

Appeal Decision

Site visit made on 3 March 2022

by G Powys Jones MSc FRTPI

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

Decision date: 21ST March 2022

Appeal Ref: APP/Y3615/D/22/3290805

8 Irwin Road, Guildford, GU2 7PP

- 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 Dom Tait against the decision of Guildford Borough Council.
 - The application Ref 21/P/01824, dated 18 August 2021, was refused by notice dated 1 November 2021.
 - The development proposed is a single storey side and rear wrap-around extension, and rear raised decking area.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey side and rear wrap-around extension, and rear raised decking area at 8 Irwin Road, Guildford, GU2 7PP in accordance with the terms of the application Ref 21/P/01824, dated 18 August 2021, subject to the conditions set out in the attached Schedule to this decision.

Preliminary Matter

2. In the interests of accuracy, I have used the Council's description of the proposed development seen in its decision notice rather than the description used in the application form.

Main issue

3. The main issue is the effect of the proposed development on the character and appearance of the host property and its surroundings.

Reasons

4. The host property is a detached brick-built, tile roofed dwelling set on a hill within a row of other detached dwellings of varied designs. The house is set well back in its plot, and has a lengthy rear garden. It has a concrete panelled garage to the rear, which is to be demolished to make way for the proposal.
5. The scheme represents a wholesale revamp of the dwelling's ground floor accommodation. The wrap around element would incorporate a new side entrance, and the proposed kitchen, dining and sitting rooms would be comprised within a sizeable open plan space. Much of the proposed ground floor accommodation would be housed within a new flat roofed extension, whose rear elevation would be almost entirely glazed. The extension would extend the full width of the original dwelling, and slightly beyond.

6. The Council considers the proposed extension to be disproportionately large and poorly designed with particular reference to its shape, bulk, roof type and proposed use of extensive glazing, which are said not to be reflective of the host property's intrinsic design qualities.
7. I share the Council's view that the extension's appearance would not match that of the host property; but it doesn't appear to me that it was meant to. Rather it is an extension of a distinctly contemporary style, which contrasts sharply with that of the host property. I do not find this design approach objectionable, particularly since the host property is not of particular architectural merit, being what I would describe as distinctly suburban in appearance. The extension is not in my view excessively large, and would enable the existing and newly created space within the house to be used effectively for modern family living.
8. Moreover, the proposed rear extension, being very well screened from general view, would have no impact on the public realm, or on the wider surroundings. The modestly sized side extension could just be seen from the highway, but being set back, its impact would be minimal and acceptable.
9. I share the Council's view that the proposed decking should not cause offence, and neither it nor the proposed extension would impact harmfully on neighbouring living conditions. I note that none of the closest residents objected on being consulted.
10. I conclude that the extension would sit acceptably in its visual context without harming the character and appearance of the host property or its surroundings. Accordingly, no conflict arises with those provisions of saved policies G5 & H8 of the Guildford Borough Local Plan 2003, or Policy D1 of the Guildford Borough Local Plan 2019 directed to ensuring that new development should achieve high quality design that responds to distinctive local character.

Conditions

11. It is necessary, in the interests of certainty that the development shall be carried out in accordance with the approved plans.

Other matters

12. All other matters referred to in the representations have been taken into consideration, including the Council's references to the Guildford Supplementary Planning Document Residential Alterations and Extensions 2018, and the National Planning Policy Framework, but no other matter raised is of such strength or significance as to outweigh the considerations that led me to my conclusions.

G Powys Jones

INSPECTOR

SCHEDULE OF CONDITIONS

- 1). The development hereby permitted shall begin not later than three years from the date of this decision.
- 2). The development hereby permitted shall be completed in accordance with the following approved plans: 21-BIR-PL-00.1; 01.1; 01.2; 02.1 & 02.2.