



Appeal Decision

Site visit made on 13 December 2021

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 January 2022

Appeal Ref: APP/Y3615/D/21/3282872

7 Austen Road, Guildford GU1 3NW

- 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 & Mrs Garthwaite against the decision of Guildford Borough Council.
 - The application Ref 21/P/00453, dated 4 March 2021, was refused by notice dated 12 July 2021.
 - The development proposed is extensions to existing dwelling including a two storey side extension, a single storey rear extension, alterations to the on-site parking and replacement windows; all together with minor internal alterations.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is whether the proposal preserves or enhances the character or appearance of the Waterden Road Conservation Area.

Reasons

3. The appeal site is a detached house in the Waterden Road Conservation Area and therefore I have had regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This is reflected in Local Plan (2019)¹ Policy D3, Local Plan (2003)² Policy HE7 and the National Planning Policy Framework³.
4. The house is on four floors and at the time of my site visit the dwelling was vacant and work was underway for its refurbishment. Of the elements proposed, the reason for refusal refers only to the proposed roof arrangement. The proposal would alter or add accommodation on all four floors but most noticeable from the street would be the extension of the second floor which would result in alterations to the appearance of the roof. In terms of the effect of the proposed works on the Conservation Area, I agree with the Council that

¹ Guildford Borough Local Plan: Strategy and Sites 2015 – 2034, Adopted 25 April 2019.

² Guildford Borough Local Plan 2003, Adopted January 2003.

³ Ministry of Housing, Communities and Local Government National Planning Policy Framework, 2021 (the Framework).

that this element would have the most significant impact on the character and appearance of the Conservation Area.

5. The existing roof arrangement is part of the character of the existing house with its pitched design set behind a parapet. The roof is not the principal feature of the house but blends in simply and proportionally with the more ornate front facade and tall chimneys. The proposal would detract from this by creating a more noticeable feature at roof level. This would appear contrived and incongruous and detract from the overall character and appearance of the house.
6. I note that there are other designs of houses in the area and the immediate neighbour is quite different in design and in particular, has a much more prominent roof, as do others in the area. However, I consider that the appeal site makes an important contribution to the character and appearance of the area and therefore alterations, particularly those most visible in the street scene, require a greater sensitivity than the proposal offers.
7. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would not preserve or enhance the character or appearance of the Waterden Road Conservation Area. It would conflict with Policies D3 and HE7 and the Framework and therefore the appeal fails.

J D Clark

INSPECTOR