

# 23/P/00671 - 25 Markenfield Road, Guildford



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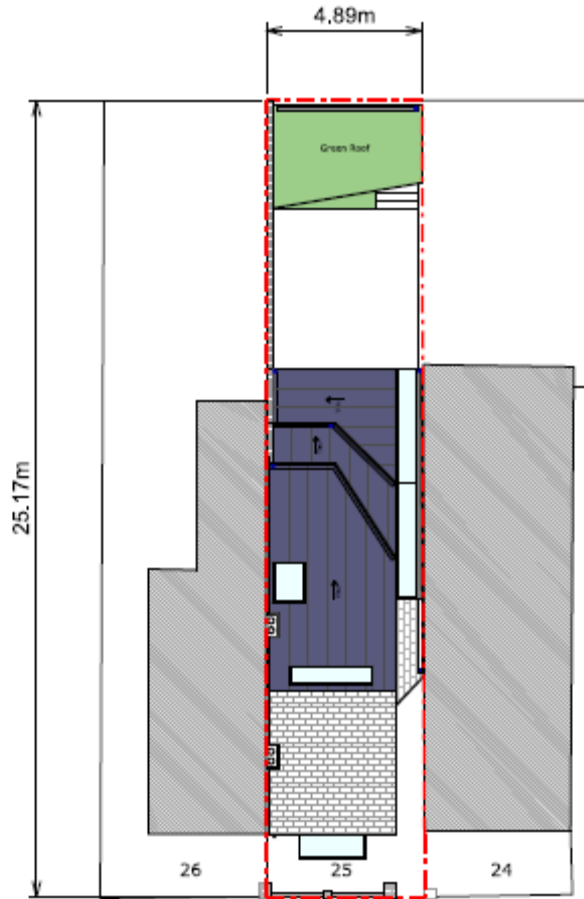
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Not to Scale



GUILDFORD  
BOROUGH



Proposed Block Plan



Not to scale

**App No:** 23/P/00671  
**Appn Type:** Full Application  
**Case Officer:** James Amos  
**Parish:** Friary & St. Nicolas  
**Agent :** Mr. Nicholas Stockley  
Resi  
International House  
Canterbury Crescent  
Brixton  
London  
SW9 7QD

**8 Wk Deadline:** 13/06/2023

**Ward:**  
**Applicant:** Mr. Geoff Wells  
25 Markenfield Road  
Guildford  
Surrey  
GU1 4PB

**Location:** 25 Markenfield Road, Guildford, GU1 4PB  
**Proposal:** Proposed two storey side/rear extension, loft conversion, enlargement of the existing basement courtyard complete with glazed light well and erection of a single storey outbuilding with boundary wall.

### **Executive Summary**

#### **Reason for referral**

This application has been referred to the Planning Committee because a resident of the property is a member of the Council.

#### **Key information**

Planning permission is sought for the erection of a two-storey side/rear extension, loft conversion, enlargement of the existing basement courtyard complete with glazed light well and erection of a single storey outbuilding with boundary wall.

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

The proposed extension at first floor and roof levels would extend off the side elevation of the main dwelling, matching its width and the proposed roof form would allow second floor accommodation throughout the majority of the roof space. At ground floor level, the extension would extend across the width of the plot. A single storey extension is proposed to the side of the property. This would be set back from the front elevation and extend up to the side boundary of the dwelling connecting into the previously mentioned rear addition; the front elevation of the addition would be splayed and incorporate the main entrance into the property. The extensions have been designed in a contemporary manner. The proposal also includes a replacement outbuilding which would be partially sunken within the rear garden and enlargement of the basement forward of the front elevation with glazed panel over and a new rear brick wall (2.15m high) to the common boundary with the adjoining semi-detached.

Although the design is markedly different from the existing dwelling, its location at the rear and the existence of similar forms of development in the area would not result in harm to the overall character of the area and would respect the scale and form of neighbouring properties. The rear elevations would feature large areas of glazing, with the angled elevations featuring slightly smaller area of obscured and fixed glazing. The overall appearance would be modern, utilising high quality materials which would enhance the appearance of the extensions.

The outbuilding would be an acceptable addition to the property in terms of its size, siting, design and scale.

The proposed lightwell would have a glazed panel over and would represent a modest addition to the building below street level. The new brick wall would be marginally above permitted development limits and is considered acceptable.

The impact of the proposals on neighbouring properties has been carefully considered and it is not considered that the amenities of neighbouring properties would be significantly harmed.

The rear elevation of the property is south facing and in summer months could experience significant exposure to sunlight leading to the potential for overheating. It is considered that a pre-commencement condition should be imposed in order to require the submission of further details of measures that would need to be taken to ensure a comfortable and sustainable environment for future residents.

Subject to conditions, it is recommended that planning permission be granted.

### **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:

107629 - EX - 202C Existing elevations received on 18/04/2023  
107629 - EX - 201C Existing elevations received on 18/04/2023  
107629 - EX - 102C Existing first floor and loft plans received on 18/04/2023  
107629 - EX - 103C Existing roof plan received on 18/04/2023  
107629 - EX - 301C Existing Section Plan A-A received on 18/04/2023  
107629 - PR - 101E Proposed basement floor and ground floor plans received on 18/04/2023  
107629 - PR - 102F Proposed First Floor and Loft Floor Plans received on 04/05/2023  
107629 - PR - 103E Proposed Roof Plan received on 18/04/2023  
107629 - PR - 201F Proposed Elevations received on 23/06/2023  
107629 - PR - 202G Proposed Elevations received on 05/07/2023  
107629 - PR - 301F Proposed Section received on 23/06/2023  
107629 - EX - 402C Existing Block plan received on 18/04/2023  
107629 - EX - 100C Location Plan received on 18/04/2023  
107629 - PR - 402E Proposed Block Plan received on 18/04/2023  
107629 - EX - 101C Existing Basement Floor and Ground Floor Plans received on 18/04/2023

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

3. Prior to the commencement of any development above slab level works, a written schedule with details of the source/ manufacturer, colour and finish of all external facing and roof materials. This must include the details of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.

Reason: To ensure that a satisfactory external appearance of the development is achieved and to ensure materials that are lower in carbon are chosen.

4. Development shall not commence until a robust overheating risk assessment for the proposed development that shows no unacceptable risk of overheating has been submitted and the assessment has been agreed in writing by the Council. The development shall be built and maintained in accordance with the assessment.

Reason: To ensure that the scheme is adapted for climate change in accordance with Policies D2: Sustainable Design, Construction and Energy and D15: Climate Change Adaptation.

5. The windows at first and second storey level in the angled south-west facing elevations 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](mailto: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 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.

In this case, 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 application relates to a two-storey semi-detached property located within the urban area of Guildford. The property is located on the southern side of Markenfield Road, a residential locality. Surrounding properties are a mix of semi-detached and terrace properties, traditional in their scale and appearance and typically have a high degree of symmetry.

### **Proposal.**

Proposed two storey side/rear extension, loft conversion, enlargement of the existing basement courtyard complete with glazed light well and erection of a single storey outbuilding with boundary wall.

During the course of the application, revised drawings have been submitted which have reduced the size of windows proposed in the angled walls on the rear elevation.

### **Relevant planning history.**

<b>Reference:</b>	<b>Description:</b>	<b>Decision Summary:</b>	<b>Appeal:</b>
12/P/01500	Certificate of lawfulness to establish whether a proposed loft conversion with two replacement rooflights on rear elevation constitutes permitted development	Approve	N/A
81/P/00933	Modernisation and repairs and rebuilding of rear extension	Approve	N/A

### **Consultations.**

None

### **Third Party Comments:**

One letter of objection has been received, although it is noted in the letter that the correspondents, who live in No 24 adjoining the site, are broadly supportive of the proposals. Their concern relates to the new flank wall at first floor level which could result in a loss of daylight to 4 windows at the rear of No. 24 and result in an increased sense of enclosure. Concerns are also raised with regards to the increased height of the proposed extension at ground floor level and the potential loss of sunlight and daylight and increased sense of enclosure to the adjoining property. It is also noted that the drawings seek to demonstrate that the proposals accord with the Supplementary Planning Guidance in relation to the '45-degree test' but that the issues raised are broader than the transmission of light through a single window at ground first or second floor level.

## **Planning Polices**

### 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:

The Guildford Borough Local Plan: strategy and sites was adopted by Council on 25 April 2019.

S1: Presumption in favour of sustainable development

D1: Place shaping

### Guildford Borough Council: Development Management Policies (LPDMP) March 2023:

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

### Supplementary planning documents:

Residential Extensions and Alterations SPD (2018)

Parking Standards in New Developments SPD (March 2023)

## **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
- Highways and parking considerations
- Sustainability considerations

### 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 existing dwelling is a traditional semi-detached gable end property benefitting from a subservient two storey gable end rear projection which is inset from the side elevation of the main plan form of the dwelling. The property remains relatively unaltered and benefits from an external pedestrian access down the side of the property; the main entrance is located on the side elevation.

The proposed development seeks permission for a two-storey extension to the side/ rear of the property and a single storey extension to the side, together with a loft conversion and a rear dormer. The existing two storey rear gable end projection would be demolished, and the property extended to the rear through the introduction of a full height addition to the property. Accommodation would be provided within the roof space. The proposed extension at first floor and roof levels would extend off the side elevation of the main dwelling, matching its width and the proposed roof form would allow second floor accommodation throughout the majority of the roof space. At ground floor level, the extension would extend across the width of the plot. A single storey extension is proposed to the side of the property. This would be set back from the front elevation and extend up to the side boundary of the dwelling connecting into the previously mentioned rear addition; the front elevation of the addition would be splayed and incorporate the main entrance into the property. The extensions have been designed in a contemporary manner. The proposal also includes a replacement outbuilding which would be partially sunken within the rear garden and enlargement of the basement forward of the front elevation with glazed panel over and a new rear brick wall (2.15m high) to the common boundary with the adjoining semi-detached.

The Residential Extensions and Alterations SPD 2018 states that extensions and alterations should normally be consistent with the form, scale and style of the existing building by respecting proportions, reflecting existing character, using appropriate roof forms and complementing materials and detailing and matching the style, proportions and positioning of windows. An extension should be subordinate to the original property and respect its original scale and mass. In relation to rear extensions the SPD states the optimum length of an extension should reflect the scale, proportion, and mass of the existing property. In relation to roof extensions the SPD states roof extensions should generally be positioned to the rear of a property and their size and design should be sympathetic to the existing and neighbouring properties.

It is noted that the adjacent property (No 24) has been extended to the rear at second floor level in a contemporary manner as have others in Markenfield Road. The second-floor projections combine a modern form with a marginal degree of inset achieving a modest subservience. The result is to form a clean interpretive break between tradition and modern forms. The overall scale and height also just manages to reflect and respect the ridge height of the closely arranged semi-detached housing and sits within the original plan form of the property. The enlargement of the adjacent property at second floor was as an extension above the existing dwelling's plan form, this is reflected in the description of development for the proposal which was described as a 'dormer'.

The proposed extension at no 25 would have some consistent elements with the adjacent property i.e., contemporary design and relative scale to ridge line and would be of a similar scale and mass to other rear extensions in the area. The proposal steps back as it rises through the rear elevation thus, creating a subservient structure at the different levels. This is consistent with other local developments. The top floor rear dormer element is set down from the main ridge and angled away from the elevation with No 24, Markenfield Road. The location at the rear and the narrow gap between neighbouring dwellings would reduce the visibility of the extensions at the front and would maintain the character of the property from the street scene.



Although the design is markedly different from the existing dwelling, its location at the rear and the existence of similar forms of development in the area would not result in harm to the overall character of the area and would respect the scale and form of neighbouring properties. The rear elevations would feature large areas of glazing, with the angled elevations featuring slightly smaller area of obscured and fixed glazing. The overall appearance would be modern utilising high-quality materials which would enhance the appearance of the extensions. The single storey addition to the side would be set back from the front elevation and would be appropriate in its scale and form and thus would not visually dominate the appearance of the host building or street scene.

The outbuilding would be located to the rear of the private back garden and be set under a shallow pitched roof. The outbuilding would be partially sunken with steps down into it from the garden. The outbuilding would be an acceptable addition to the property in terms of its size, siting, design and scale.

The proposal includes for the enlargement of the basement and the introduction of a lightwell within the front garden. The habitable accommodation would be extended out into the lightwell (as viewed on the basement floor plan). The lightwell would be similar in its size to existing examples present within the street scene albeit surrounding examples are light wells only (external features) and not utilised as an extension of habitable accommodation. The application proposal would have a glazed panel over and would represent a modest addition to the building below street level. The glazed screen over the lightwell would not be apparent behind the existing front boundary treatment and would have only a moderate impact on the character of the property. The new brick wall would be marginally above permitted development limits and considered acceptable.

The proposed works are therefore considered acceptable when considering the limited impact that they would have on the character of the property from the front. At the rear, the proposed extensions would complement others that have already taken place on other properties in the area. The proposal therefore accords with Policy D1 of the Local Plan Strategy and Sites, Policies H4 and D4 of the Local Plan DMP, the Residential Extensions and Alterations SPD (2018) and chapter 12 of the NPPF.

#### The Impact on Neighbouring Amenity

The nearest residential neighbours to the application site are Nno's 24 and 26 Markenfield Road and No's 38 and 39 Dapdune Road.

#### 24 Markenfield Road

This is the detached dwelling to the west. The full width and height enlargement of the house would sit closer to the common boundary. The extension has been designed with a splayed elevation, which would mitigate the impact of the proposals on this property. This adjacent property has been extended and while some impacts would result from the proposed extension no significant adverse harm to the residential amenities will result through a loss of outlook, daylight, sunlight or an overbearing impact.

The extension includes large openings at first and second floor levels. The plans note that those located within the splayed walls and facing towards the adjacent occupier would be fixed shut and obscurely glazed. These have been reduced in size compared to those previously proposed. Openings within southern (rear) elevations would be transparent and allow for a similar degree of mutual overlooking that currently exists in this higher density locality. While the perception of overlooking would be increased by this proposal actual overlooking would not be of a scale that would warrant a sustainable reason for refusal of the proposal.

### 26 Markenfield Road

This is the adjoining semi-detached property to the east of the application site. The adjoining property remains largely as constructed with an existing similar rear two storey projection (matching the current host building) with a further single storey lean to. The extension has been designed to limit the impact on existing windows in this adjoining property in terms of a loss of light. The proposed two storey addition would extend beyond the rear elevation of the neighbouring dwelling by a small amount and would not appear overbearing and would not have an impact on the amenities of the residents at no 26. Openings within southern (rear) elevations would be transparent and allow for a similar degree of mutual overlooking that currently exists in this higher density locality.

### Nos 38 and 39 Dapdune Road

These properties are located to the rear of the application site. It is noted that a number of properties in the locality have accommodation at second floor level. The proposal would increase the perception of overlooking due to the large openings proposed, however, as noted previously the plans note some of these to be obscure glazed and fixed shut. Where transparent glazing would be used the proposal would not cause any loss of privacy due to existing separation and mutual overlooking that already exists.

The outbuilding and light well are acceptable elements that will not cause harm to residential amenities.

In light of these comments, it is not considered that the proposals are contrary to Policy D5 of the Local Plan DMP.

### Highways / Parking Considerations

The application site is located within the Guildford Urban Area. The existing dwelling benefits from no onsite parking. This is characteristic of the locality with on street parking restricted through a permit system. Having regard to the above the proposal is considered acceptable.

### Sustainability

Local Plan DMP Policy D15 relates to Climate Change adaptation and states that development proposals are required to demonstrate how new buildings will be designed and constructed to provide for the comfort, health, and wellbeing of current and future occupiers over the lifetime of the development, covering the full range of expected climate impacts and with particular regard to overheating; and incorporate passive heat control measures, and the exclusion of conventional air conditioning, in line with the cooling hierarchy.

The rear elevation of the property is south facing and in summer months would experience significant exposure to sunlight. The amount of glazing proposed could result in overheating where the internal environment becomes uncomfortably hot due to the accumulation of warmth within the building. The Council's Sustainability officer has reviewed the plans and considers that this will need to be addressed before the occupation of the dwelling, once the extensions are complete. It is considered that a pre-commencement condition should be imposed in order to require the submission of further details of measures that would need to be taken in order to ensure a comfortable and sustainable environment for future residents.

## Conclusion

The site is located within the urban area where the principle of development is considered acceptable. The proposed extensions would be located at the rear of the property and whilst of a distinctly contemporary appearance would be acceptable. Similar forms of development have taken place on neighbouring and nearby properties and given the limited public views available from the rear, the character and appearance of the property from Markenfield Road would be maintained.

The changes to the front elevation comprise a small lightwell to provide natural lighting to the basement. This would only have a modest impact and is considered acceptable. The proposed outbuilding in the rear garden is also considered acceptable.

Although the proposed extensions would be significant in terms of their impact on the rear of the property, they have been carefully considered to minimise the impact on the amenities of adjoining properties.

Subject to conditions, it is recommended that planning permission be granted.