



PLANNING & BUILDING SERVICES

Down Ampney, Well Hill, Clint Green, Yaxham, Dereham, Norfolk NR19 1RX

Guildford Borough Council
Planning Development Services
Milmead House, Millmead
Guildford
SURREY
GU2 4BB

12th Dec 2020

Cover letter

Dear Sirs

Please find attached drawings and application documents for the following proposal

Proposal – Front side and rear dormer extensions, front and link ground floor extensions and conversion of garage to living space. New bay windows

Address - 317 Vale Road Ash Vale GU12 5LN

Planning History

2014 14/P/01098 - Approve Erection of a 2014 14/P/01098 – Approve
Erection of a single storey front extension. Conversion of garage to habitable accommodation including bay window with side link to existing dwelling.

2010 10/P/00974 - Approve Single storey front extension and side link extension to facilitate conversion of garage to habitable accommodation including new bay window.

Site Description

Not conservation area

Not listed, Not in a flooding zone, Not in Green Belt or AONB

The application site lies within the Ash and Tongham Urban Area and comprises a single storey detached dwelling located in a predominantly residential street scene. although there are some commercial units abutting the application site's northern flank boundary. The dwelling is set back from Vale Road and is accessed via a gravel track that serves some other properties fronting Vale Road.

Background

The property has the benefit of lapsed unimplemented permission for single storey front extension and conversion of its garage to habitable accommodation including bay window with side link to existing dwelling.

Although the Development Plan and Supplementary Design Guidance has been updated, there has not been any material change in policy that would prevent this application being approved for the same description of works.

In addition to the above the applicant seeks approval for the conversion of the roof space with new dormer extensions.

Material Considerations.

As well as the previous approvals, the use of the garage to ancillary primary accommodation is understood to not be considered development under s55(2)(f) of the Town and Country Planning Act 1990 as amended as it is not forming a separate unit of occupation or any other change of use.

It is believed that the rear and side dormer extensions comply with Schedule 2 Part 1 Class B of the General Development Order 2015 as amended.

Character Impact

The impact on the scale and character of the extended dwelling is considered to be in keeping with the surrounding area.

The design of the development would not detract from the character of either the existing property or the surrounding area. The proposed materials would match those of the existing property and would not appear an out of keeping feature to the surrounding area.

As such, the overall development would comply with policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policy G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007), and the NPPF 2019

The impact on neighbouring amenity

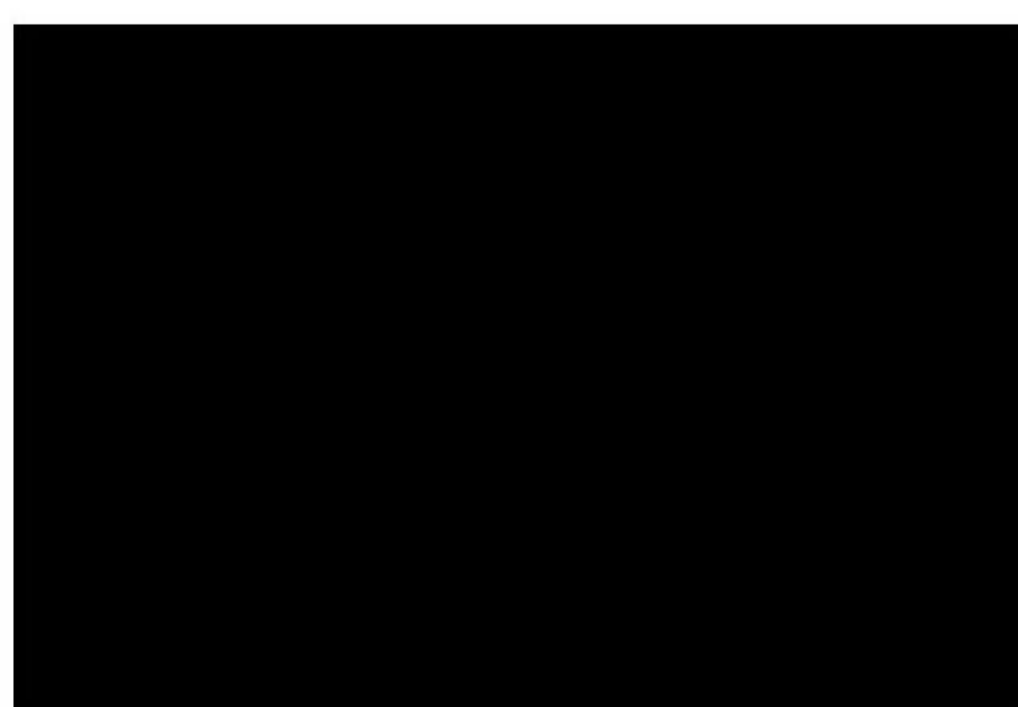
The proposed development would have no unacceptable impact on neighbouring amenity, in terms of loss of light, loss of privacy or overbearing impact.

Therefore, the development would comply with saved policy G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007).

In Summary

It is therefore respectfully requested that this application be approved

Yours Faithfully,



Colin J Smith

List of attached documents

Name

Officer's recommendation to approve
14_P_01098-OFFICERS_REPORT-714299.pdf

Cover letter 1368_1.doc

AR018-AED100 - Existing Ground Floor Plan.pdf
AR018-AED102 - Existing Roof Plan.pdf
AR018-AED161 - Existing Front Elevation.pdf
AR018-AED162 - Existing Rear Elevation.pdf
AR018-AED163 - Existing Side 1 Elevation.pdf
AR018-AED164 - Existing Side 2 Elevation.pdf
AR018-CD100 - Proposed Ground Floor Plan.pdf
AR018-CD101 - Proposed First Floor Plan.pdf
AR018-CD102 - Proposed Roof Plan.pdf
AR018-CD161 - Proposed Front Elevation.pdf
AR018-CD162 - Proposed Rear Elevation.pdf
AR018-CD163 - Proposed Side1 Elevation.pdf
AR018-CD164 - Proposed Side2 Elevation.pdf

location plan 317 Vale Road Ash Vale.pdf