elevations 2021/053/03 March 22
Existing plans and elevations 2021/053/02 March 22
Location and Block Plans 2012/053/01 March 22

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

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 application relates to a detached two storey dwelling with accommodation within the roof space and is located within the urban area of Guildford. The property is located on a corner plot with its side elevation addressing the A25 Epsom Road and front elevation addressing Parklands Place.

The property is set back from Epsom Road and benefits from a conservatory to the side (north elevation) and detached garage set to the northern end of the plot in Parklands Place.

To the west, set on Epsom Road, is a block of flats. The front elevation of the flats is in line with the northern elevation of the application building and extends across much of the remaining northern boundary of the property including conservatory.

Proposal.

Erection of a single storey side extension, small bay window extension to side along with changes to fenestration and new rendered finish to external walls, following demolition of existing side conservatory.

Relevant planning history.

No relevant planning history

Consultations.

None

Third party comments:

One letter of objection has been received; key issues raised are as follows:

- Loss of light to lower floors of adjacent flats
- Disproportionate to size of house
- Out of keeping with local area

Planning policies.National Planning Policy Framework (NPPF) 2021:

Chapter 2: Achieving Sustainable Development
Chapter 4: Decision Making
Chapter 12: Achieving Well Designed Places

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

S1: Presumption in favour of sustainable development
D1: Place shaping

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

The Guildford 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. In addition, the Local Plan 2003 policies that are not superseded are saved 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).

G1: General Standards of Development
G5: Design Code
H8: Extensions to Dwellings in Urban Areas

Supplementary planning documents:

Residential Extensions and Alterations SPD (2018)

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact on the scale and character of the existing dwelling and surrounding area
- the impact on neighbouring amenity

The Principle of Development

The subject site is located within an established residential area where household extensions and alterations are not uncommon. The proposed extension to facilitate additional and improved living space is therefore considered to be acceptable, providing it provides high quality standards of internal accommodation, a design appropriate in the context of its surroundings and constitutes neighbourly development.

The Impact on Scale and Character of Existing Building and Surrounding Area

The application seeks permission for the erection of a single storey side extension, small bay window extension to side along with changes to fenestration and new rendered finish to external walls following demolition of existing side conservatory

In relation to extensions and alterations the Residential Extensions and Alterations SPD (2018) states they should be consistent with the form, scale and style of the existing building. In relation to side extensions the Residential Extensions and Alterations SPD (2018) states as a general rule it will be appropriate to reduce the visual impact of an extension on the street scene, side extensions should not be visually dominant or overbearing to the original house, the proportions and roof form should be in keeping, be no more than half the width of the original house, be set back from front building line and retain a gap of one metre to the shared boundary.

The side extension wraps around to the front elevation, infilling an existing set back to the ground floor plan, thus extending beyond the existing gable end to the side elevation. The extension replaces the existing conservatory which spans part of the side elevation.

The extension has a footprint of 6 metres deep (not accounting for the infill wrap around element) and width of 8 metres. The extension would be formed under a dual pitched roof which is offset within the side gable elevation of the property due to the wrap around design of the extension.

Concerns have been raised in relation to the size of the extension, being disproportionate to the size of the house and out of keeping with the area. Views of the extension will be achieved from public vantage points adjacent to the site however, the extension is not considered cause significant adverse harm to the character of the property of street scene.

The footprint of the extension will exceed half the width of the property, however its single storey scale, appropriate roof form and design is not considered to cause adverse harm to the appearance of the property in terms of being visually dominant or overbearing and the extension is considered to be in keeping with its appearance of the house.

The footprint of the extension would leave a limited amenity space to this northern side of the property, however it is noted that this area is heavily overlooked from the adjacent flats, located to the north of the dwelling and a private garden area has been created to the south of the property. While this is located adjacent to the main road it appears as an established area of garden and is located to the side of the property and well screened from public views. A sufficient area of private garden area therefore remains to serve the property.

The bay window would be located to the south elevation of the property at ground floor level. A hipped roof is proposed, reflecting the host building roof form. The bay window and adjacent fenestration change from a window to door are acceptable alterations to the dwelling as are the proposed rooflight and replacement open porch to east.

The external facing materials of the property are to be altered from the existing facing brick to a white/ off white render finish. This would be continued through the proposed extensions. The adjacent flats to the west are rendered. While the locality is predominately brick, render is present. The change in facing materials is acceptable in this context and likely to be permitted development in any case.

It is considered that the proposed works are acceptable when considering their impacts on the character and scale of the dwelling and its surrounds. The proposal therefore accords with Policy D1 of the Local Plan (2019), Policies H8 and G5 of the Saved Local Plan (2005), the Residential Extensions and Alterations SPD (2018) and chapter 12 of the NPPF.

The Impact on Neighbouring Amenity

The neighbouring properties most affected by the proposals would be the flatted development at 145 Epsom Road.

145 Epsom Road

There are windows across multiple floors within the east elevation of the adjacent block of flats. This includes three windows at ground floor level and two windows at first floor level. The windows are adjacent to the common boundary property directly overlooking the application property. There is also a basement light well for Flat 7, 145 Epsom Road.

One letter has been received raising objections to the application in respect to a loss of light to adjacent flat windows at the lower floors.

The extension would extend 6 metres from the rear elevation of the property under a dual pitched roof. Policy 2.2 of the Residential Alterations and Extensions SPD states that extension should not result in any significant loss of privacy and amenity to your neighbours or be overbearing or unduly obtrusive.

The extension would extend across part of the side elevation of the adjacent block of flats but would not overlap with the position of the flat windows on the east elevation at ground floor level. The land towards the side of the flats adjacent to the garden of the application site is slightly higher than the land to the rear of the application site. The extension would result in built form extending closer to the adjacent flat windows. The orientation of the adjacent flats and existing relationship with the host property being set forward of the flats already has an impact on these windows in terms of light. Having regard to the existing relationship, alongside the single storey scale of the extension and its pitched roof design, this is considered to limit any significant additional adverse impacts resulting from the increase in overall building height and proximity of the extension to these windows.

There are basement windows to this building serving Flat 7. The proposed single-storey extension spans closer to these windows, and the existing conservatory is replaced by a brick wall extension. Whilst it is recognised that the extension will extend closer to these basement windows and comprises solid materials, the timber fence boundary treatment located on the boundary line at 1 Parklands Place limits the light input into these windows as existing. Furthermore, the extension retains good separation distances, and the pitched roof of the extension ensures that the maximum height of the ridge line is set well away from these basement windows whereby only the height of the eaves line is nearest that of the windows. Therefore, the proposed development is sufficiently set back from the boundary so as to not cause any significant harm to the loss of light or overbearing impact experienced by the Flat 7, which complies with Policy 2.2 of the Residential Alterations and Extensions SPD.

On balance the proposal is not considered to result in a significant adverse impact to the residential amenities of the occupiers of the adjacent flats at the ground floors and above.

There are therefore no significant impacts predicted with regards to neighbouring amenity as a result of the proposals and the proposals are in accordance with policy G1(3) of the Saved Local Plan and Policy 2.2 of the Residential Alterations and Extensions SPD.

Conclusion

The extension would be of a modest scale and replace an existing conservatory with a style to match the style of the host dwelling, as such it is not considered to adversely impact scale or character. Furthermore whilst the siting of the works will be close to the windows of the neighbouring flat the works are sufficiently set back and it has been concluded that there would be no greater loss of light concerns which are not already present from the existing dwelling