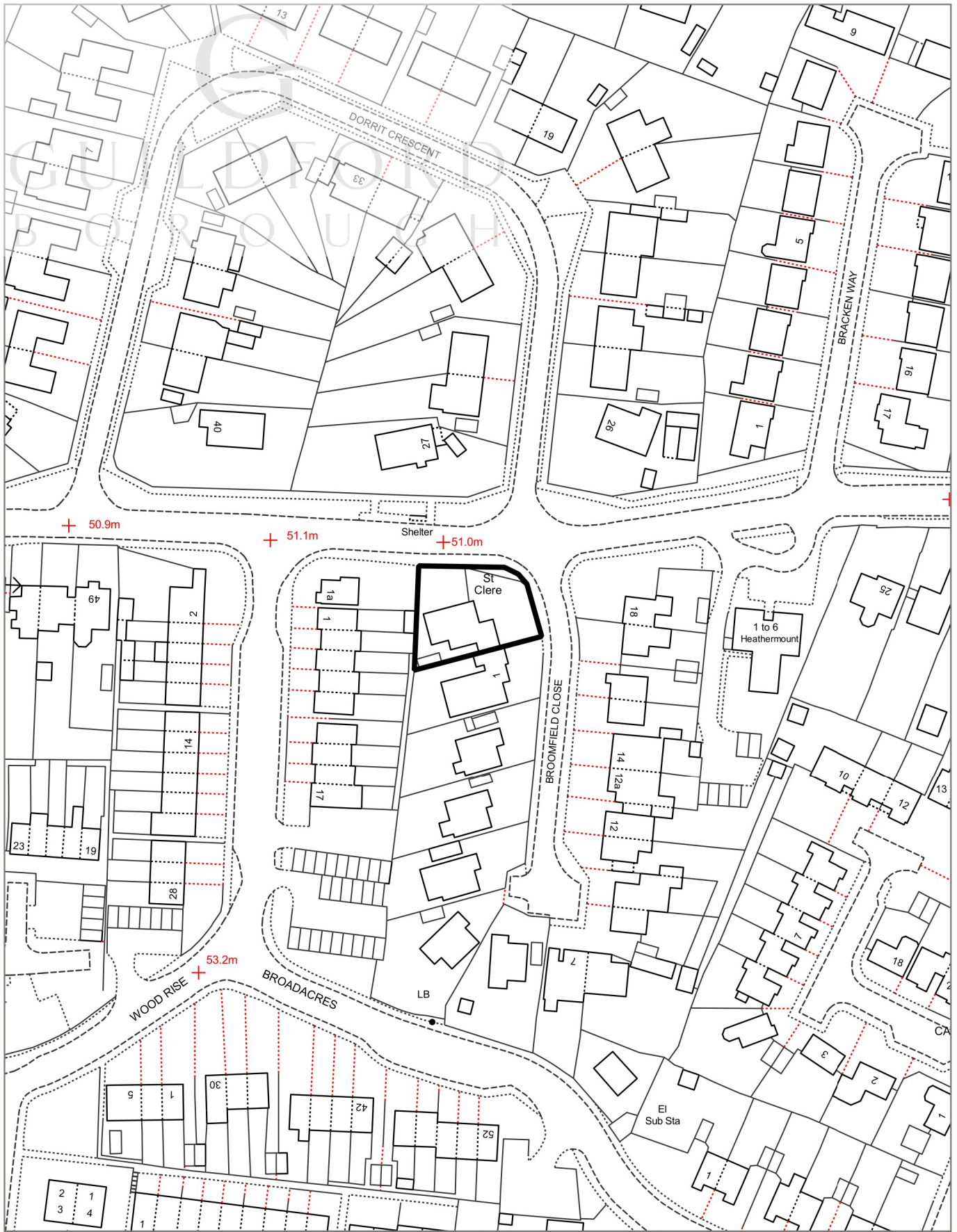


22/P/02104 - St Clere, Broomfield Close, Guildford



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Print Date: 11/05/2023



Not to Scale



GUILD FORD
BOROUGH

22/P/02104 – St Clare, Broomfield Close, Guildford, GU3 3AW



Not to scale

App No: 22/P/02104
Appn Type: Full Application
Case Officer: Ben Mitchell

8 Wk Deadline: 09/02/2023

Parish: Worplesdon
Agent : Mr. Tony Stevens
TS Drawing Services
3 Tarragon Drive
Guildford
GU2 9GP

Ward: Worplesdon
Applicant: Mr D. Putman
St Clere
Broomfield Close
Guildford
Surrey
GU3 3AW

Location: St Clere, Broomfield Close, Guildford, GU3 3AW
Proposal: Conversion of roofspace to habitable accommodation including raising of the roof height and a rear dormer window. Changes to fenestration.

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

Detached bungalow within the Guildford Urban Area, with off-street private parking provided to the front. The surrounding area is residential in character with a mix of detached, semi-detached and detached dwellings of a similar design.

Summary of considerations and constraints

This application follows a previously refused planning application (22/P/00026) for a hip-to-gable conversion, raised ridge height, rear dormer and rear single storey extension with fenestration alterations. This application was refused on grounds the dormer, in combination with the other roof alterations, would be overly large and out-of-character.

A further Certificate of Lawfulness (22/P/01724) has established that a hip-to-gable conversion, rear dormer and single storey rear extension of a marginally smaller extent could be achieved under permitted development (PD).

In itself, the roof alterations, mostly attributed to the scale of the proposed dormer would create a top heavy form of development that appeared overly dominant. However, given a similar extent of development could be achieved under PD, it is considered that the development should not be refused on grounds it would be harmful to the character and scale of the dwelling and surrounding area when giving weight to this PD fallback position.

Further, whilst it is noted the development would lead to an increased level of overlooking to the properties along Broadacres, the PD fallback position allows a matching extent of rear first floor windows to be installed on this elevation without the need for planning permission.

As such, given the PD fallback position presented within this case, it is the Officer's recommendation that this application should be approved.

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: 21/295 05, 21/296 04, 21/296 01 received on 15th December 2022.

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.

4. The window in the first floor, south-eastern, side elevation and the central most window within the first floor, south-western, rear elevation of the development hereby approved shall be glazed with obscure glass and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: In the interests of residential amenity and privacy.

Informatives:

1. 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
2. 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

Officer's Report

Site description.

The site consists of a detached bungalow within the Guildford Urban Area, with a linked single garage. The application site occupies a corner plot on Broomfield Close provides off-street parking to the front on a private driveway. The surrounding area is residential in character, with a mix of detached, semi-detached and terraces dwellings of a similar scale and design.

Proposal.

Conversion of roofspace to habitable accommodation including raising of the roof height and a rear dormer window. Changes to fenestration and single storey rear extension.

Officer note - this application follows a previously refused (22/P/00026) planning application and a previously approved Certificate of Lawfulness (22/P/01724) for similar schemes with minor alterations.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/P/01724	Certificate of Lawfulness for a proposed development to establish whether a hip to gable roof extension, insertion of rear dormer and single storey rear extension would be lawful.	Approve 15/12/2022	N/A
22/P/00026	Proposed hip to gable end roof alteration with rear dormer together with raising the ridge height and changes to fenestration on rear elevation.	Refuse 06/07/2022	N/A

Consultations.

Worplesdon Parish Council - objects on grounds the design would be out of keeping

Third party comments:

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

- Out of keeping design
- Overly large scale
- Overlooking
- Insufficient parking for increased number of bedrooms
- Sets a precedent for similar development
- It will affect the selling and buying of houses along street (**Officer note** - not a material planning consideration)

Planning policies.

National Planning Policy Framework 2021 (NPPF)

- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places

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

- D1. Place shaping

Guildford Borough Local Plan Development Management Policies (LPDMP) 2023

Guildford's Local Plan Development Management Policies (LPDMP) was adopted by the Council on 22 March 2023. This now forms part of the statutory development plan and the policies are given full weight.

- H4. Housing extensions and alterations including annexes
- D4. Achieving high quality design and respecting local distinctiveness
- D5. Protection of amenity and provision of amenity space
- ID10. Parking standards for new development

Supplementary planning documents (SPD)

Residential Extensions and Alterations 2018

Parking Standards for New Development 2023

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
- parking considerations

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

The previous application 22/P/00026 was refused on grounds that the roof enlargements would be of an excessive scale, poor design and in a prominent position. The report noted that the increase in ridge height was not harmful in itself, however, the cumulative impact with the significant dormer window would create a top-heavy dwelling that would be overly large and dominating. The subsequent approved Certificate of Lawfulness 22/P/01724 established that a hip-to-gable conversion with a smaller scale dormer would be considered permitted development (PD) and as such, not requiring planning permission. To note, this did not include raising the ridge height. This application has sought to overcome the concerns of the previously refused planning application through reducing the scale of the dormer to a similar extent as to what could be achieved under PD.

As established within the previous planning application, raising the ridge height of the dwelling by 0.575 metres, along with the hip-to-gable conversion, would not appear out of keeping when compared to the surrounding area. Whilst these alterations would increase the roof massing, this would not appear visually dominant or incongruous within the streetscene, considering its visible location on a corner plot. Further, it has been established that a hip-to-gable conversion of the same extent could be achieved under PD and as such, could be achieved without the need for planning permission.

The proposed dormer would be significant when compared to the proposed rear roof slope, dominating the majority of this roof slope. It would measure 8.695 metres in width and 2.41 metres in height located centrally within the roof slope. This would clearly serve to increase habitable space within the roof, appearing as a bulky feature that would create a top-heavy dwelling which appeared overly dominating and highly visible within the streetscene. As such, it would not comply with the guidance on appropriate dormer development as set out in the Residential Extensions and Alterations SPD 2018 and would cause harm to the character and scale of the dwelling and surrounding area.

However, as noted, it has been established that a hip-to-gable conversion and rear dormer window of a similar, albeit smaller, scale could be achieved under PD. Therefore, it needs to be established whether the increased scale of the dormer and increased ridge height as proposed within this application, would represent a significant increase in harm to the character and scale of the dwelling and surrounding area, over what is permissible under PD. The proposed dormer would be of a greater volumetric scale over what is permissible under PD, with the increased ridge height further increasing the volumetric scale of the roof alterations. Whilst this would lead to a greater level of roof massing, from a character and scale point of view, this would not have a significant material impact on the character and scale of the dwelling over and above that which could be achieved under PD. When viewing the proposed dormer, it would be read in the same way from a visual perspective as what has been shown to be PD, and further it has been acknowledged that the ridge height increase would not be considered harmful in itself. As such, the PD fall back position has been given weight within this assessment and therefore, the

application shall not be refused on grounds it would be harmful to the character and scale of the dwelling and surrounding area.

The proposed rear extension and fenestration alterations would be minor in their scale and as such, would not appear overly large or out of keeping with the dwelling or surrounding area.

Impact on neighbouring amenity

The neighbouring properties most affected are No.1 Broomfield Close (south) and Nos.1a, 1, 3, 5, 7, 9 Broadacres (west).

The size and siting of the alterations would not cause a detrimental loss of light over the neighbouring properties and would not appear an overbearing feature.

A number of objections have been received raising concerns that the insertion of windows at a first floor level will cause overlooking harm to the surrounding dwellings. Whilst it is noted that in installing the dormer window a number of first floor windows would be inserted that faced the rear elevations of the highlighted dwellings along Broadacres, given the residential character of the area it is not uncharacteristic for properties to experience a level of overlooking from first floor rear windows. Further, as established previously, a dormer can reasonably be inserted at first floor level under PD which could have several windows on this elevation. Therefore, whilst it is accepted that the insertion of the dormer window would increase overlooking into the rear gardens of the dwellings along Broadacres, the level of overlooking would be no greater than that that could be experienced as a result of a PD dormer being inserted. As such, the PD fallback position has been given weight and it is not found that the windows on the proposed rear elevation of the dormer would cause a harmful level of overlooking. Further, the middle window within the proposed elevation would serve a bathroom and is proposed to be obscure glazed. If the application is approved, this will be conditioned to require the window to be obscure glazed and further fixed shut below 1.7 metres to reduce the level of overlooking.

It is further proposed to install a side facing first floor window on the south-eastern elevation of the proposed dormer that would face No.1 Broomfield Close. Given this would be a second window within the room, if the application is approved, a condition will be added requiring this window to be obscure glazed and fixed shut below 1.7 metres as to avoid any harmful overlooking impacts.

Parking considerations

The proposal would result in an additional two bedrooms being formed, creating a five bedroom dwelling. As set out within the Parking for New Developments SPD 2023, a 4+ bed house within a suburban area has maximum parking standards of 2.5 spaces. The dwelling as existing benefits from a large private driveway to the front of the property that can reasonably provide 2.5 car parking spaces, within the size requirements as further set out within Policy ID10 of the LPDMP. As such, there are no concerns with regards to parking provision and the proposal is found to comply with the relevant guidance and policy in this regard.