

May 2021

Design Statement in respect of Planning Application 11 Boxgrove Avenue, Guildford, Surrey GU1 1XG.

Proposal: One and two storey rear and side extension, incorporating rooms in the roof space with internal store following demolition of existing detached garage

It should be noted that this application is identical to the previous consented development: Planning Permission Number: 17/P/01038

The house is situated on eastern side of Guildford with good links to the centre of town, good schools and transport links to London and regional airports.

Originally built in 1930, the house is constructed cavity ground walls and single cell first floor walls. The house has been updated but never extended and as such does not reflect the requirements of a modern family.

All materials used would match existing, with the first floor rendered and bricks and clay tiling colours matched.

The plot sits on the north-west side of Boxgrove Avenue and is of a good size, extending to approximately 62 m at its maximum length and approximately 15.15 m wide. The rear of the house and garden is north westerly facing.

The proposed extensions would result in a substantial increase in the footprint of the dwelling, but is comparative to the size and scale of neighbouring dwellings and proportionate to the plot.

The proposal would result in the property having one flat roof area with hipped gables that would give the property the appearance of a wholly hipped roof from the front elevation. An area of flat roof would be relatively modest and would not adversely affect the appearance of the building.

The height of the eaves of the two-storey side extension has been designed to match the eaves line of the main roof.

The roof extension has been designed to have a ridge height subservient to the existing main ridge.

The two-storey side extension would replace an existing detached garage which sits on the boundary with 13 Boxgrove Avenue and in line with the front of the property. The proposed side extension would be set back from the front line of the property by 0.45 m and 1.2 m from the boundary with 13 Boxgrove Avenue.

The rear elevation of the proposed extension is made up of hipped gable and a dormer at first floor and second floor level, to break up and minimise the bulk of the development and roof volume. This design is consistent with the construction at No 5 Boxgrove Avenue.

The proposed single storey rear extension with a lean to roof extends to a depth of 1.5 m Utilising the 0.8 m fall in ground level at the rear of the property, the single storey rear extension will step down by 0.5 m.

No 9 Boxgrove Avenue (to the South West)

No 9 has benefitted from a number of extensions, including two storey and single storey extensions to the rear and side of the property. Currently No. 9 Boxgrove Avenue extends beyond the rear of the property at a two storey level by 1.7 m and at ground level by approx. 5.5 m (and 5 m at the point nearest to the boundary).

The proposed extension would not breach the angle of 45 degrees at ground floor level, or second floor and would bring the rear of the properties broadly in line.

No 9 Boxgrove Avenue is located to the south west of the property and thus the proposed works would have limited impact on daylight at the neighbouring dwelling.

The dormer windows would not offer views that would be materially more harmful to privacy than those already available from the first floor windows of No 11.

A gap of 2.48 m between the properties is maintained.

All first floor side facing windows serve a bathroom and would be obscure glass and non-opening below 1.7 m.

No 13 Boxgrove Avenue (to the North East)

No 13 has benefitted from a two-storey rear and side extension.

After removal of the existing detached garage on the boundary, the proposed side extension would have a minimum distance to boundary of 1.2 m and distance between buildings of 4.77 m.

All first floor side facing windows would be obscure glass and non-opening below 1.7 m.