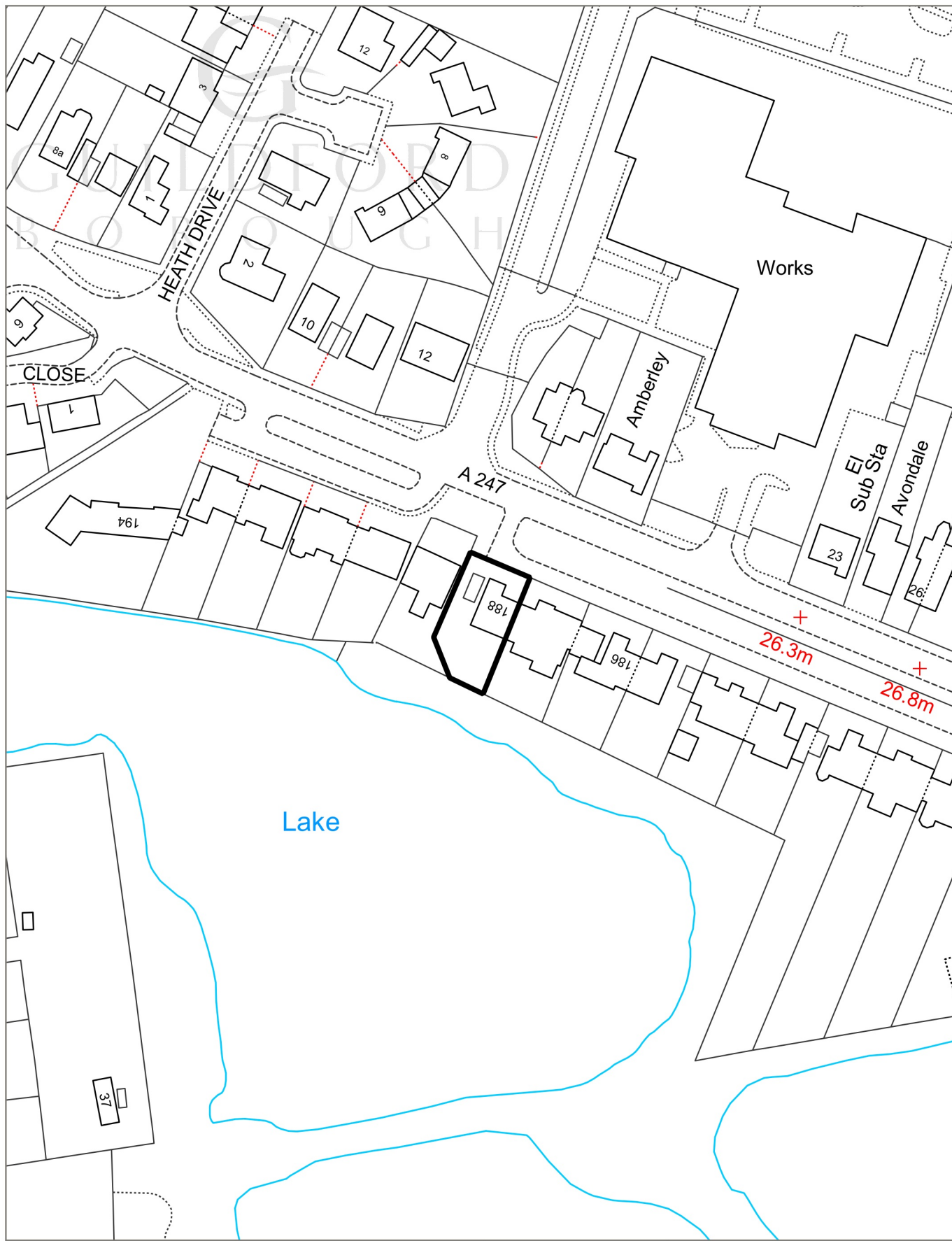


22/P/01834 - 188 Send Road, Send, Woking



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Print Date: 07/07/2023

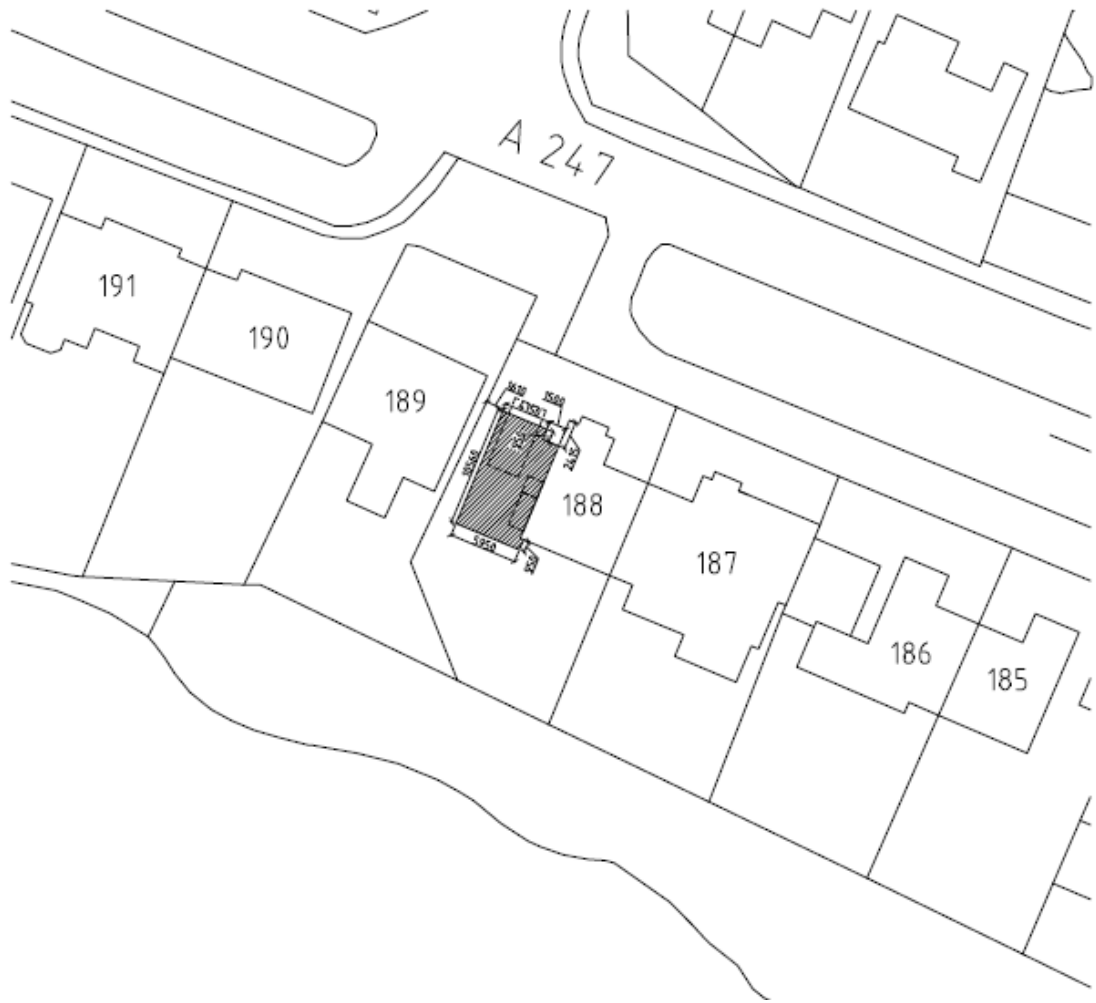


Not to Scale



GUILDFORD
BOROUGH

22/P/01834 - 188 Send Road, Send, Woking, GU23 7ET



Not to scale

App No: 22/P/01834
Appn Type: Full Application
Case Officer: Kelly Jethwa

8 Wk Deadline: 24/07/2023

Parish: Send
Agent : Mr M McLaughlin
Springwheel Associates
Highway Farm
Horsley Road
Cobham
KT11 3JZ

Ward:
Applicant: Mr J Hurst
188 Send Road
Send
Surrey
GU23 7ET

Location: 188 Send Road, Send, Woking, GU23 7ET
Proposal: Erection of two storey side and rear extension with front and rear gables, enlarged rear dormer and front and rear roof-lights following the demolition of detached garage and lobby. (Amended plans received 26.06.2023 to change the roof and reduce the width)

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 proposal is for a side extension to the existing bungalow to replace the existing garage and lean-to that were demolished.

There would be an enlarged dormer window to replace the existing rear dormer window.

Three rooflights would be installed on the main roof.

There would be car parking for at least two cars on the front garden.

Amendments were successfully secured during the course of the application to change the roof design, reduce the width of the side extension and provide further details on car parking.

Summary of considerations and constraints

The side extension would be set down and back to appear as a subordinate addition, there would be gap of at least 1.61m to the shared boundary with No. 189, so there would be no visual terracing and the design and proportions would respect the main dwelling and streetscene. There would be no material harm to neighbour amenity from the extensions.

The size and location of the dormer window and rooflights would not dominate the roof slopes or result in undue overlooking.

This would be in accordance with policies H4 and D4 of the Local Plan: Development Management Policies (LPDMP) 2023, policy Send 1 of the Send Neighbourhood Development Plan 2019 - 2034 and the Residential Extensions and Alterations SPD, 2018.

A parking layout shows that at least two cars would be accommodated on the front drive, in accordance with the Parking Standards for New Development SPD, 2023.

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:

<u>Date received</u>	<u>Drawing no.</u>	<u>Plan</u>
31 Oct 2022		Location plan
26 Jun 2023		Block plan
26 Jun 2023	22116/03 Rev A	Proposed floor plans
26 Jun 2023	22116/04 Rev A	Proposed elevation plans
26 Jun 2023	22116/05 Rev A	Existing and proposed roof plan
26 Jun 2023	22116/06	Existing and proposed parking plan

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 hardstanding area hereby permitted on the frontage shall have a permeable (or porous) surfacing which allows water to drain through, or surface water shall be directed to a lawn, border or soakaway, so as to prevent the discharge of water onto the public highway and this should be thereafter maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users

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 in certain circumstances
- 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 minor alterations were required to overcome concerns, these were sought and the applicant agreed to the changes.

Officer's Report

Site description.

The site is located on the southern side of Send Road (A247) and is accessible from an access road. The application property is a semi-detached bungalow with a front garden, on a generally level contour. There is a driveway to the front.

The surrounding area comprises of a mixed variety of styles, and sizes, with detached and semi-detached properties. This section of homes along Send Road comprises a row of 12 similarly designed bungalows.

At the time of the site visit, the roof had been removed and there was scaffolding erected. The detached garage had been demolished and the timber fencing replaced.

Proposal.

Erection of two storey side and rear extension with front and rear gables, enlarged rear dormer and front and rear roof-lights following the demolition of detached garage and lobby.

The following amendments were secured during the course of the application, following a request by officers:

- Roof of side extension set down 0.3m from the existing ridge line, rather than continuing the ridge of the main roof;
- Full hip to the roof of the side extension rather than a partial hip end;
- Rear projecting extension has been changed from a gable to a full hip end;
- The width of the entire side extension has been reduced by 0.5m;
- Proposed parking details shows with two 2.4m x 4.8m parking bays; and
- New planting proposed between the two indicated spaces too.

Relevant planning history.

Reference	Description	Decision Summary
GU/R 2900 - 1953	The erection of 12 bungalows	
GU/R 2690 - 1953	Domestic bungalows houses and shops	

[Officer comment: permitted development rights were not removed under GU/R 2900. Council records from Building Control show that the applicant is carrying out a roof enlargement

comprising a hip to gable end with a rear dormer window. Whilst no application has been made for a Certificate of Lawfulness, this is not a requirement as long the development is carried out in accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consultations.

Statutory consultees

County Highways Authority: no objection, the application site is accessed via a private side access route and does not form part of the public highway. and would not have a material impact on the safety and operation of the adjoining public highway. Conditions suggested on the parking layout and electrical vehicle (EV) charging.

[Officer comment: the approved drawing number condition would safeguard the parking and is not required. The requirement for EV charging is not required to make the proposal acceptable]

Send Parish Council: object and have raised the following matters:

- Out of character
- Overdevelopment
- Poor design
- Overbearing impact
- Loss of light/ overshadowing impact

[officer comment: the objection still stands following a re-consultation response on the amended plans]

Third party comments:

19 responses have been received to object to the proposal and raising the following;

- Out of character
- Overdevelopment
- Poor design – an eyesore
- Overbearing impact
- Loss of light/ overshadowing impact
- Property devaluation
[Officer comment: this is not a material planning consideration]
- Noise and disturbance during construction
[Officer comment: demolition works on domestic buildings do not need to give prior notification, there are safeguards under Environmental Health legislation if there is a statutory nuisance]
- Maintaining side access
- Sets a precedent
[Officer comment: this is not a material planning consideration]
- Retrospective application
[Officer comment: the rear dormer window and roof works are likely to be permitted development]
- Loss of privacy
- Inadequate car parking
- Impacts on mental health fears???
- Unsustainable use of building resources and energy
- No need for development

- Loss of a private view
[Officer comment: this is not a material planning consideration]

Five responses have been received in support; making the following comments

- Good design
- In keeping with the character
- No significant impact on car parking
- Renovate a property that needed modernising

Planning policies.

National Planning Policy Framework (NPPF):

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

Planning Policy Guidance (PPG)

National Design Guide (NDG)

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

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.

Policy D1: Place shaping

Guildford Borough Local Plan: Development Management Policies (LPDMP):

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.

Policy H4: Housing Extensions and Alterations including Annexes

Policy D4: Achieving High Quality Design and Respecting Local Distinctiveness

Policy D5: Protection of Amenity and Provision of Amenity Space

Policy ID10: Parking Standards for New Development

Send Neighbourhood Development Plan 2019 – 2034

Send 1 Design

Send 2 Car Parking Provision

Supplementary planning documents:

Residential Extensions and Alterations SPD, 2018

Parking Standards for New Development SPD, 2023

Planning considerations.

The main planning considerations in this case are:

- the impact on the scale and character of the area
- the impact on residential amenity
- parking considerations

The impact on the character of the site and surrounding area

Following the demolition of the existing detached garage and lean-to extension attached to main dwelling a side extension would be constructed. This would be set down 0.3m from the ridge of the main roof and would extend over the extension with a fully hipped end. The side extension would be set back from the front gable projection. This would repeat the existing feature and be of the same proportions. The side extension would be a minimum of 1.6m from the shared boundary with No. 189, with the gap increasing to the rear due to the tapered plot shape.

The proposed enlargement would not result in visual terracing effect as there would be a gap to the shared boundary. The proposed projecting bay would follow the design approach of the existing gable which is a feature of the 12 bungalows along this part of Send Road. The full hip end would follow the existing roof design of the main house and the other bungalows in the access road. This would not appear unduly prominent and would be acceptable. The extension would be set back from the front of the existing dwelling, it would also be set down from the main ridge of the roof. The extension would appear as a sub-ordinate addition, as it would be set down and back from the main dwelling, in accordance with advice in the SPD. The extensions would not be unduly prominent, and the subservient roof design would not harm the existing dwelling and the streetscene.

The flank elevation of the extension would project 10.56m along the shared boundary with No. 189 and 0.95m from the rear elevation of the main dwelling, to form a rear projecting hipped end that would be set down from the main ridge.

The rear extension would largely be obscured from the road by the footprint of the dwelling as enlarged. Whilst the glazing areas would be larger, this would not be seen from wider views so would be acceptable.

It is noted that the extensions at the ground floor level, being constructed as a single entity following demolition of the existing garage, exceeds half the width of the host dwelling and would increase the width of the dwelling across the frontage, which is contrary to the guidance set out in the Residential Extensions and Alterations SPD. However, in this instance, there was a detached garage and whilst smaller, there was a built form in this location. The cumulative effect of the proposed extensions would result in a dwelling that would be much larger than similar bungalows in the road. However, the design would integrate with the main dwelling and would not harm the street scene, for the reasons cited above.

Policy Send 1 B) requires proposals along the A247 "to retain its open green feel with wide verges and trees, stretches of hedging and swathes of wild-flowers and daffodils. The proposals would have no impact on trees, hedges and verges.

The rear dormer window would be larger than the one it would replace, however, it would be set down from the ridge and have narrow cheeks, so would complement the main dwelling.

The three rooflights would not dominate the roof slopes so would be acceptable.

The external materials would match those of the existing dwelling including the brickwork, tiles and windows, other than the bi-folding doors at the rear. This would complement the main dwelling and the street scene.

The proposal would use the existing front garden for two car parking spaces with a new area of planting in between (see drawing no. 22116/06). Parking in the front gardens is a feature of the street scene and the two areas would break up the area of hardstanding. If any new hardstanding surfaces are proposed these shall be required to be permeable or have soakaways to prevent surface water run-off off site on to the road.

As such, the development would comply with Policy Send 1 of the Send Neighbourhood Development Plan, 2021, policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policies H4 and D4 of the Guildford's Local Plan Development Management Policies 2023, Residential Extensions and Alterations SPD 2018 and the NPPF.

The impact on residential amenity

The properties of Nos 189 and 187 have shared boundaries with the proposal so are most affected by the increase in the built form.

No. 187 Send Road

The adjoining semi-detached bungalow is to the southeast; the side extension would be set back from the shared boundary and only project 0.95m forward. This would not result in a material loss of amenity.

Whilst the existing dormer window would be enlarged, this is an existing relationship and would not result in a greater degree of overlooking to the adjoining garden.

No. 189 Send Road

The neighbouring dwelling is a detached bungalow with two side facing windows. This property does not have a planning history, however, from several of the third-party representations made these are cited to serve the kitchen. One window is obscurely glazed so may serve a bathroom.

The front of the proposed side extension would be set back from the front of No. 189 so there would be no impact on the front facing windows.

The side extension and hipped roof would project 10.56m along the shared boundary, due to the tapered plot width the extension would be closest to the shared boundary at the front with a 1.61m gap increasing to 2.1m at the rear. A kitchen is not considered a habitable room (defined in the Glossary of Terms in the SPD as "the main living areas in a home including bedrooms and sitting rooms"). Whilst there would be some overshadowing and overbearing impact, as the gap would increase in front of the windows, the roof would hip away and, as the extension would not overshadow habitable rooms, this would not result in material harm to the amenity of No. 189 in this respect.

The proposed door at ground level would increase activity along the shared boundary, however, there was a garage in a similar location and the effect from this proposal would not be more harmful.

There would be no side facing windows that would have any harmful overlooking impacts.

The cill level of the rooflights on the rear roof slope would be at least 1.7m from the finished floor level, so would not result in any undue overlooking.

Noise and disturbance from the construction works would be for a temporary period and should the works result in any undue nuisance; there are safeguards under Environmental Health legislation.

Therefore, the development would comply with policy D5 of the Guildford's Local Plan Development Management Policies and the Residential Extensions and Alterations SPD, 2018.

Parking considerations

Policy Send 8 requires compliance with the Surrey County Council Guidance. As the SPD is an adopted document alongside policy ID10 of the LPDMP, these carry greater weight in decision making.

The garage that was demolished, was quite small for a modern car and there was space on the driveway for parking. The block plan (see drawing no. 22116/06) shows that there would be enough space for at least two cars to park in front of the dwelling.

To meet the Council's SPD for a four-bedroom dwelling there should be two spaces. The proposals would meet the requirements.