



Appeal Decision

Site visit made on 7 January 2020

by Helen B Hockenhull BA (Hons) B.PI MRTPI

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

Decision date: 20 January 2020

Appeal Ref: APP/Y3615/D/19/3242293

14A Tangier Road, Guildford GU1 2DE

- 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 Pulak Rakshit against the decision of Guildford Borough Council.
 - The application Ref 19/P/01039, dated 9th June 2019, was refused by notice dated 12 September 2019.
 - The development proposed is the erection of a two-storey side extension, single storey front extension, raising the height of the roof and other alterations.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a two-storey side extension, single storey front extension, raising the height of the roof and other alterations at 14A Tangier Road, Guildford GU1 2DE in accordance with the terms of the application, Ref 19/P/01039, dated 9 June 2019, 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: Existing Block Plan Amended, Proposed Ground Floor Plan Amended, Proposed First Floor Plan Amended, Proposed Front Elevation Amended, Proposed Roof Plan Amended, Proposed Roof Plan Amended 1, Existing and Proposed Roof Space, Proposed Side Elevation Amended, Proposed Side Elevation Amended 1, Proposed Rear Elevations.
 - 3) 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.

Main Issue

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

Reasons

3. The appeal property forms a two-storey detached house with a projecting front porch and bay windows located in an established residential area. It is an infill

- dwelling with a detached pitched roof garage occupying the space between it and the neighbouring property No. 14.
4. Tangier Road is characterised by two storey detached properties set in good sized plots. Properties are set back from the road with a consistent building line. There is a mix of architectural styles with older traditionally built brick properties and some more modern rendered dwellings. I noted on my site visit that some properties had front projections including porches, garages and also two storey front gable features.
 5. The appeal scheme proposes a two-storey side extension together with a single storey front extension and the raising of the roof height to provide accommodation in the roof space. The side extension maintains a gap of around 1.5 metres to the side boundary with No. 14 Tangier Road and together with the proposed hipped roof, provides a separation distance in keeping with the existing pattern of development in the area.
 6. The appeal property sits at a lower level than No.14. The proposed increase in roof height would align with that of the neighbouring property and provide an appropriate transition of building heights having no adverse impact on the street scene.
 7. The proposed two storey extension, with its hipped roof and lower ridge height would appear subservient to the main dwelling. Whilst it would extend forward of the front elevation of the property, as would the front single storey extension, this would be reflective of the existing front projections on other properties in the locality.
 8. Given the above, I consider that the appeal scheme would cause no harm to the character and appearance of the immediate area. The proposal would therefore comply with Policy D1 of the Guildford Local Plan: Strategy and Sites 2015-2034, Saved Policies G5 and H8 of the 2013 Local Plan and the guidance set out in the Residential Extensions and Alterations Supplementary Planning Document 2018. These policies seek to achieve a high standard of design in new development respecting the character of an area.
 9. I have had regard to the conditions suggested by the Council in line with the advice in the National Planning Policy Framework and the Planning Practice Guidance (PPG). In addition to the standard timeframe condition, I consider that a condition requiring the development to be constructed in accordance with the approved plans is necessary for the avoidance of doubt. None of the submitted plans have individual Drawing No's, therefore I refer to them by their title only. A condition regarding external materials is also necessary to ensure there would be no harm to the character or appearance of the appeal property or the surrounding area.
 10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should succeed.

Helen Hockenhull

INSPECTOR