
Appeal Decision

Site visit made on 2 June 2020

by C Osgathorp BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 5 June 2020

Appeal Ref: APP/Y3615/D/20/3246654

148 Aldershot Road, Guildford GU2 8BH

- 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 Santosh Paranjape against the decision of Guildford Borough Council.
 - The application Ref 19/P/01932, dated 7 November 2019, was refused by notice dated 20 December 2019.
 - The development proposed is erection of low level first floor extension over existing ground floor footprint/accommodation.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. The appeal property is a 2 storey detached dwelling which is located on a corner plot in an established residential area. It has an existing ground floor extension which projects to the side and rear of the dwelling. Whilst the footprint of the existing ground floor extension is large in relation to the main dwelling, its visual impact is limited by its single storey height.
4. The proposed first floor extension would be sited above the existing ground floor extension. Whilst the proposed extension would be designed with a hipped roof that would be set down from the main roof of the host dwelling, the increase in height above the existing ground floor extension would create a bulky appearance due to its sizeable width and depth. Therefore, the proposal would not appear subservient and it would fail to respect the scale of the host dwelling. Furthermore, whilst the proposed extension would be set in from the boundaries, it would nevertheless appear prominent in the street scene due to the corner plot position of the site.
5. For the above reasons, I conclude that the proposed development would be harmful to the character and appearance of the host dwelling and the surrounding area. The proposal would therefore be contrary to saved Policies H8 and G5 of the Guildford Borough Local Plan 2003, Policy D1 of the Guildford Borough Local Plan Strategy and Sites 2015 – 2034 and guidance in the Residential Extensions and Alterations Supplementary Planning Document 2018

which, amongst other things, seek high quality design and extensions that have no adverse effect on the scale and character of the dwelling. The proposal would also be contrary to chapter 12 of the National Planning Policy Framework, which seeks a well-designed built environment.

6. I acknowledge that a letter of support was submitted by a local resident, however this would not alter my decision.
7. For the above reasons, and having had regard to all other matters, I conclude that the appeal should be dismissed.

C Osgathorp

INSPECTOR