



Appeal Decision

Site visit made on 24 August 2022

by Elizabeth Lawrence BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31ST August 2022

Appeal Ref: APP/Y3615/D/22/3294755

14 Orchard Road, Burpham, Guildford, GU4 7JH

- 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 A MacFee against the decision of Guildford Borough Council.
 - The application Ref 21/P/01030, dated 7 May 2021, was refused by notice dated 20 December 2021.
 - The development proposed is described as extensions to and refurbishment of the retained 1902's house. Demolition of the 1970's detached garage, replaced with an annex.
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Decision

1. The appeal is allowed and planning permission is granted for extensions to and refurbishment of the retained 1902's house. Demolition of the 1970's detached garage, replaced with an annex at 14 Orchard Road, Burpham, Guildford, GU4 7JH in accordance with the terms of the application, 21/P/01030, dated 7 May and the plans submitted with it, subject to the conditions set out in the schedule attached to this decision.

Preliminary matter

2. The council's description for the proposal, differs to that of the appellant. Whilst the appellant's description is less descriptive, it nonetheless adequately describes the proposal and so it is used in this decision.

Main Issue

3. The main issue is the effect of the proposal on the character of the existing building, the character and context of Orchard Road and the character of the surrounding area.

Reasons

4. Orchard Road is characterised by a diverse range of detached family sized houses with varied buildings lines and a mixture of sized gaps between individual dwellings. Most of the dwellings occupy generous sized mature landscaped plots and are set back from the road behind good sized front gardens that contain and are enclosed by mature trees, hedges and shrubs. This planting partially screens the dwellings from Orchard Road, which is narrow with grass verges and no pavements or street lights. These features contribute to the spacious, informal and verdant character and appearance of Orchard Road.

5. The appeal site, which is irregular in shape, occupies a prominent position within a fork at the end of Orchard Road. The plot is wider than other plots within the road, although its gardens are not as deep. The appeal dwelling occupies a central position towards the front of the plot and comprises one of a number of Arts and Crafts style dwellings dating back to the 1920's within Orchard Road.
6. The appeal dwelling is modest in size and is one, if not the smallest dwelling in Orchard Road. It has flat elevations under an uncluttered tile clad gable roof, with red brick chimneys at either end. The host dwelling's fenestration is modest, with strong vertical lines and the walls of the dwelling and flat roofed single storey side extension are rendered and painted white. Other older Arts and Crafts dwellings in Orchard Road have similar features and have a variety of extensions. Although the flat roof of the single storey side extension fails to respect the character or appearance of the original dwelling, both on its own and together with the other Arts and Crafts dwellings and the trees and hedging around them, the appeal property makes a positive contribution to the spacious, informal and verdant character and appearance of Orchard Road.
7. Set back from and to the side of the existing side extension is a modern garage which is utilitarian in design and appearance. It has a shallow pitched asymmetrical roof which is partly clad with plain tiles and partly by asbestos sheeting, galvanised steel doors and UPVC window and access door. Although this garage is unsightly, it is largely screened from the street scene by boundary hedges.
8. Collectively and amongst other things paragraph 130 of the National Planning Policy Framework (the Framework), Policy G5 of the Guildford Borough Local Plan 2003 (LP), policy D1 of the Guildford Borough Local Plan: Strategy and Sites (2019) (LPSS) and Policy B-FD1 of the Burpham Neighbourhood Plan (NP) require new development to be designed to a high quality and to reinforce local distinctiveness. New development should respond to the distinctive local landscape character and integrate into the existing landscape. It should be suitably designed within the context it is set; retain important landscape features; and ensure the scale, height and massing of buildings relate sympathetically to the surrounding area.
9. LP Policy H8 states that extensions should not have an adverse effect on the character of the host dwelling or the context and character of adjacent buildings and the immediate surroundings. Section 1 of the Council's Residential Extensions and Alterations Supplementary Planning Document 2018 (SPD), states that the purpose of the guidance is to assist in the design of extensions and advises on the best way to provide extra accommodation. However, it also acknowledges that the borough is diverse in character and that the guidance cannot reflect every individual situation.
10. Section 3.1 of the SPD explains that as a general rule side extensions should not be visually dominant and should be in keeping with the design of the original house. They should not exceed half the width of the house; be set back from the front building line; and maintain a gap of at least one metre between the extension and the shared boundary. It goes on to advise that there may be exceptions to this rule if the impact on the existing and neighbouring properties is limited or can be mitigated.

11. Section 3.2 of the SPD relates to rear extensions and advises that proposals will be judged on a case-by-case basis. Amongst other things it advises that care should be taken to ensure the extension does not detract from the original house and the optimum length of a rear extension should reflect the scale and proportions of the host dwelling. Also, that variations can apply to detached houses depending on the size of the plot and the orientation of the dwelling in relation to neighbouring properties.
12. Reference has been made to NP Policy B-EN1. However, this policy relates to back garden developments and so is not directly relevant. Notwithstanding this, the appellant has confirmed that the resultant built development would occupy less than 23% of the plot and so would comply with the ratio of buildings to gardens contained in this policy.
13. The proposal seeks to redesign the dwelling, whilst adhering to an Arts and Crafts design approach and retaining/reflecting some of the key elements of the original house. This includes its front elevation, fenestration, chimneys, ridge and front eaves height. It includes a first-floor extension above the existing flat roofed side extension, a two storey extension on the opposite side of the dwelling and a two storey rear extension.
14. The proposed side extensions are each less than 50% of the width of the original dwelling and respect the proportions and fenestration of the host dwelling. By being located on either side of the original dwelling, the position and balance of the fenestration and chimneys remain unchanged. The proposed side extensions sit beneath new roof hips to the sides of the existing chimneys, ensuring that the main roof remains taller and symmetrical. The proposed front facing roof gable breaks up the horizontal lines of the dwelling and is a typical Arts and Crafts style feature.
15. The same design approach has been used to the rear of the house, with the addition of a rear gabled wing and a catslide roof. Notwithstanding this, the original form of the dwelling is evident and has clearly influenced the proportions and design of the rear elevation.
16. For these reasons, whilst changing the scale, simple form and appearance of the host dwelling, the proposal nonetheless respects its historic and architectural form. Whilst most extensions simply add clearly identifiable additions, by its wording the SPD acknowledges that other approaches can be taken.
17. The original dwelling is centrally positioned at the head of Orchard Road and forms a focal point when walking down the road. With the proposal this will not change. The proposed roof hips fall away from the main roof on either side of the chimneys and the extensions would be visually balanced on either side of the original dwelling. Front gables are a common feature within Orchard Road as are windows within gables. There are also a range of dormer windows in Orchard Road, including flat, eyebrow and pitched roof recessed dormers.
18. The proposed link attached annex would be set back from the front of the dwelling by in excess of six metres and would have a hipped roof. Within most of Orchard Road it would not be visible as it would be screened by the planting within the front gardens of the existing dwellings. From Belmont Place it would be largely screened by the appeal dwelling. Where it could be seen towards the head of Orchard Road and above the appeal sites boundary hedge, it would

- be recessed and partially screened by the proposed resultant dwelling. Due to its recessed position and lower hipped roof it would be recognisable as an ancillary domestic building.
19. The gaps between the house and annex and the side boundaries of the appeal site would be comparable to that of other dwellings in Orchard Road. The gaps between the resultant development and other dwellings in Orchard Road would be generous. The hipped roofs and lower height of the ancillary outbuilding would add to the sense of space around the buildings. Similarly the catslide roof to the rear of the dwelling would contribute to the sense of space both to the side and rear of the dwelling.
 20. The depth of the front garden would remain unchanged and whilst the depth of the rear garden would be shorter than those along the main part of Orchard Road, it would be wider. The resultant front and rear gardens would also be larger than those of the dwellings in Belmont Place.
 21. The existing trees and hedges around the site make a positive contribution to the verdant character of Orchard Road. The proposed extensions would be of sufficient distance from the boundary hedges, not to have an adverse impact on their root systems. The extensions are also sited outside the root protection areas of the existing trees along the rear boundary of the site. This includes the two Oak trees located in the northern and western corners of the site, which are of high quality and one of which is the subject of a tree preservation order.
 22. As shown on the submitted tree protection plan, ample space is left around the boundary trees for the erection of protective fencing. This would ensure that the existing boundary trees are not damaged during the construction of the development. As suggested by the council, protective fencing and appropriate protection during the construction period are a matter that could be secured through the imposition of a condition.
 23. The council has also suggested the imposition of conditions relating to the use of matching materials; the provision and retention of the parking area; the use of permeable materials within the driveway; and adherence to the submitted drawings. These conditions are all necessary to ensure the development respects the host dwelling and the context and character of Orchard Road; and in the interests of highway safety and certainty.
 24. As a result of these factors the proposal would not appear cramped on the site or within the street scene. The resultant siting, form, design and detailing of the dwelling would respect the original dwelling and would be readily assimilated into its surroundings. It is acknowledged that the proposal would change the simple form of the host dwelling, which has contributed to the character and appearance of the street scene. However, due to the nature and quality of the proposed design, the resultant dwelling would similarly form an appropriate focal point at the head of Orchard Road. It would make a positive contribution to the character, appearance and quality of the street scene.
 25. I conclude on the main issue that the proposal would respect the character of the host dwelling and the context and character of Orchard Road and the surrounding area. Accordingly, the proposal would comply with LP Policies G5 & H8, LPSS Policy D1, NP Policy B-FD1, the objectives of the SPD and paragraph 130 of the Framework.

Other matters

26. The proposed block plan shows two vehicles parked within the driveway and one within the proposed garage. It is clear from this drawing that the driveway would have the capacity to accommodate more than two cars. As such the proposal would readily comply with the stated current parking standard for a five bedroom dwelling within the area.
27. Whilst I note the comments made relating to the availability of drinking water and foul water capacity, no concerns have been raised by the local authority or any statutory undertaker. They are matters that would be dealt with under other legislation.
28. Finally, in view of the orientation of the proposed dwelling and the distance between the resultant dwelling and neighbouring dwellings, the proposal should not have a materially harmful impact on the living conditions of the occupiers of any nearby dwellings, due to visual impact or loss of privacy, daylight or sunlight.

Conclusion

29. Having regard to the conclusion on the main issue and all other matters the appeal is allowed.

Elizabeth Lawrence

INSPECTOR

Conditions schedule

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The materials to be used in the construction of the external surfaces of the Extensions and ancillary building hereby permitted shall match those used in the existing house.
- 3) The development hereby permitted shall be carried out in accordance with the approved plans: 013 EL 01 E Rev B, 013 EL 01 P Rev E, 013 EL 02 E Rev B, 013 EL 02 P Rev E, 013 EL 03 E Rev B, 013 LP E Rev B, 013 PLN 00 E Rev B, 013 PLN 00 P Rev E, 013 PLN 01 E Rev B, 013 PLN 01 P Rev E, 013 PLN R P Rev A, 013 SEC 01 P Rev E, 013 SP DDS P Rev A, 013 SP E Rev B, 013 SP P Rev E, 013 VIS 01 P Rev B, 013 VIS 02 P Rev B and 013 VIS 03 P Rev A.
- 4) The development shall be carried out in accordance with the submitted SouthOaks Arboricultural Consultancy Arboricultural Method Statement, Impact Assessment and Tree Protection Plan received by the local planning authority on 07 May 2021. No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. The fencing shall be maintained in

accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

- 5) Parking spaces shall be laid out within the site in accordance with the approved plans, Drawing No. 013 SP P rev E received by the local planning authority on 07 May 2021 for vehicles to be parked and for vehicles to turn so they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
- 6) The hardstanding area hereby permitted on the frontage shall have permeable (or porous) surfacing which allows water to drain through, or surface water shall be directed to a lawn, border or soakaway, so as to prevent the discharge of water onto the public highway and this should be thereafter maintained.