

Peter Powlesland,
Architect and Historic Buildings consultant.

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48 Denzil Road, Guildford GU2 7NG

Design and Access Statement



Photo 1. View looking roughly south up Denzil Road. Number 48 is the second house on the left

Introduction

Denzil Road is a street of modest, mid to late 19th century houses characterised by a wide variety of different house designs, generally in semi-detached pairs, so as to give a picturesque appearance rather than the more usual Victorian arrangement of repeated, often terraced, house types. The upward slope towards the south reinforces this picturesqueness such that it would be fair to describe the street as both pretty and charming.

Number 48 (see photo 1 above and 2 below) certainly falls within this category with its bay window to the street and the front gable embellished with brick dentils, while the neighbour at 46, a close but not exact pair, has its gable embellished by typical early to mid 19th century shaped wooden eaves boards in the manner of a cottage ornee.

However, it would be fair to say that the backs of the houses, (see photo 3) are more modest and display less 'architecture' than the fronts. I note that the proposed works would all be at the back of the house and would be wholly unseen from the street which would thus be unaffected by these proposals.



Photo 2. Front, west, elevation of 48 Denzil Road as existing.

Number 48 is not listed and is not in a conservation area.

Planning History

This current application for a rear extension at both ground and first floor levels has been designed in response to advice included in a recent refusal of planning permission for a rear extension at both ground and first floor levels at number 48. This recent application, number 23/P/01847, was refused on the 11th January 2024.

There were only two reasons for refusal and both referred only to the ground floor extension from which it is clear that the first floor extension was considered acceptable.

The reasons for refusal are as follows:-

- 1 The proposed ground floor extension, by virtue its depth, would be out of keeping with the scale of the existing dwellinghouse and would appear disproportionate to the character of the property itself, As such, the development would not accord with

policies H4 of the Guildford Borough Council: of the Development management Policies (LPDMP) 2023, Chapter 12 of the NPPF 2023 and the Residential Extensions and Alterations Guide SPD 2018.

- 2 The proposed ground floor rear extension due to its scale, massing, bulk and position, being in close proximity to the side boundary with no. 50 Denzil Road, would cause a detrimental loss of light and outlook to the rear of the neighbouring property and a significant overbearing impact which would cause harm to the residential amenities of those occupiers. As such, the development would not accord with policies H4, D4 and D5 of the LPDMP 2023.

Design principles.



Photo 3. Rear, east, elevation of 48 Denzil Road as existing.

The wish for increased internal space accords with Guildford’s own Development Management Policies as expressed in the Local Plan in which the introduction to Policy H4 notes that “Extensions to homes can be a convenient way of providing additional living space for growing households or to adapt homes to meet changing needs” and goes on to say that “our housing stock needs to be flexible to adapt to the occupant’s changing needs”, which in this case results from a growing family for which increased internal space is essential.

The design of this proposal has been governed by a wish to extend the house at the rear in a manner which is appropriate for, and in keeping with, the existing rear elevation of the building which has, in a typical 19th century manner, a two storey (originally kitchen below and bathroom above) rear wing located behind the staircase.

The bathroom is accessible from a half landing three steps down from the first floor and, in order to achieve a reasonable headroom in the kitchen below, the original kitchen floor was lower than the ground floor of the main body of the house, the normal arrangement when the house built.

In this case the kitchen floor was even lower than usual because there was, and is, a significant fall across the site from the street to the rear of the site.

The original house has already been extended by means of a small flat roofed extension to bring it, at the ground floor only, to be in line with the two-storey rear extension of number 46. This proposal would extend the first floor only as far as the two-storey rear wing of 46 with the ground floor extending only 2.73 metres further so as to line up with the existing back extension at number 44.

The proposed single storey would also extend north across the site so as to make use of the currently rather dingy strip of garden adjacent to the garden wall between numbers 48 and 50.

This is in fact, similar in plan to the previous scheme, application 23/P/01847, but in response to the criticism in the planning refusal, above, it has been amended and is now a very different proposal and I propose to demonstrate how this new application now complies with those policies previously cited as reasons for refusing the earlier application.

Discussion showing how the new proposal complies with local and national policies.

Policy H4/1a) requires that an extension should respect the existing context, scale, height, design, appearance and character of, and have no unacceptable impact upon, the adjacent buildings and immediate surrounding area which I would argue, emphatically, that this new proposal does. The ground floor extension uses the same materials and details as the existing, while the first floor extension also matches the existing building with matching bricks, roofing materials and traditionally detailed windows. The only significant divergence from the existing building is that the new ground floor extension is significantly lower than the existing ground floor extension and slopes downwards towards the boundary so as to be roughly 1 metre lower, where it meets the boundary between numbers 48 and 50, than the existing extension.

Thus it is clear that the new proposal would appear to comply well with Policy H4/1a except insofar as it is higher at the boundary, by about 0.75 metre than the existing boundary structure. It would demonstrably take into account the “form, scale, height, character, materials and proportions of the existing building” as required by policy **H4/1c** and as I will show a little later in this document would barely affect the neighbour’s access to sunlight and daylight **H4/1b** while improving their amenity in terms of privacy, by removing any ground floor windows facing the boundary with number 50.

CHAPTER 12 of the NPPF 2023 is really concerned with public spaces and spaces between buildings and is concerned to ensure that they are “well-designed and beautiful places”. This does require the creation of high quality, beautiful and sustainable buildings by means of good design.

I would argue that this proposal is well designed; it provides better internal spaces than at present and has a much closer relationship with the garden than most of the houses in the street. The new back elevation is both simple and elegant and, in style, matches well the style of the existing extension and, as such, it does comply with this chapter of the NPPF.

Residential extensions and alterations guide SPD 2018 is concerned with the impact that a new proposal would have on its neighbours and about the relationship between an existing building and a proposed new extension. It also offers design guidance.

The new proposal is, as noted above, significantly lower than it was and would have a very much reduced impact on its neighbour at number 50; with the top edge of the ground floor extension being about 40 cm above eye level when seen from the ground floor rear window of number I think it would be unreasonable to categorise it as overbearing or bulky. As I will show below the effect on daylight and sunlight levels in the ground floor back room at number 50 would be very slight.

Also, the relationship of the ground floor extension would respect the proportions and reflect the existing character of number 48; it would use an appropriate roof form, match the style and proportions of the existing windows and use materials and detailing which match or complement those of the existing buildings.

It is clear that this new proposal would comply with the Residential Extensions and Alterations SPD 2018.

Considering reason 2 of the previous refusal it stated that the ground floor extension was considered overbearing in relation to the property at number 50 and that it would cause a detrimental loss of light and outlook to the rear of number.

Both of these perceived problems have been dealt with by a very significant lowering and re-shaping of the roof to the ground floor extension. The higher flat section is 516 mm lower than previously and the edge on the boundary is now more than one metre lower than it was being 1059 mm lower than previously.

It is worth noting that the height of the ground floor extension in the earlier proposal did not lead to any criticism or objection from the neighbour at number 50 and one has to suppose that the new proposal, being more than one metre lower at the boundary, will also be acceptable to the occupants at number 50.

The bottom edge of the sloping roof at the boundary is roughly 0.75 of a metre above the existing wall structure such that it would no longer have a ‘significant overbearing impact’ on the neighbouring property. Indeed its effect in this respect would be less noticeable than the

two storey extension which, in the previous application attracted no criticism and must thus have been regarded as acceptable.

Loss of light

I have looked at the section 'Impact on Neighbours' in your Residential Extensions and Alterations SPD and taken account of the 45 degree guide as explained on page 14. Whilst the guide is useful it is flawed in that it takes no account of the height of an obstructing structure. The 45 degree line would be exactly the same for an obstructing extension 1 metre high as it would be for one 10 metres high although the loss of light would be very different indeed in the two cases.

In order to try and take account of this anomaly and allow for the height of the extension, which at the boundary is roughly 0.5 metre above the centre of the ground floor living room window at number 50, I consulted 'Site Layout Planning for Daylight and Sunlight' by Paul Littlefair and published by the BRE, the Building Research Establishment. Since first publication in 1991 (I use the revised and latest edition published in 2011) this book has been a standard text for ensuring that loss of light to neighbours is understood and mitigated.

Page 9 of the book shows a diagram explaining their 45 degree guide which considers the 45 degree line in plan, as Guildford does, but combines it with a 45 degree line drawn in elevation from the top edge of an obstructing building, and I have shown this diagram - figure 17- in appendix 1.

I have also shown the rear elevation of 48 and 50 Denzil Road with the 45 degree line in elevation drawn from the top edge of the ground floor extension; this line is so far from the centre of the window that it does not cut across any of the window glass at all and so, by the more sophisticated and accurate assessment of the BRE guide, the loss of light caused by the impact of the proposed extension is likely to be very small.

Access

The access to 48 Denzil Road will be unaffected in any way by this proposal and will remain as it is now.

Appendix 1: Assessment of loss of light to neighbouring property

Extract from 'Site Layout Planning for Daylight and Sunlight' by Paul Littlefair. Published 2011 by Building Research Establishment. Part copy of page 9.



the window wall from the end of the extension. (Note that the section perpendicular to the window is not used here.) If the centre of a main window of the next door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window. (In the case of a floor-to-ceiling window such as a patio door, a point 1.6 m above the ground on the centre line of the window may be used.)

2.2.16 Like most rules of thumb, this one needs to be interpreted flexibly. For example, if the extension has another extension, or a much larger building, behind it then the daylight from that direction may be blocked anyway. Special care needs to be taken in cases where an extension already exists on the other side of the window, to avoid a 'tunnel effect' (Figure 19). A VSC calculation (see Sections 2.2.5 and 2.2.6) can be used to quantify the loss of light, if required.

2.2.17 Finally, as with the other guidelines in this section, the 45° approach deals with diffuse skylight only. Additional checks will need to be made for the sunlight which may be blocked (see Section 3.2).

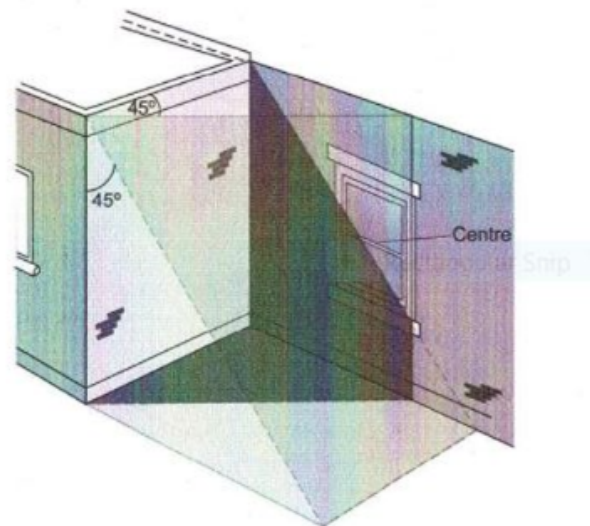


Figure 17: Application of the 45° approach to a domestic extension. A significant amount of light is likely to be blocked if the centre of the window lies within the 45° angle on both plan and elevation. Here the centre of the window lies outside the 45° angle on elevation, so the impact of the extension is likely to be small.



Drawing showing that lines at 45 degrees from the top edge of the new extensions at the ground and first floor level drawn onto the proposed rear elevation are below the centre of the ground floor window to number 50 and thus, as assessed by the BRE 45 degree rule of thumb, will not cause significant loss of light to the ground floor living room.