App No: 14/P/01640  Type: F  8 Wk Deadline: 29/10/2014
Appn Type: Full Application
Case Officer: Jo Trask
Parish: Merrow  Ward: Merrow
Agent: HAINES
    Architectural Services and Planning
    HOWARD BUILDINGS
    69-71 BURPHAM LANE
    GUILDFORD
    Surrey
    GU4 7LX
Applicant: Mr Bates
    14 Levylsdene
    Guildford
    Surrey
    GU1 2RS

Location: Heatherbank, 14 Levylsdene, Guildford, GU1 2RS
Proposal: Single storey front extension and raising of the roof to allow the formation of habitable accommodation at first floor level incorporating three dormer windows to front elevation and five velux rooflights to the rear elevation.

This application has been referred to Planning Committee on the request of Councillor Ellwood who considers that the proposals would be out of keeping with the character of the area, contrary to saved policies G5(1) and H8 paragraph 1 of the Local Plan 2003.

Site description.
The application site is located within the Urban Area of Guildford. The area is characterised by a mix of residential properties of varying sizes including bungalows and two storey dwellings. Each property is positioned in a medium sized plot of land. The property is a detached bungalow with detached garage set on a corner plot with Levylsdene and Merrow Chase. Both the front and south elevations front onto grassy areas.

A large Beech tree protected by a TPO lies within the vicinity of the development.

Proposal.
Single storey front extension and raising of the roof to allow the formation of habitable accommodation at first floor level incorporating three dormer windows to front elevation and five velux rooflights to the rear elevation.

Relevant planning history.
07/P/01981 - Conservatory to side elevation - Approved and implemented.
07/P/01488 - Single storey front extension, conversion of existing roofspace to provide habitable accommodation at first floor level incorporating three dormer windows to front elevations and new detached double garage following demolition of existing two detached garages (Following receipt of amended plans received on the 29th August 2007 to show a barn hip roof to both side elevations and the removal of one rear velux window and insertion of window to the North elevation). Approved. (Case officer note: This permission has not been implemented, and has lapsed. The current application seeks permission for an almost identical form of development to this permission).
Consultations.

County Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Tree consultant: No objection subject to a condition requiring an arboricultural method statement.

Third party comments:

3 letters of representation have been received raising the following objections and concerns:
- unduly large and out of proportion
- height will be unsightly and dominant
- need to protect TPO Beech Tree in close proximity of the development
- No.4 Merrow Chase was only allowed to raise roof by 2 feet, 14levyldene should not be allowed to build over 2 metres
- narrow road no safe place to park cars
- affect enjoyment of view due to height
- overdevelopment of the site

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

National Planning Policy Framework (NPPF)
Core planning principles
Chapter 7. Requiring good design

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

G1 General Standards of Development
G5 Design Code
H8 Extensions to Dwellings in Urban Areas
NE5 Dev. Affecting Trees, Hedges & Woodlands

Supplementary planning documents.
Residential Extensions SPG 2003

Planning considerations.
The main planning considerations in this case are:
- the impact on the scale and character of the existing building
- the impact on the character of the area
- the impact on neighbouring amenity
- highway/parking considerations
- impact on trees and vegetation

Impact on the scale and character of the existing building
This application seeks planning permission for an identical scheme to that granted permission under application 07/P/01488, bar the addition of one extra velux window to the rear and a linking section of roof between the main roof and the raised roof.
It appears that this element is the retention of part of the existing roof. The proposal is for a large extension, which dominates the scale of the existing bungalow. However, the Council in approving the previous scheme, considered that the extension would be well designed and in keeping with the scale and character of the existing building. Whilst the NPPF has come in since the 2007 decision, there has not been a shift in policy tests in terms of considering design. The Council previously concluded that the proposed extension was acceptable. Nothing has changed in policy that would allow us to come to a different conclusion.

It is on balance considered to be acceptable and complies with policies H8, and G5 of the saved Local Plan.

**Impact on the character of the area**
Levysldene is a quiet residential road that has a mixed street scene consisting of bungalows and two storey houses. The houses are located in medium sized plots and are set back from the road. The proposed extension to the property would involve the creation of a first floor to the existing bungalow. The Council previously considered that due to the mixed street scene and the position of the property the proposed extension would not have an adverse impact on the character of the area. There has been no shift in policy that would lead the Council to come to a different conclusion.

The proposal complies with policies H8 and G5 of the saved Local Plan.

**The impact on neighbouring amenity**
The main part of the extension and the front dormer windows would front onto levylsdene and would overlook an open area. The properties opposite have a good separation distance from the proposed extension. The previous application was amended to amongst other things delete the end velux window. It is noted that this application seeks to reinstate the end velux. The removal of the velux was requested so that the development did not result in overlooking to the property to the rear. On this basis and to prevent loss of privacy or overlooking it is considered reasonable to impose a condition requiring the cill height of the velux windows to be a minimum of 1.7 when measured internally from the floor level of the room they serve. This is necessary to prevent overlooking due to the orientation of the development and its relationship with the rear garden area of no. 2 Merrow Chase.

The first floor side window faces onto the front garden area of 12, and is not considered to result in an unacceptable loss of privacy.

The proposed extension would not result in a loss of light to the surrounding properties due to the good separation distances. The side of the property fronting onto Merrow Chase will be at the same height as existing and is also adjacent to an open area. The proposed extension would not result in an adverse impact on neighbouring amenity.

The proposal complies with policies H8 and G1 of the saved Local Plan.

**Highway/parking considerations**
Adequate off street parking exists. No changes are proposed to the existing parking arrangement. The proposed extension would not have an adverse impact on parking on site.

The proposal complies with policy G1 of the saved Local Plan.
Impact on trees and vegetation

The Beech tree in the front garden is protected by a TPO. As before the proposed extension would be closer to the tree. The tree officer has no objection subject to a condition requesting an Arboricultural Method Statement.

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: LG/300/01 and LG/300/02 received on 3 September 2014.

   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. No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2005 (or any later revised standard) 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 fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing 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.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, or other form of openings other than those shown on the approved plans, shall be inserted in the north, east and west elevation of the roof extension.

**Reason:** In the interests of residential amenity and privacy.

The windows in the first floor/roof of the west elevation of the extension hereby approved (serving the stairs, bath and bed in the northern section of the extension) shall be glazed with obscure glass and permanently fixed shut, unless the parts of the windows 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. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Guildford Borough Council takes a positive and proactive approach to development proposals focused on looking for solutions. We work with applicants in a positive and proactive manner by:

   - offering a pre-application advice service
   - updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions

In this instance whilst the applicant has not entered into pre application discussions, the scheme submitted is virtually identical to a previous scheme which was granted consent by the Council. There has been no shift in policy that would result in the Council coming to a different conclusion.