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84 NIGHTINGALE ROAD, GUILDFORD, GU1 1EP

EXTENSION AND EXTERNAL ALTERATIONS TO EXISTING TWO FLATS : amendment of scheme permitted by 20/P/02249

Planning Application on behalf of J & F Cardinale

PLANNING STATEMENT

1. Introduction and context

- 1.1 The scheme for alterations and improvements to this property were approved on 11th May 2001, following a revision of the rear roof profile at second floor, following consultation with the case officer. This application proposes a revision to that permitted scheme by extension of the first floor (see 2.1(d) below), with the objective of improving the accommodation of the upper flat. In the absence of the space that would have been created by the originally-proposed roof extension, it has been necessary to reconfigure the bedroom with the result that the internal space of the second floor cannot adequately accommodate the bathroom of the upper flat: the proposed extension of the first floor will allow the bathroom to be provided there.
- 1.2 One would normally make such an amendment by way of an application under s.73 of the T&CP Act 1990, but in this case the decision notice is in specific terms which permit only a single storey extension: accordingly it is necessary to make a new planning application – though most of its content has already been approved.
- 1.3 This Planning Statement repeats much of the content of the one for 20/P/02249, for completeness sake, the fundamentals are not now at issue.
- 1.4 84 Nightingale Road is a 2-storey detached house which has been divided into two flats, known as 84 and 84A. It is on the corner of Nightingale Road and King's Road. It

was originally built as a semi-detached villa typical of this part of Nightingale Road, but for much of its life, at least until 1972, it was a public house and that use is still evident by the cellar hatch that exists in the verge on the King's Road side. In 1972 it was converted into two flats.

- 1.5 The main part of the house is rectangular in plan, with a wing at the rear on the east side which adjoins a similar one at the neighbouring building No.82. There is one car parking space at the far (south) end of the rear garden, accessed from Kings Road. In common with the rest of the road, the property has a small fenced front garden on the Nightingale Road side.
- 1.6 Nightingale Road was built in the 1880's and 1890's and the property reflects its age in its traditional construction with brick walls, pitched roof and bay window to the front. Unlike other houses in the street, the utilitarian side (west) elevation is revealed because of the greater spacing between it and No. 86, caused by King's Road.
- 1.7 The site includes the strip of land that extends from the front of the building along all the rest of the frontage to King's Road. Unlike the footway on the other side of the road, this is not part of the highway, but within the private curtilage of No.84.
- 1.8 Though there is a clear similarity between the properties in Nightingale Road, there is much detailed variation because of individual alterations and extensions. A significant example of that is No 86 which, following planning permission in 2013, was altered to form a gable end to the east elevation in lieu of the previous hipped end. That is significant because Nos. 84 and 86 face each other and "book-end" the start of Kings Road.
- 1.9 I draw attention in particular to the extension of No 58 Nightingale Rd. This is directly similar to the scheme now proposed. It includes an increase in the first floor closet wing to the full width of the house, with dual pitch roof. It was permitted in 2019, ref. 19/P/01738.

2 The Proposal

- 2.1 The objective of the planning application scheme is to improve the living accommodation in both the flats to contemporary standards, so far as is possible within the constraints of the building and its curtilage. This is achieved by
(a) redeveloping the rear extension to provide more spacious living and kitchen accommodation which in turn allows a new bedroom to be created to the ground floor flat.

- (b) *extending the roof to form a gable end to King's Road to provide more generous bedroom space with ensuite bathroom in the attic floor.*
- (c) *external alterations to provide better access to the first floor flat (a new stair to the front door in the position of the existing cellar access) and improve natural lighting to the accommodation.*
- (d) lateral extension of the first floor closet wing to the full width of the property, with dual pitched roof.

The elements shown in italics have all been permitted by 20/P/02249.

These are allied to internal improvements which, by their nature, are not matters for planning control.

2.2 The general residential content (two flats) will be unchanged.

2.3 The proposed change amounts to the following:

<u>Floorspace</u> m ²	Existing	Proposed
Ground floor	39.3	52.3
First floor	36.9	47.0
Second (attic) floor	11.7	25.6
TOTAL	87.9	124.9
 <u>Habitable rooms</u>	 5*	 6
	(* excludes GF kitchen)	

3 Planning History

3.1 Apart from 20/P/02249, there has been only one previous planning permission for this property, as follows.

1192.72 *“Conversion into 2 self-contained flats”*

It appears from the few papers on this case that this was a retrospective application, the conversion from the former public house having already taken place; but whether or not this was so is immaterial today. The permission carries no condition save the statutory time limit.

3.2 I also draw attention to the much more recent planning permission for No. 86 13/P/00238 *“Hip to gable roof enlargement, rear dormer window, roof light to front*

elevation and window within the gable (east) elevation. Single storey rear extension.”
It is striking that this incorporates elements which this application proposes.

4 Design

- 4.1 This application scheme has been designed to be sympathetic and subservient to the host dwelling in its extent, form and use of matching materials. Such is evident from the application drawings and I will not labour the point here.
- 4.2 The improvement, through extension, of the attic floor is achieved by converting the west roof, currently hipped, into an extended vertical gable, which will coordinate with the gable of No. 86 when viewed from Nightingale Road. I note that the pitch of the North roof, which faces Nightingale Road, will remain as existing. Accordingly, the roof profile will remain well-related to its street scene context.
- 4.3 As a matter of context I note that, apart from No. 86, there have been various extensions to the roofs of similar properties in Nightingale Road, including side extensions, dormers and roof lights. A directly comparable case is at No.58 (see para. 1.9 above). The proposed scheme will be consistent with that pattern.

5 Relevant Planning Policy

- 5.1 The **National Planning Policy Framework (NPPF)** is not directly relevant to an extension/alteration scheme such as this, save in its presumption in favour of sustainable development. To improve living accommodation through improvements to an existing building is a fundamentally sustainable form of development. For like reasons, NPPF guides (para.118) that effective use should be made of urban land.
- 5.2 Similarly, the **Guildford Borough Local Plan strategy and sites** does not contain directly relevant policies save echoing the NPPF presumption in favour of sustainable development. Policy H1 (“homes for all”) is not relevant because it applies to new development.
- 5.3 Policies G1, G5 and H8 of the **Local Plan 2003** still apply. These cover the general principles of neighbourly development and the need for design to be proportionate and appropriate to its context. I have already noted at (2) and (4) above the facts of the proposal and how the design relates to its facing neighbour and the street generally. It seems to me that it responds well the relevant parts of G1 and G5: in particular:
 - G1(3) No unneighbourly issues arise from this proposal.

- G5(1) As described above, the design responds to its context, both in Nightingale Road and across King's road.
- G5(2) Similarly scale, proportion and materials reflect both context and the existing building.
- G5(4) At street level, the development will improve the currently untidy and unmaintained frontage to King's Road.
- G5(5) Layout is a natural and legible development of the existing situation.
- G5(7) materials and detailing will match the existing building.

5.4 Strictly speaking, as two flats, this building is not a "dwelling" and so Policy H8 is not relevant. Nevertheless, it sets out three tests, on which I comment briefly as follows:

1. There will be no adverse effect on the scale and character of the existing building. Its form and extent will be readily identifiable.
2. There will be no effect on the privacy or access to daylight and sunlight enjoyed by neighbours. There is clearly no relationship to No. 82 and the south outlook (down the garden) looks towards the open land in front of 5-7 King's Road. New fencing is proposed to screen the outlook from the two new ground floor windows in the King's Road frontage.
3. There will be no unacceptable effect on the context and character of adjacent buildings and immediate surroundings, for the reasons I have already described.

5.5 Accordingly, the application scheme accords with all relevant Local Plan policies.

5.6 I note that the building is not listed, it is not within a Conservation Area and the Local Plan proposals map does not show any designation that applies to it. The policies relating to the Thames Basins Heaths SPA do not apply because there will be no change of residential content.

5.7 For similar reasons, the application scheme accords with the guidance of the **Residential Extensions and Alterations SPD (2018 edition)**. In particular, I draw attention to the following which arise from 3.1 3.3 of that guidance.

- The scheme is well balanced and maintains the character of the area
- The roof is appropriately integrated with the existing property
- There will remain active frontage to the highway.
- The length of the rear extension is appropriate to the scale of the property.
- The side wall (which abuts No. 82) will have solid finish: in fact it will not project beyond the existing wall.
- There will be no balcony or roof terrace.

6 Conclusion

- 6.1 In general, this a worthwhile scheme will achieve desirable improvement of the accommodation, to the benefit of its residents, while respecting the building's relationship to its immediate neighbours and the character of the street generally. It accords with all national and local planning policy and guidance. The approval of 20/P/02249 confirms that has been agreed.
- 6.2 The amendment represented by this proposal will further improve the living accommodation of the upper flat through a sympathetic extension of the rear closet wing. That must be desirable and, accordingly, I commend it for approval.

25th March 2021

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