

<b>Appl No:</b>	14/P/01098	<b>8/13 week deadline:</b>	11/08/2014
<b>Appl Type:</b>	Full Application		
<b>Parish:</b>	Ash	<b>Ward:</b>	Ash Vale
<b>Agent:</b>	Archad Architectural Services	<b>Applicant:</b>	Turner
<b>Location:</b>	317 Vale Road, Ash Vale, Guildford, GU12 5LN		
<b>Proposal:</b>	Erection of a single storey front extension. Conversion of garage to habitable accommodation including bay window with side link to existing dwelling.		

#### **Site description.**

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 of the other properties fronting Vale Road.

#### **Proposal.**

Erection of a single storey front extension. Conversion of garage to habitable accommodation including bay window with side link to existing dwelling.

#### **Relevant planning history.**

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

#### **Consultations.**

Ash Parish Council: No observations.

County Highway Authority: has undertaken an assessment in terms of the likely net additional generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

#### **Third party comments:**

No comments received.

#### **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
H8	Extensions to Dwellings in Urban Areas

**Supplementary planning documents:**  
Residential Extensions, 2003.

**Planning considerations**

The main planning considerations in this case are:

- the impact on the character of the area and on the scale and character of the existing building
- the impact on neighbouring amenity
- highway/parking considerations

The impact on the character of the area and on the scale and character of the existing building

The proposed front extension would integrate with the existing built form on the site in an acceptable manner due to its sympathetic roof design and the fact that it would not extend the building line forward of furthest extent of the principal elevation.

The flat roof garage would be replaced by a side extension comprising habitable floor space. This extension would detail a hipped roof design that would complement the main dwelling and would visually improve upon the existing flat roof garage.

The flat roof side link would give the scheme as a whole a somewhat unusual appearance, however, this is a visually discreet element and would not be particularly noticeable from the street scene.

The proposed works would be finished in matching materials, which would help to harmonise them with the host property.

The impact on neighbouring amenity

The front extension would be set off the common boundary with the nearest neighbouring dwelling at 315 Vale Road by 3.5m and as such would not have a harmful impact on the amenities enjoyed by this property in terms of loss of light and overbearing impact. The proposed side extension would be built on the footprint of the existing garage so this element of the scheme would not materially change the existing situation vis-à-vis neighbouring amenity.

The proposal would be single storey and would not detail any side-facing windows. As such, it would not result in any harmful overlooking.

Highway/parking considerations

The proposal would involve the removal of a garage to provide habitable floor space. Enough on-site parking would be provided for the dwelling as enlarged in the form of a large gravelled driveway area to the front of the property.

**Conclusion**

The proposal would not have an adverse affect on the character of the area and would

retain the character of the existing dwelling. There would be no harmful effects on neighbouring amenity resulting from the proposed works. The application therefore complies with saved Policies H8, G5 and G1(3) of the Guildford Borough Local Plan 2003 and the NPPF 2012.

**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: 10016-001, 10016-002 received on 16.06.2014

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

**Informatives:**


1. 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, the applicant has not entered into pre application discussions and did not seek any advice before submitting the application. However, the proposal is considered acceptable and no changes were sought throughout the application process.

2. 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)

**Benjamin Ward**  
Planning Officer  
**Signed:**

 -05/08/14

ZE 5/8/14

Reason signed by:  
ZE 5/8/14

