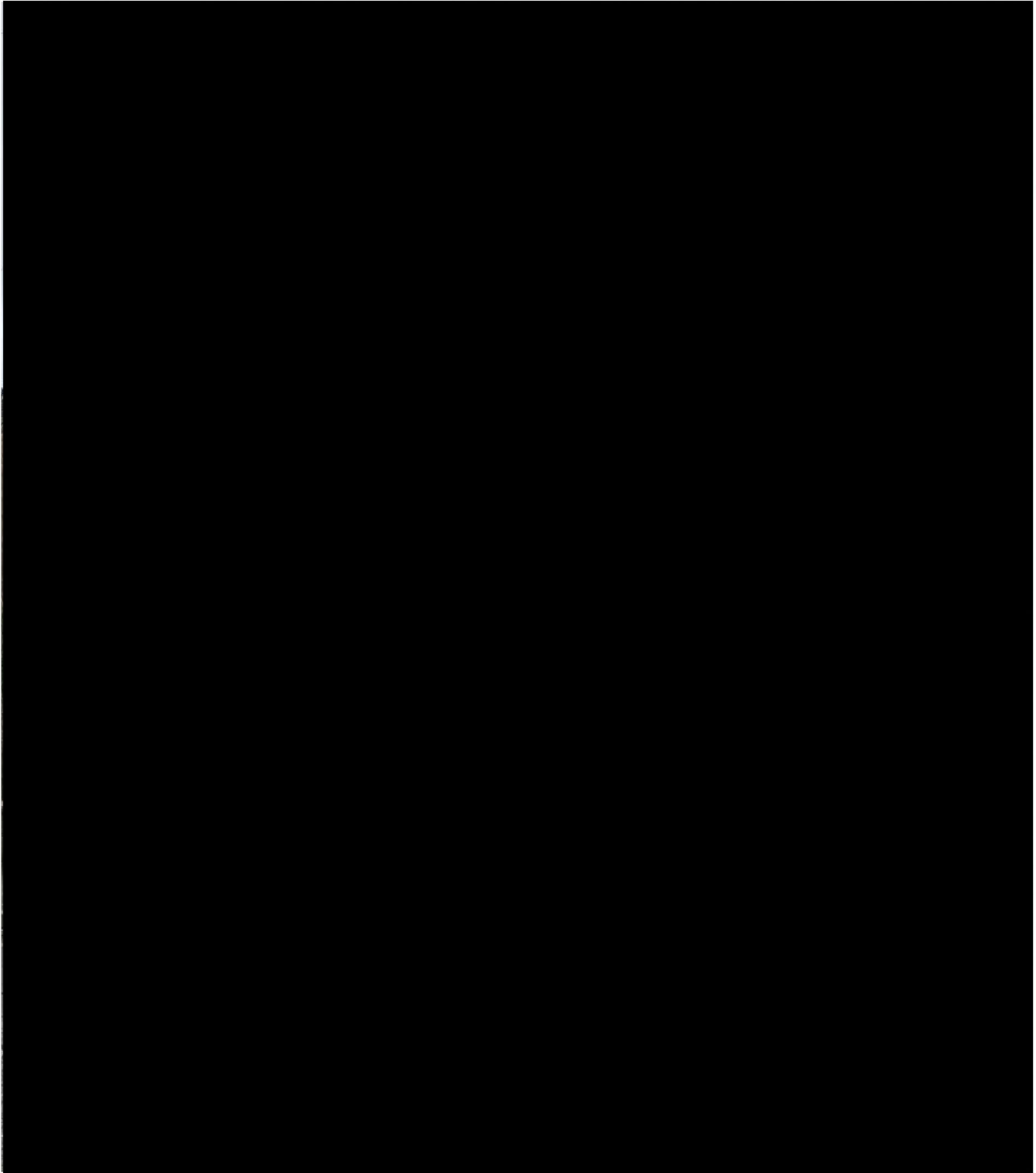


116 Manor Road, Stoughton, Guildford, GU2 9NR

**Two storey side extension with hipped roof and repositioning of front door
to front elevation.**

Planning Statement in support of application



The proposal

1. Manor Road is a long residential road linking Stoughton Road to the North with Worplesdon Road, it is within the urban area of Guildford. The houses vary considerably in design and form, incorporating a number of semi-detached, terraced and detached, in addition to blocks of flats and commercial properties with residential on the upper floor. The dwellings have evolved over time, and a number have been extended in different ways to include roof alterations and extensions. As a result Manor Road exhibits an incredibly varied and mixed character along its length.
2. Number 116 Manor Road is a two bedroom, semi-detached dwelling. It sits in a generous plot which includes at present a detached garage to the side of the property. It is located on a slight bend in the road, and therefore does not have an intimate relationship with No 114. Its immediate neighbour, and other dwelling in the pair, is No 118. No 118 is closer to the adjacent dwelling at No 120. As such there is a significantly wider gap between No 116 and the boundary of the site than No 118.
3. The proposal would utilise the space to the side of the property and provide a two storey side extension, which would be erected following the demolition of the detached garage. It would be slightly in excess of 8 metres to the ridge height, with the ridge height of the extension set down from the ridge height of the host dwelling. It would be set back from the boundary and stepped in at first floor, it would also be stepped back from the main elevation.
4. The front elevation would include a new a front door, with windows at ground and first floor designed to match the existing, materials would also match the existing front elevation. The rear elevation would incorporate double doors at ground level with a window at first floor level, again materials would match the host dwelling.
5. The space would provide a lounge and family room at ground floor, with two bedrooms and a bathroom at first floor. The extension is designed to accommodate the applicant's growing family and need to work from home. The proposal would retain the existing on-site parking which meets the Council's parking standards.

Assessment of the proposal against the development plan

6. Policy D1 of the Guildford Borough Local Plan: Strategy and Sites advises that all new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set.
7. The immediate and wider area is very varied in character due to a variation in built form incorporating different styles of dwellings. Furthermore a number have been altered that are directly comparable to the proposal submitted. Whilst forming one of a pair it is seen that No 130 Manor Road has been extended at roof level to include a box side dormer. This is also found at No 126. These extensions are not replicated on the neighbouring property, however the loss of symmetry is not harmful to the host dwelling or the neighbour. Further along Manor Road at No 88 a side extension has been erected which again changes the public view of the pair of dwellings, however is not harmful to the street scene. At No 84 the roof line has been changed to provide habitable accommodation. Whilst being a significant alteration to the property and demonstrably changing its relationship with its neighbour this is not considered to be harmful.
8. Each proposal should be considered on its own merits and the above mentioned schemes do not set a precedent. However, they clearly demonstrate that the area has a mixture of scale

and design, and that extensions have been incorporated into semi-detached dwellings without harming the host dwelling, the neighbouring dwelling, or the wider street scene.

9. The proposal has been carefully designed to ensure that it meets the requirements as set out in the Residential Extensions and Alterations Supplementary Planning Document (the SPD).
10. Set out below I have confirmed how the extension would comply with the requirements on Page 21 of the SPD specifically in relation to side extensions.

Requirement	Assessment of proposal
Not be visually dominant (or overbearing) in relation to the original house.	The proposal would be set back from the principal elevation, set in slight at first floor, and set down from the ridge height of the host dwelling. Therefore appearing subservient to the host dwelling.
the proportions and roof form (pitch of roof) should be in keeping with the design of the original house.	The built scale and design detailing would be sympathetic to and in keeping with the host dwelling.
NOT exceed more than half of the width of the original house.	The proposal would be wider than the dwelling when considered in isolation. However, it is one part of a semi-detached pair. When the built form is considered in its entirety the extension would not be more than half the width of the original built form.
retain a gap of one metre between the edge of the extension and the shared boundary; be set back from the front building line of the original house.	A gap of one metre would be retained and I have outline above compliance with setting the building line back from the principal elevation.
include side windows (with obscure glazing) or other detailing – particularly on corner sites that are open to a view from the street – to help improve the appearance of a blank wall.	A small bathroom window is proposed on the first floor which could be obscurely glazed if considered necessary.

11. Below I have confirmed how the extension would comply with the requirements on Page 23 of the SPD which set out the criteria for rear extensions.

Requirement	Assessment of proposal
The optimum length of an extension should reflect the scale, proportion+ mass of the existing property.	The rear extension is modest in scale and single storey to reflect the scale of the host dwelling.
Side walls of extensions should be of a solid finish (except for conservatories).	This is reflected in the proposed plans.
No windows or openings on side walls facing neighbouring properties and private gardens (unless using obscured glazing).	No windows are proposed.
Roofs of extensions not to be used as balconies and upper roof terraces.	No balcony or roof terrace is proposed.

Conclusion

12. The proposal put forward would clearly comply with the development plan which requires the development to respond to local character. It would also comply with the specific criteria set out in the SPD. Accordingly, it follows that permission should be granted.