

The Arbour, Guildown Avenue, Guildford GU2 4HA

Planning, Design and Access etc Statement

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This Planning Application is for a Revised Design following refusal of 23/P/01024

1. Introduction

Guildown Avenue occupies a south facing slope with views to the south over the Weald and is within the built up area of Guildford. The character of the area is suburban with large detached houses in a variety of different styles and types.

The proposal is to replace the existing slate roof over the main body of the house to allow a second floor to be added within the new roof space.

Aerial photo of the area



In recent times there has been a number of properties enlarged and developed, including new houses built at the rear of plots backing onto The Mount. The mass, density and footprint of The Arbour incorporating this proposal will still be less than some of the other nearby houses and will not be overbearing on the site or surroundings.



The Arbour, number 5 Guildown Avenue

2. The Site and Use

The Application site is The Arbour, No 5 Guildown Avenue which is at the eastern end on the south side. The building is a single dwelling house of a traditional pitched roof form but contemporary in style and a mix of traditional materials such as a slate roof and modern render finish walls and grey contemporary style windows etc originally built in 2010.



The slope of the land means that the houses on the south side are considerably lower than the road level with The Arbour being almost a storey below.

The proposal will not change the use of the building, it will remain as a single dwelling house with three floors as opposed to the existing two.

3. This Application

This Application has been submitted with a revised design following Refusal of 23/P/01024

The reasons for refusal are given as;

The proposed increase in roof height, including a large crown roof and dormer windows, by reason of its height, bulk, design and appearance in comparison to the host dwelling and its surroundings, would lead to an unacceptably over dominant and incongruous impact that would be harmful to the character of the host dwelling and surrounding street scene.

The revised design includes a significant reduction of ‘the large crown roof and dormer windows’ and reduces the dominance of the roof in relation to the existing building.

4. The Proposal - Design, Amount, Layout and Scale

This Application proposes to replace the existing slate roof over the main body of the house with a new slate roof to allow a second floor to be added.

The current roof has a reasonably shallow pitch which combined with the eaves at about $\frac{3}{4}$ of the first floor storey height means the current loft has insufficient space and volume to convert in a traditional ‘loft conversion’ manner.

A new slate roof with steeper pitches to the north and south elevations will create sufficient internal volume for habitable rooms and be accessed by a new first to second floor staircase which will be a continuation of the existing stair.

23/P/01024 increased the pitch/steepness of all four sides of the roof which altered the shape and outline of the roof.

The revisions to the design keeps the pitched roof to each side elevation at the same angle as the existing and this keeps the overall profile and skyline similar to the existing house and reduces the visual mass and bulk of the design in 23/P/01024

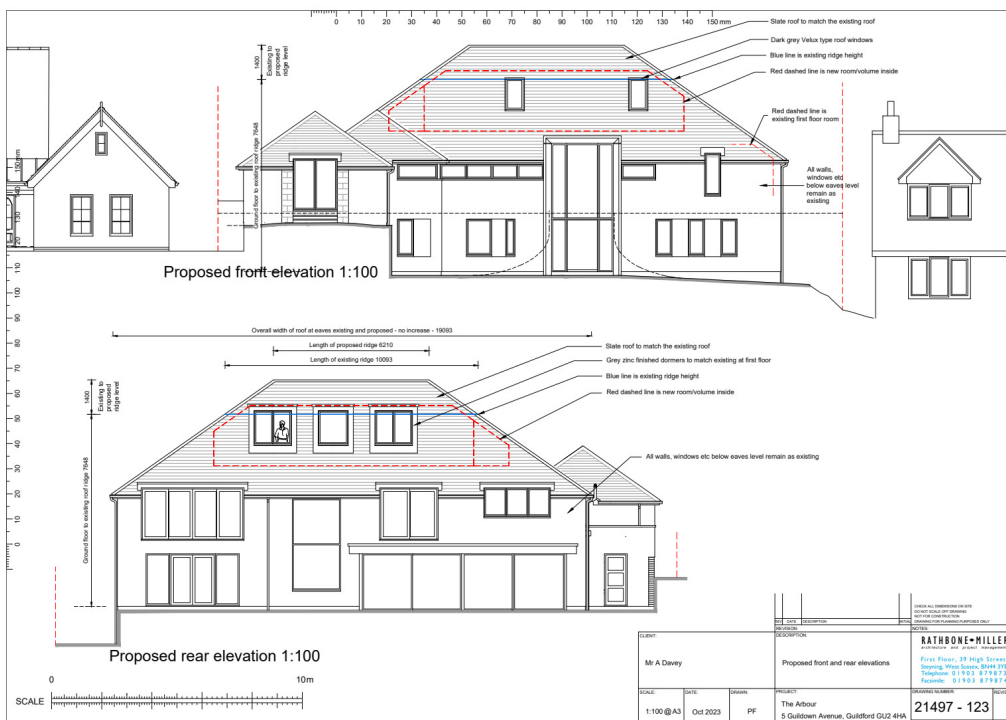
The revised reduced roof size also has significantly smaller windows to the rear elevation and omits dormers to the front elevation with two Velux type roof windows instead. These reductions and omissions of dormers create a roof in scale and proportion to the existing house.

This can best be seen by comparing the elevations for refused 23/P/01024 with the current application.



refused 23/P/01024 front and rear elevations – above

current smaller design in this current Application - below



The new roof will be slate so the materials palette will remain the same and overall the house will retain a similar appearance.

The roof will be taller than the existing by 1.4 metres which is the same height increase as the previous Application and will have a concealed flat area which serves to create internal volume and make a concealed platform to allow the house to generate electricity with photo voltaic panels whilst keeping these out of sight. Solar panels hung on a sloping roof and it is rarely a good look and taking steps to both reduce the 'carbon footprint' of houses and maintain a good aesthetic is relevant and needed.

The proposed new roof and second floor as 'statistics' is;

The proposed second floor is 76.44 square meters (gross internal floorspace) whereas it was previously 99.5 square meters

The proposed new ridge is 1.4 meters above the existing which is the same height as the previous refused application.

The length of the existing ridge (east to west) is 10.093m and the proposed is 6.10m.

The ridge height increase of 1.4 metres is not very large in proportion to the rest of the building and the proposed ridge height will be similar to the adjacent house number 3 to the east side. The house to the west side is lower and this is partly due to it being a smaller building to start with but also the land naturally slopes down a little going west.

The proposed end elevations show where the roof volume has been created by having the front and rear roof slopes at a steeper pitch. It is important to recognise that the elevations as seen on the drawings are never seen due to the neighbouring properties each side. The end elevations will only ever be seen obliquely and as such are far less visible.

The drawing that shows the size and shape of the proposal is the streetscene drawing with the elevation in context of both adjacent houses and the existing trees in front of the building line; the additional roof height in the streetscene context is relatively slight.



Proposed streetscene elevation 1:200

refused 23/P/01024 streetscene elevation – above

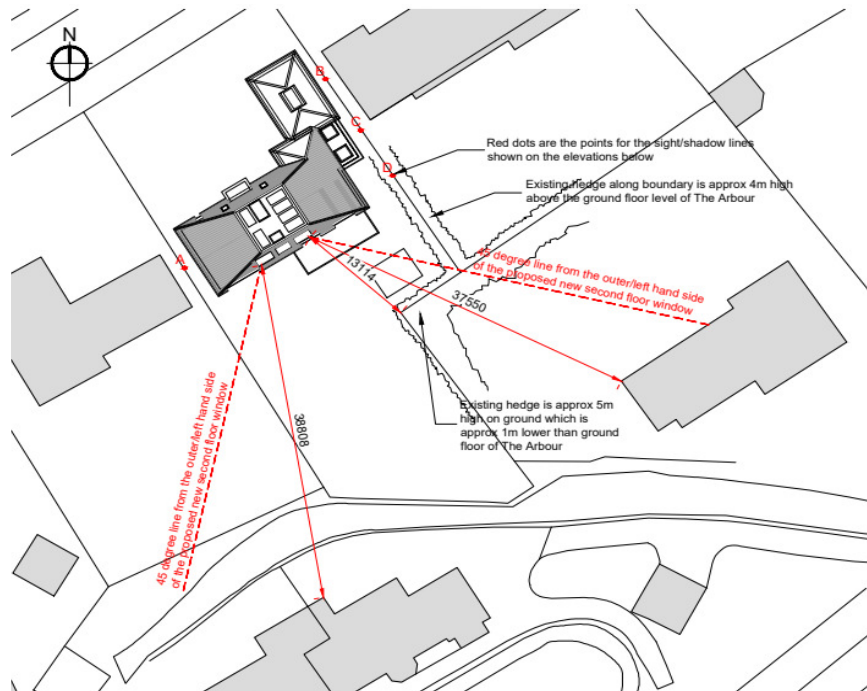
smaller design roof in this current Application - below



Proposed streetscene elevation 1:200

5. Neighbours

One of the concerns raised with 23/P/01024 was overlooking and proximity to neighbours. Drawing 21497 – 127 which is included with the current Application shows minimal overlooking of neighbouring adjacent properties when using on plan a 45 degree line from the proposed second floor windows. The distance from the rear elevation of The Arbour to houses to the south are significant and are beyond current acceptable minimum distances. As well as distance to houses from the rear elevation there are also significant trees and hedges which provide very good screening.



6. Planning Considerations

It is stated in the Refusal notice for 23/P/01024 that

'We work with applicants in a positive and proactive manner by:

Offering a pre-application advice service in certain circumstances'

Pre Application advice has been sought for the revised design following refusal of 23/P/01024 however it should be noted that Guildford Planning website states

'We have suspended the pre-application enquiry service for non-major developments. This will be for a temporary period. We will resume this service when we have cleared the backlog.'

Advice was provided upon enquiry as to when this service will resume as follows;

'Unfortunately no date has been set for the service to resume (for householder and minor projects). I don't think this will be available until 2024.'

The site is located within the developed area of Guildford, wherein the principle of development is acceptable subject to the impact on visual and residential amenity.

The policies relevant to the consideration of this current proposal Policy D1 of the Guildford Local Plan: Strategy and Sites 2015-2034, Policies H4 and D4 of the Local Plan Development Management Policies (LPDMP) March 2023 and the guidance set out within the Residential Extensions and Alterations SPD 2018, the NPPF and National Design Guide (NDG).

The previous Application 23/P/01024 was refused for the reason given of being contrary to these policies.

The current Application has been revised and redesigned in order to accord with these policies.

The proposal does not extend the building or close the gap to neighbouring properties and the existing eaves height it retained. Considering the separation distances to the boundary and adjacent dwellings, the design and form of the proposal and the modest change in roof shape will have no material impact in terms of loss of light and overshadowing to these neighbouring properties.

The proposed new roof and second floor makes for no loss of privacy or overlooking of the neighbouring houses.

The materials used would match those of the existing dwelling and the proposed roof design of the extensions would not detract from the character of either the existing property or the surrounding area.

Whilst the development does increase the floor area and living accommodation in the house there is adequate parking provision at the front of the property and within the existing garage.

7. Design Context - Surrounding Houses and Development

Photographs of houses on Guildown Avenue to demonstrate the size and scale of surrounding properties and also the wide ranging styles.



Adjacent number 3 is a large 'New England' style house.



Three storey house number 4 on the north side of Guildown Avenue diagonally opposite The Arbour



A substantial contemporary style house at the western end of Guildown Avenue on the south side



A large traditional style house on the north side of Guildown Avenue



A recently completed new house to the rear of number 4 Guildown Avenue

8. Access

The access into the house remains the same with no proposed changes to driveway or entrance doors etc.

The existing house with some adaption could be made fully accessible by adding a stairlift to the existing stair, and the proposed stair up to second floor would also be suitable for such accessibility adaption.

9. Landscape

The existing house has gardens with a driveway to the front and paved areas to the rear, none of which will change with this Application/proposal.

10. Sustainability

The proposed house remains as a single dwelling house so there is no fundamental change to matters such as transport and the house in the local environment and infrastructure.

In terms of creating additional floorspace on the site the additional second floor has been opted for as a more efficient use of space and volume than extending the existing house footprint to the rear.

The proposed new roof creates the opportunity for photo voltaic solar panels to generate electricity and this will either be fed back into the national grid or more likely into on site batteries which will then power the house and be used for charging electric cars.

11. Ecology and Biodiversity

The existing roof is of close fitting slate and the eaves are closed so this is a very unlikely ecology habitat, so the proposed new roof is unlikely to have any negative effect on any wildlife.

The proposal includes no work to any trees or gardens therefore there will be no negative affect on any existing ecology and habitat.

12. Conclusion

The current Application has been revised and redesigned in order to accord with Policy, be of an appropriate size, scale, appearance and not prominent in the street scene or harmful to the neighbourhood.

It is requested that Planning Permission be granted.