

Robert Hay Planning

Planning Consultancy - Architectural Design - Development

PLANNING & DESIGN STATEMENT

in support of the

HOUSEHOLDER PLANNING APPLICATION

for a First Floor Rear Extension & Alterations

at

**APRIL COTTAGE, 13 QUEEN STREET
GOMSHALL, SURREY GU5 9LY**

March 2024

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1.00 INTRODUCTION

The property comprises a two storey brick built semi-detached cottage house probably built at the end of the Victorian period or early Edwardian era and was extended in the early 1970s. The property may have included No.14 Queen Street as one detached house originally. The cottage has a parking area at the front, side access and a long (35 metres) rear garden with substantial tree screening along the rear boundary.



P.1. Front view from Queen Street (including front of No.14, Queen Street)

The owner wishes to construct a small first floor extension at the rear to form an upstairs bathroom and to remove a non-compliant staircase. The existing ground floor bathroom will be removed to allow the formation of a new side entrance and a new Building Regulations compliant staircase up to first floor level. The removal of the old stairs will allow more useable space in the Study area and the expansion of the very cramped second bedroom above.

2.00 PLANNING HISTORY

Guildford BC planning department have no record of planning permission being granted for the single storey rear extension albeit that Building Regulations permission was granted for this work in February 1971 under reference BR.38/2/71/SHE.

88/P/01481 (included proposals for No.14 Queen Street) – Alterations and First Floor Rear Extension to No.13 to provide a Bedroom and Bathroom - Withdrawn

The site is located in the Green Belt and has AONB & AGLV designation. The property is not listed and is not situated in a conservation area.

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3.00 PLANNING POLICIES

3.01. National Planning Policy Framework (NPPF) 2021

Chapter 2. Achieving sustainable development

Chapter 12. Achieving well designed spaces

Chapter 13. Protecting Green Belt Land

3.02. Guildford Borough Local Plan: Strategy & Sites 2015-2034

Policy S1 : Presumption in favour of sustainable development

Policy P1: Surrey Hills AONB & Area of Great Landscape Value

Policy P2: Green Belt

Policy D1 : Place Shaping

3.03. Guildford Borough Council : Development Management Policies 2023

Policy H.4. – Housing Extensions & Alterations including Annexes

Policy D.4. – Achieving High Quality Design and Respecting Local Distinctiveness

Policy D.5. – Protection of Amenity and Provision of Amenity Space

3.04. SPD : Residential Extensions & Alterations 2018.

4.00. DESIGN APPROACH, CHARACTER ANALYSIS & AMENITIES

The applicant proposes a small rear extension at first floor level to provide a new bathroom in immediate proximity to the existing first floor bathrooms. This extension will have a gable ended tiled roof to match the existing roof gradients and be clad with composite low-maintenance cladding with a new white Upvc casement window facing down the garden; the extension will have a lower ridge line and thereby be subservient to the main roof.

The design incorporates a small sloping bulkhead over the foot of the new staircase with a small roof window over. To supplement daylighting to the main bedroom a small roof window will be added to the rear roof slope.

A new side access door with sidelight will be formed in the side of the single storey part of the building and the existing front entrance door will be changed to a window.

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P.2. Rear Elevation (including the gable end of No.14 Queen Street)

5.00. SUMMATION and JUSTIFICATION

The main planning considerations will be:-

- The principle of development
- The impact on the Green Belt
- The impact on the scale and character of the existing dwelling and surrounding area
- The impact on neighbouring amenity

Principle of Development

The applicant is aware of the general constraints within Policy P2 'Green Belt' of Guildford BC's adopted Local Plan with the reference to the NPPF where para 149 (c) supports the extension or alteration of dwellings "provided that it does not result in disproportionate additions over and above the size of the original building".

The planning history of this property provides no confirmation of the size of the 'original' (pre-1948) dwelling and therefore it is not possible to calculate the cumulative gross external floor area increases. Part of the building was demolished when the rear single storey extension was constructed.

The applicant wishes to stress that this proposed first floor rear addition is simply to relocate the bathroom facility to first floor level to achieve modern day living standards and does not enlarge the habitable accommodation of the dwelling.

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Impact on the Green Belt

The proposed first floor rear extension will be above the footprint of the existing dwelling and any inward view of the site will be severely limited by the dense wooded screen at the rear of the site and the benefit of the deep (35 metres+) rear garden of the property and therefore will have no impact whatsoever on the openness of the Green Belt in this location.

This nominal first floor extension will increase the current gross external floor area of the building by just 9% which is clearly sustainable.

Impact on the Scale and Character of the existing dwelling and surrounding area

This small first floor extension will be in a discrete position tucked in at the rear of the dwelling and will be barely visible at an angled view from Queen Street. The extension will be subservient to the height and width of the existing structure and will be completed in materials to compliment the existing elevations. Therefore, the proposal takes into account the form, scale, height, character, materials and proportions of the existing building and the attached property to comply with Policy H4(1) of Guildford BC DMP 2023

Impact on Neighbouring Amenity

This proposed first floor rear extension will be outside the 45 degree visibility line from the reveal of the nearest first floor window of the adjoining property, No. 14 Queen Street and will protrude just 1.05 metres from the rear wall of that dwelling and thereby complying with Section 2.2 of Guildford BC's SPD : Residential Extensions & Alterations 2018. The applicant has in fact discussed the proposal with the neighbour at No.14 who has no objection in principle although the neighbour will be formally consulted by the planning department. Meanwhile, the flank wall of the extension will be well away from the neighbouring property to the north.

The fenestration of this proposed bathroom will be limited to a casement window looking down the rear garden and the prospect from this window will be well away from the intimate private amenity space at the rear of neighbouring properties. The new roof window proposed in the rear roof slope of the main dwelling will have a cill height over two metres above internal floor level and consequently there will be no overlooking.

Therefore this proposal clearly satisfies the subjective tests of context, scale, height, design and character, it will not be inappropriate and will have a minimal, if any, affect on the intrinsic qualities of the AONB and the openness of the Green Belt. This nominal change will not threaten the privacy and amenities of any neighbouring properties.

Robert W. Hay FRICS (Planning & Development Faculty)