



Appeal Decision

Site visit made on 18 October 2017

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

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

Decision date: 24 October 2017

Appeal Ref: APP/Y3615/D/17/3181973
57 Worplesdon Road, Guildford, GU2 9RS

- 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 Ms Jessica Tubb against the decision of Guildford Borough Council.
 - The application Ref 17/P/01380, dated 1 March 2017, was refused by notice dated 4 August 2017.
 - The development proposed is a two storey side extension, single storey rear extension and one rear dormer to facilitate a loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension, single storey rear extension and one rear dormer to facilitate a loft conversion at 57 Worplesdon Road, Guildford, GU2 9RS, in accordance with the terms of the application, Ref 17/P/01380, dated 1 March 2017, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 089 P 001, 089 P 002, 4592/A, 089 P 010, 089 P 011, 089 E 012, 089 E 013, 089 P 020 revA, 089 S 014, 089 P 021 revA, 089 E 022 revB, 089 E 023 revB and 089 P 024 revA.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

3. 57 Worplesdon Road is a two storey brick and render semi-detached house with a full height gabled bay window to the front, in an established residential area. It is one of several similar properties, both detached and semi-detached, along the northeast side of Worplesdon Road in this vicinity. Properties on the opposite side of the road are semi-detached and simpler in form.

4. Development plan policies relevant in this case include saved policies G5 and H8 of the Guildford Borough Local Plan 2003 (the local plan) which relate to the design of new development in terms of, among other things, scale, proportion, form and materials.
5. The Council has recently determined that prior approval for a single storey 6 metre extension is not required. It has also approved a Certificate of Lawfulness to the effect that a hip to gable loft conversion and erection of a rear dormer window would constitute permitted development. At the time of my visit extensive works were in progress throughout the house, with external works to form the hip to gable conversion and the rear dormer substantially complete.
6. The proposed alterations include a two storey side extension and a single storey flat roof element as well as the 6 metre rear extension and the dormer already approved. The two storey side extension would be set down in height from the extended main roof ridge and set back from the front elevation. It would be constructed of materials to match the existing and, in my opinion, would be of an appropriate scale and form in relation to the main house.
7. The proposed single storey element would fill in most of the space between the rear of the proposed two storey element and the side of the approved 6 metre rear element. It would continue the flat roof line of the latter. I consider that, taking the proposal as a whole, the relatively small single storey element would not be out of keeping with the new form of the building. It would appear as a natural continuation of the 6 metre element and clearly subsidiary to the two storey element.
8. The design features of the original house have already been significantly altered by the hip to gable conversion and the rear dormer. The proposed two storey side extension would further alter the design of the house. However, it would be in keeping with the character and detailing of both the house itself and the wider street scene. I consider that it is highly likely that the 6 metre element would be built as permitted development and this would further alter the character of the building. The addition of the proposed relatively small element at the rear of the property would have a limited impact on the form of the original house when taken in the context of the alterations as a whole.
9. I conclude that the proposal would not harm the character and appearance of the building itself or the surrounding area. It would be consistent with local plan policies G5 and H8.
10. For the reasons given above, the appeal is allowed.

Conditions

11. I have considered the conditions put forward by the Council, having regard to the tests set out in the Framework. A condition detailing the plans is necessary to ensure the development is carried out in accordance with the approved plans and for the avoidance of doubt. A condition relating to the materials is necessary in order to ensure the satisfactory appearance of the development.

PAG Metcalfe

INSPECTOR