

Proposed extension to 8 Ivor Close, Guildford, GU1 2ET

Design & Access Statement

Principle of development

The site is situated in an established residential area where household extensions and alterations are not uncommon. Neighbouring houses are of mixed design and size but many properties in the immediate locality are substantial.

Immediately adjacent to the site lies a small parcel of undeveloped land that has been the subject of a number of refused planning applications in recent years.

This proposal seeks to afford improved living space to the current owners with the specific aim of making this home future proof for the family by specifically providing an opportunity to care for aging family members.

The current access via a narrow path between the garage and the main house is particularly difficult for the elderly and infirm and this proposal creates improved access and flexible accommodation initially suitable for children returning from university and latterly for family members requiring easy access and possibly live in care provision at some time in the future.

Parking provision has been considered and meets Policy ID10 of the local plan development management policies.

Previous Application

This proposal is a revised scheme following refusal of application 23/P/00560. Comments by the responsible officer have been addressed and this new scheme, which represents a significant reduction in size from the previous scheme, reduces any perceived impact on neighbouring properties in Ivor Close and Glade Mews, in particular No.1 Glade Mews.

Comments on previous submitted plans with respect to 'front' and 'side' elevations have been accepted and the plans revised to align with the planning officer's thinking.

Impact on neighbouring amenity

1 Ivor Close lies to the north east of the proposed extension at some 40m distance and would not be impacted by this proposal, 6a & 6b Ivor Close lie some 24m distant and as such will not be impacted.

Mature trees protect the gardens of properties in Glade Mews and as such the proposed extension will not be intrusive or cause loss of light as the ridge sits well below the ridge of the existing house so no change to evening shadows cast.

There are no windows proposed in the northeast elevation so no loss of privacy will occur, in fact one existing window on the northeast elevation will be removed.

Access for all regardless of age, & disability will be ensured by the internal design as shown on the drawings and the external landscaping as discussed in the preceding paragraphs.

Impact on Trees

The arboricultural impact assessment and accompanying method statement clarifies that no trees will be removed and only minor pruning works are planned thus protecting the TPO trees to the north and east of the application property and other trees on the application site. The proposal allows for the relocation and retention of the rainwater harvesting and irrigation system.

Photographs



Existing view from Ivor Close showing garage to be demolished.



Existing view from adjacent land showing trees screening gardens in Glade Mews.