

## Appeal Decision

Site visit made on 25 May 2017

**by D Cramond** BSc MRTPI

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 08 June 2017**

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**Appeal Ref: APP/Y3615/D/17/3172467**

**7 Howard Gardens, Boxgrove Park, Guildford, GU1 2NX**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Marguerite Rooke against the decision of Guildford Borough Council.
  - The application Ref 16/P/02094, dated 19 October 2016, was refused by notice dated 4 January 2017.
  - The development proposed is the demolition of the existing attached flat roofed garage and conservatory and construction of a single storey rear extension and a pitched roof side extension with accommodation in the roof.
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### Decision

1. The appeal is allowed and planning permission is granted for the demolition of the existing attached flat roofed garage and conservatory and construction of a single storey rear extension and a pitched roof side extension with accommodation in the roof at 7 Howard Gardens, Boxgrove Park, Guildford, GU1 2NX in accordance with the terms of the application, Ref 16/P/02094, dated 19 October 2016, subject to the following conditions:
  1. The development hereby permitted shall begin not later than three years from the date of this decision.
  2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
  3. The development hereby permitted shall be carried out in accordance with the following approved plans: 006/ 01, 02D, 03B, 04B, 05B, 06C, 07B, 08B, 24D, 25E, 26E, 23F, 27E & 28E.

### Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

### Reasons

#### *Character and appearance*

3. The appeal property is a gable ended chalet bungalow with a flat roofed attached garage to the side and it runs across almost all of a medium sized garden. It lies in a residential area of established character which generally comprises a mix of detached two storey and chalet style homes in similar sized gardens all of which come together to form a locality of pleasing suburban
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appearance. The proposal is as described above and would provide for increased bedroom, bathroom, and living space arrangements. The planned two storey element would run on the site of the existing garage and project rearwards beyond the existing main elevation with a pitched roof sloping away from the boundary.

4. The Council is content with the proposed single storey element but is concerned that the overall development would appear 'top heavy' and that new development with its planned height close to the boundary would impinge upon the character and spaciousness of the area.
5. The appeal property has two storey dwellings to either side and to my mind this is relevant context.
6. There would be substantial change at upper level with the appeal scheme but I am satisfied that this first floor massing would not look out of place and would be suitably set upon and subservient to its ground floor support. The overall pitched roof gable fronted dormer arrangement would be extensive but this would not be out of the ordinary given the existing treatment or some other local examples of properties and it would read comfortably alongside dwellings which are of a full two storey gable fronted nature. To my mind the roof design has been thoughtful and in terms of the key side boundary would continue to give a suitable upper level gap and sense of separation. This estate does include examples of full two storey elements going to side boundaries and this scheme would not be to that extent. I am satisfied that the proposal would be aesthetically suitable for this locality.
7. Saved Policies H8 and G5 of the Guildford Borough Local Plan, taken together and amongst other matters, are based upon achieving well designed development and seeking to achieve schemes which respect local distinctiveness, are of a suitable scale and form in relation to the host building, and have regard to local character and the streetscene context. I conclude that this proposal would not conflict with these policies or the relevant objectives of the National Planning Policy Framework.

#### *Conditions*

8. The Council suggests the standard commencement condition along with the requirement for materials to match the existing building. I agree this latter condition would be appropriate in the interests of visual amenity. I also agree that there should also be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty.

#### *Overall conclusion*

9. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is allowed.

*D Cramond*

INSPECTOR