

To: All Members of the PLANNING
COMMITTEE
(Other Members for Information)

When calling please ask for:

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Date: Date Not Specified

Membership of the Planning Committee

Cllr Jane Austin
Cllr David Beaman
Cllr Carole Cockburn
Cllr Janet Crowe
Cllr Jacquie Keen
Cllr Andrew Laughton
Cllr Heather McClean
Cllr Alan Morrison

Cllr Penny Rivers
Cllr John Robini
Cllr Julian Spence
Cllr Richard Steijger
Cllr Phoebe Sullivan
Cllr Terry Weldon
Cllr Graham White

Substitutes

Dear Councillors

A meeting of the PLANNING COMMITTEE will be held as follows:

DATE: WEDNESDAY, 28 JUNE 2023

TIME: 6.00 PM

PLACE: Council Chamber, Waverley Borough Council Offices, The Burys

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting www.waverley.gov.uk/webcast.

Yours sincerely

Susan Sale,
Executive Head of Legal & Democratic Services & Monitoring Officer

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Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

NOTE FOR MEMBERS

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

AGENDA

1 **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working-days' notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is Wednesday 21st June 2023.

2 **MINUTES OF THE LAST MEETING** (Pages 7 - 12)

Committee to confirm the minutes of the meeting held on 14th June 2023.

3 **DECLARATIONS OF INTERESTS**

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4 **QUESTIONS BY MEMBERS OF THE PUBLIC**

The Chairman to respond to any questions received from members of the public in accordance with Procedure Rule 10.

Submission of questions must be received by Wednesday 21st June 2023.

5 QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from Members of the Council in accordance with Procedure Rule 11.

Submission of questions must be received by Wednesday 21st June 2023.

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

7 APPLICATIONS FOR PLANNING PERMISSION

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports are listed under the “Representations” heading for each planning application presented, or may be individually identified under a heading “Background Papers”.

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

8 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

9 WA/2023/00357 - LAND REAR OF EDEN HOUSE PORTSMOUTH ROAD MILFORD GODALMING GU8 5DS (Pages 13 - 34)

This application is for the construction of 2 two-storey three-bedroom dwellings with associated parking and new access on to Elmside at LAND REAR OF EDEN HOUSE PORTSMOUTH ROAD MILFORD GODALMING GU8 5DS. There is an appeal decision attached, further to the report.

RECOMMENDATION:

That, subject to conditions, permission be **GRANTED**

10 WA/2023/00190 NETHERWOOD COURT FILMER GROVE GODALMING GU7 3AF (Pages 35 - 52)

This application is for the erection of an additional floor to create 2 flats together with alterations to existing building at NETHERWOOD COURT FILMER GROVE GODALMING GU7 3AF.

RECOMMENDATION:

That, subject to conditions, permission be **GRANTED**

- 11 WA/2022/00967 - LAND AT WANBOROUGH LANE CRANLEIGH GU6 7DS
(Pages 53 - 76)

This application is for the erection of a dwelling including new vehicular access (as amended by highways information received 30/08/2022 and ecology information received 13/07/2022 and 26/08/2022) at LAND CENTRED COORDINATES 507306 139395 WANBOROUGH LANE CRANLEIGH GU6 7DS.

RECOMMENDATION:

That, subject to conditions, permission be **GRANTED**

- 12 WA/2022/02867 - CARIAD KNOLL ROAD GODALMING GU7 2EL (Pages 77 - 100)

This application is for the Erection of extensions and alterations (as amended by plans uploaded 22.02.2023) at CARIAD KNOLL ROAD GODALMING GU7 2EL.

RECOMMENDATION:

That, subject to conditions, permission be **GRANTED**

- 13 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

- 14 EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman:

Recommendation

That, pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item(s) on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during these items, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) at paragraph 3 in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

- 15 LEGAL ADVICE

To consider legal advice relating to any of the applications in the Agenda.

**For further information or assistance, please telephone
Kimberly Soane, Democratic Services Officer, on 01483523224 or by
email at leila.manzoor@waverley.gov.uk**

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(To be read in conjunction with the Agenda for the Meeting)

Present

Cllr David Beaman (Chair)	Cllr Heather McClean
Cllr Penny Rivers (Vice Chair)	Cllr Alan Morrison
Cllr Jane Austin	Cllr John Robini
Cllr Carole Cockburn	Cllr Julian Spence
Cllr Janet Crowe	Cllr Richard Steijger
Cllr Jacquie Keen	Cllr Phoebe Sullivan
Cllr Andrew Laughton	Cllr Terry Weldon

Cllr Andy Macleod (Substitute)

Apologies

Cllr Graham White

Also Present

Cllr Paul Follows (Observer)
Cllr Paul Rivers (Observer)

1 APPOINTMENT OF CHAIR (Agenda item 1)

Cllr David Beaman was elected chair of the Planning Committee for the 2023-24 Municipal Year. Proposed by Cllr Penny Rivers and Seconded by Cllr Terry Weldon.

2 APPOINTMENT OF VICE CHAIR (Agenda item 2)

Cllr Penny Rivers was elected vice-chair of the Planning Committee for the 2023-24 Municipal Year. Proposed by Cllr David Beaman and Seconded by Cllr Terry Weldon.

3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS (Agenda item 3)

Apologies for absence were received from Cllr Graham White and Cllr Andy Macleod attended as substitute.

4 MINUTES OF THE LAST MEETING (Agenda item 4)

The minutes of the Western Planning Meeting held on 5th April was agreed as a correct record.

5 DECLARATIONS OF INTERESTS (Agenda item 5)

Cllr Carole Cockburn advised that she was the Ward member for items relating to 17 Frensham Road, Lower Bourne and that she would be participating in the discussion on the items but not voting.

6 QUESTIONS BY MEMBERS OF THE PUBLIC (Agenda item 6)

There were no questions received from members of the public.

7 QUESTIONS FROM MEMBERS (Agenda item 7)

There were no questions received from members.

8 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING (Agenda item 8)

There were no relevant updates to note for this meeting.

9 APPLICATIONS FOR PLANNING PERMISSION (Agenda item 9)

10 APPLICATIONS SUBJECT TO PUBLIC SPEAKING (Agenda item 10)

10.1 WA/2022/ 01408 - LAND AT PELLGATE RIDGLEY ROAD CHIDDINGFOLD GODALMING GU8 4QW (Agenda item 10.1)

Outline application with all matters reserved except for access and layout for the erection of 3 dwellings with associated works

Public Speaking

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Robin Fryer – in objection

Janet Long (Planit Consulting) – in support

Christine Tebbot – Parish Council

Cllr Dave Busby – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 8 in favour, 5 against and 1 abstention.

Decision

Subject to conditions 1-19 and Informatives 1-4, **OUTLINE PERMISSION IS GRANTED.**

10.2 WA/2022/01984 - LAND AT UNITS 1 - 5 HOOKSTILE LANE FARNHAM GU9 8LG (Agenda item 10.2)

Outline application for up to 7 dwellings (no more than 1,000 sq m of floorspace) with vehicular access off Hookstile Lane, with some matters reserved (Landscaping)

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Lucy Jacob – in objection

Jon Boyes – in support

Cllr Jerry Hyman – Ward Councillor

Following the debate, the Committee voted unanimously in favour of the officers' recommendation to grant permission.

Decision A

Subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, outline planning permission is **GRANTED**

Decision B

In the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission is **REFUSED**

10.3 WA/2023/00103 - LAND KNOWN AS 17 FRENHAM ROAD LOWER BOURNE FARNHAM GU9 8HF (Agenda item 10.3)

Erection of a dwelling with associated works following demolition of original dwelling

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Elizabeth Chart – in objection

Michael Connelly – in support

Cllr George Murrey – Ward Councillor

Cllr Cockburn spoke on this item but did not vote

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 11 in favour, 2 against and no abstentions.

Decision A

Subject to the completion of an appropriate legal agreement to secure the financial contributions towards the ongoing maintenance and enhancement of Farnham Park; and subject to conditions, with slight amendment of condition 4 to remove the word 'demolition', planning permission is **GRANTED**

Decision B

In the event that a Section 106 Agreement is not completed within 6 months of the date of the resolution to grant permission, permission is **REFUSED**

10.4 WA/2023/00123 - LAND KNOWN AS 17 FRENHAM ROAD LOWER BOURNE FARNHAM GU9 8HF (Agenda item 10.4)

Part demolition of existing unauthorised structure and with alterations to form a dwelling

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Elizabeth Chart – in objection

Michael Connelly – in support

Cllr George Murrey – Ward Councillor

Cllr Cockburn spoke on this item but did not vote

Following the debate, the Committee voted against the officers' recommendation to grant permission 0 in favour, 13 against and no abstentions.

Cllr Joh Robini proposed to refuse the application and Cllr Andy Macleod Seconded.

The Committee voted in favour of the revised recommendation to **REFUSE** permission 13 in favour, 0 against and no abstentions

Decision

Permission **REFUSED** for the following reasons:

1. The proposed development by virtue of its siting would create an inappropriate form of development that would materially harm the character of the street scene and not retain the well-wooded appearance of the immediate and wider area. The proposal would be contrary to Policy TD1 of the Local Plan (Part 1) 2018, Policy FNP1 and FNP8 Farnham Neighbourhood Plan (2013-2032), Policies DM1 and DM4 of the Local Plan Part 2 (2023), Farnham Design Statement (2010) and the NPPF (2021).
2. The proposal (in combination with other projects) would have a significant effect on the integrity of the Thames Basin Heath Special Protection Area (SPA). Accordingly, since the planning authority is not satisfied that Regulation 64 of the Conservation of Habitats and Species Regulations 2017 (as amended) (The Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 63(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NE1 and NE3 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan Part 2 (2023), Policies FNP12 and FNP13 of the Farnham Neighbourhood Plan (2013-2032), saved Policy NRM6 from the South East Plan (2009) and paragraph 179 and 181 of the NPPF 2021.

10.5 WA/2023/00313 - LAND AT PIERREPONT FARM, THE REEDS ROAD, FRENHAM GU10 3BS (Agenda item 10.5)

Application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary condition 1 of WA/2015/1989 (approved plans) to allow alterations to design

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Danielle Dewe – in support

Cllr David Munro – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 14 in favour, 0 against and no abstention.

Decision

Subject to conditions 1-4, **LISTED BUILDING CONSENT IS GRANTED**

10.6 WA/2023/00323 - LAND AT PIERREPONT FARM THE REEDS ROAD FRENHAM GU10 3BS (Agenda item 10.6)

Application under Section 73A to vary condition 1 of WA/2015/1988 (approved plans) to allow alterations to design

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Danielle Dewe – in support

Cllr David Munro – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 14 in favour, 0 against and no abstention.

Decision

Subject to conditions, permission is **GRANTED**

10.7 WA/2022/02941 - LAND AT HELEN ARKELL DYSLEXIA CENTRE ARKELL LANE FRENHAM FARNHAM GU10 3BL (Agenda item 10.7)

Erection of 3 detached dwellings with associated vehicular access, parking and garden space following demolition of all existing buildings and structures

In accordance with the Council's public speaking scheme, the following made representations which were duly considered:

Natalie Williams – in objection (written submission circulated to members and read out by the clerk)

Karen Clark – in support

Cllr David Munro – Ward Councillor

Following the debate, the Committee voted in favour of the officers' recommendation to grant permission 13 in favour, 0 against and 1 abstention.

Decision

Subject to conditions, permission is **GRANTED**

11 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING (Agenda item 11)

There were no applications not subject to public speaking to consider so the Chair closed the meeting.

(The meeting commenced at 6.00 pm and concluded at 9.28 pm)

Chairman

Agenda Item 9

WA/2023/00357 – Erection of 2 dwellings with associated parking and new access on to Elmside. at LAND REAR OF EDEN HOUSE PORTSMOUTH ROAD MILFORD GODALMING GU8 5DS

Applicant:	BlackOnyx Projects
Parish:	Witley CP
Ward:	Milford
Grid Reference:	E: 494652 N: 142352
Case Officer:	Dylan Campbell
Neighbour Notification Expiry Date:	10/03/2023
Expiry Date/Extended Expiry Date:	05/07/2023
Committee Meeting Date:	28/06/2023
RECOMMENDATION	That, subject to conditions, permission be GRANTED

Summary

This application has been brought before the Council's Planning Committee as a result of the number of neighbour objections received.

This application seeks permission for the erection of 2 dwellings to the rear of Eden House. The proposed dwellings would front Elmside and would respect the character and appearance of the surrounding built form.

The proposal would provide adequate future occupier amenities, including private amenity space, off-street parking and safe vehicle access without resulting in overdevelopment, or harm to the character of the area or neighbouring residential amenities. The proposal is recommended for approval with conditions.

1. Site Description

The application site is located within the rural settlement of Milford within the rear garden of Eden House, in the location of an existing outbuilding. Eden House is a large, detached property fronting Portsmouth Road. The area is predominantly residential, comprising detached and semi-detached dwellings of varying design and scale. The site levels are relatively flat.

2. Proposal

This application is for the construction of 2 two-storey three-bedroom dwellings with associated parking and new access on to Elmside.

The dwellings would measure approx. 14m in depth, approx. 8.6m in width, approx. 5.6m to the eaves and approx. 8.2m to the ridge. They would be similar in design and scale to the Victorian dwellings on Portsmouth Road comprising a hipped roof form, and facing brickwork and would benefit from two off-road parking spaces and private amenity space.

The ground floor would comprise a garage, study, W/C, kitchen, living and dining room. The first floor would comprise three double bedrooms (one with an ensuite) and a bathroom.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2008/1646	Outline application for the erection of a pair of semi-detached dwellings.	APPEAL DISMISSED 10/12/2008

4. Relevant Planning Constraints

- Rural Settlement
- Wealden Heaths I Special Protection Area 1km zone

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, TD1, NE1, NE2, ST1
- The Waverley Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023) (LPP2):
 - Policy DM1 - Environmental Implications of Development
 - Policy DM2 – Energy Efficiency
 - Policy DM4 - Quality Places through Design
 - Policy DM5 - Safeguarding Amenity
 - Policy DM9 - Accessibility and Transport
 - Policy DM13 – Development within Settlement Boundaries

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Witley and Milford Parish Council	No Objection
Surrey CC Highways	No Objection subject to conditions
Surrey Wildlife Trust	No Objection subject to a condition
Thames Water	No Comments
Southern Water	No Comments -Not located in Southern Waters area.

7. Representations

5 letters have been received raising objection on the following grounds:

- Visually intrusive
- Overdevelopment
- Height of houses
- Overlooking
- Loss of privacy
- Loss of light
- Overshadowing
- Should be a single bungalow
- Impact on badgers
- Additional traffic may impact Portsmouth Road traffic flow.
- On street parking competition.
- Garages would not be used for parking.

1 neutral letter have been received raising the following comments:

- The proposal must be screened.
- Sections 4.2.4 of AIA should be implemented.

8. Planning Considerations:

9. Principle of development

The application site is located within the rural settlement of Milford as defined by Policy DM13 of the Local Plan Part 2 (2023) (LPP2). Policy DM13 of LPP2 states the principle of development within the settlement boundaries identified on the Policies Map is

acceptable and development will be permitted, subject to compliance with other policies in the Development Plan.

Paragraph 71 of the NPPF states that development in residential gardens should be resisted where it would cause harm to the local area. The presumption in favour set out in paragraphs 10 and 11 of the NPPF applies to 'sustainable development'. In determining whether the principle of this proposal is acceptable it is necessary to consider whether this proposal does comprise sustainable development and to consider the impact of the development on the character of the area. Subject to this assessment, the principle of development is considered acceptable.

10. Planning history and differences with previous proposal

Application WA/2008/1646 for a pair of semi-detached four-bedroom dwellings was appealed against non-determination and dismissed on 8 May 2009. The Inspector considered that the layout would be more visually cramped than adjacent houses, with a vertical emphasis to achieve the intended internal floor space. The proposal appeared incongruous in setting with the bungalows on Elmside and Victorian cottages on Portsmouth Road. The proposed garage was also separated from Plot 1, indicating overdevelopment and poor design.

This application seeks to address the Inspectors concerns. The application site is slightly larger than previously proposed, and the dwellings have been separated to form two detached three-bedroom dwellings. These dwellings would be slightly wider to give a more horizontal rhythm and would be similar in character and appearance to the Victorian cottages on Portsmouth Road. Parking would be provided to the front of each dwelling and an element of soft landscaping would be introduced to the front boundary.

11. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of LPP2 and paragraphs 126 and 130 of the NPPF requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

The area is characterised by a mix of two-storey dwellings and bungalows on varying plot sizes. To the north of the application site is Portsmouth Road, comprising detached and semi-detached two-storey Victorian properties, which consist of facing brickwork, hanging tiles and hipped roofs. These properties are predominantly setback from the highway to provide off-road parking to the front with an element of soft landscaping, and generous rear gardens.

Elmside is a mix of more recent bungalows and two-storey properties, many of which also comprise facing brickwork and hipped roof forms, along with some gable projections and dormer windows.

The proposal includes the demolition of the existing outbuilding to the rear of Eden House, the creation of a new access on to Elmside and the construction of two detached dwellings. The dwellings would be of a similar character and appearance to the nearby dwellings on Portsmouth Road, and would be viewed in this context with Eden House and the 1 Victoria Cottage, rather than in the context of the more recent dwellings south of the site on Elmside.

The proposed dwellings would sit centrally within the site, offset from the side boundaries by approx. 1.5m and 2.5m. The dwellings would be set back from the highway by approx. 5.6m-6.6m to provide off-road parking and soft landscaping to the front, and provide adequate amenity space to the rear.

The dwellings would comprise a hipped roof and finishes/materials would be of a facing brick, similar to the mix of dwellings in the streetscene. The scale and appearance of the proposal would respect the character of the existing neighbouring properties. Subject to a condition in relation to materials, it is considered that the proposal would be an attractive addition to the streetscene which would broadly be in keeping with the form of development of properties in the immediate surrounding area.

12. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM5 of the LPP2 seeks to protect future and existing amenities for occupant and neighbours and ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Paragraph 130(f) of the NPPF relates to amenity.

Neighbouring Residential Amenity

The closest dwellings to the application site are the dwellings to the south fronting Elmside, and the dwellings to the north fronting Portsmouth Road.

1 and 2 Elmside

These neighbouring dwellings would be located approx. 21.8m and 17.5m to the south west of the side elevation of the Plot 2 respectively. Given the orientation of the site and proposed dwellings in relation to the neighbouring dwellings, there would not be a detrimental impact in terms of a loss of sunlight, daylight, or outlook. Plot 2 includes southwest facing side elevation first floor windows which would serve the proposed bathroom and en-suite. These windows would be conditioned to be obscure glazed to prevent any loss of privacy to neighbouring rear gardens.

3, 4 and 5 Elmside

These neighbouring dwellings would be located to the southeast of the proposed dwelling Plot 2 at a distance of approx. 23.7m to 26m. Whilst there would be some

additional overlooking from the proposed first floor bedroom windows of Plot 2 to these neighbouring gardens, the proposed outlook would be directed down the proposed rear garden of the plot with the neighbouring gardens on the peripherals of the outlook, similar to the relationship between the dormer window of 2 Elmside and the garden on 3 Elmside. In addition, the existing boundary vegetation would be retained, which would provide some additional screening from these properties. However, boundary screening alone should not be relied upon and this is given limited weight.

Eden House and Hunters Pride

These neighbouring dwellings would be located approx. 18.6m and 21.7m to the northeast of the side elevation of the Plot 1 respectively. Given the orientation of the site and proposed dwellings in relation to the neighbouring dwellings, there would not be a detrimental impact in terms of a loss of sunlight, daylight, or outlook. Plot 1 includes northeast facing side elevation first floor windows which would serve the proposed bathroom and en-suite. These windows would be conditioned to be obscure glazed to prevent any loss of privacy to neighbouring rear gardens.

Aycliffe and Verdley

These neighbouring dwellings would be located to the northeast of the proposed dwelling Plot 1 at a distance of approx. 30m to 33m. Their rearmost area of private amenity space would be located to the rear of the application site private amenity space at a distance of approx. 13.5m from the first floor windows. Whilst there would be some additional overlooking from the proposed first floor bedroom windows of Plots 1 and 2 to these neighbouring gardens, the proposed outlook would be directed down the proposed rear gardens of the plots, 13.5m from the boundary and a substantial distance from neighbouring windows on the peripherals of the outlook.

Future Occupier Amenity

The Government's technical housing standards – nationally described space standard (2015) (the standard) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. The proposed units would measure 150m² which would exceed the standard for a 3-person 6-bedroom dwelling being 102m². Adequate outlook and light would also be provided to all of the habitable room windows and each dwelling would be provided with adequate private amenity space.

13. Effect on Wealden Heaths SPA

The application site is between 400m and 5km from Wealden Heaths Phase I SPA and Ramsar site. The Local Plan does not outline a quantum of net new dwellings within this distance from Wealden Heaths Phase I SPA and Ramsar site.

Due to the small size of the development and the availability of alternative recreational facilities, it is concluded that the development will not affect the integrity of the European site either alone or in combination with other plans and projects in relation to recreational pressure and urbanisation in accordance with Policy NE1 of the Local Plan (Part 1) 2018. An appropriate assessment is not therefore required.

14. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) and DM1 of the LPP 2 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn.

The Application is supported by an Arboricultural Implications Report (dated January 2023) and an Ecological Impact Assessment (dated January 2023) and Surrey Wildlife has been consulted.

The application site is approximately 1km from the Thursley, Hankley & Frensham Commons Special Protection Area (SPA) and Thursley, Ash, Pirbright & Chobham Special Area of Conservation (SAC) therefore outside of the 400m buffer zone. Given the scale of the proposed development and the distance between the proposed development site and SAC and SPA, in this specific case, we would advise that a Habitat Regulations Assessment would not be required.

The submitted Ecological Impact Assessment is considered to be suitable and, in the interest of protecting ecology and biodiversity, SWT advise that the proposal, if granted, proceeds in line with the recommendations provided by Peak Ecology Limited.

Although the submitted documents do not specifically outline a 10% BNG, the submitted climate change and sustainability checklist outlines that the proposal would incorporate BNG principles including suitable bird boxes, invertebrate refugia, native landscaping and fencing that allows the movement of wildlife. Should permission be forthcoming for the proposed development, an Ecological Enhancement Plan, would be required prior to commencement of development. No objections are raised regarding Policy NE1 of the LPP1, Policy DM1 of the LPP2 and paragraphs 174 and 180 of the NPPF.

15. Highways and Parking

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of LPP2 relates to the requirements for accessibility and transport.

The proposal is for two additional dwellings along with a new access onto Elmside. The site plan demonstrates that there would be a minimum of 2 parking spaces per dwelling can be accommodate, along with a proposed garage per dwelling. The application has been reviewed by the Highway Authority and it is considered unlikely that the proposal would have a material impact on highway safety or capacity given the small scale of the development.

16. Trees

Policy NE2 of the Local Plan (Part 1) 2018 outlines that the Council will seek, where appropriate to maintain and enhance existing trees, woodland and hedgerows. Policy DM11 of the Local Plan (Part 2) 2023 seeks to retain woodland and important trees and hedgerows, outlining that trees or hedges are adequately protected during construction to avoid root damage including activities causing soil compaction or severance of roots.

The application is supported by a an Arboricultural Impact Assessment (AIA) Ref: SJA air 23021-01c (dated January 2023). The assessment concludes that the impact of the development would be low and does not identify any ancient, veteran or notable trees that would be removed to facilitate development. No Root Protection Areas (RPAs) of trees retained would be impacted and only a reduction of the boundary group G would needed to facilitate the proposal. The proposal includes tree protection measures which would be conditioned to be in place of the duration of the demolition of the outbuilding and construction of the dwellings.

The proposal complies with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraphs 174 and 180 of the NPPF.

17. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposed dwelling would exceed Building Regulations which incorporate significant changes enhance to the thermal efficiency of a building envelope. The proposal would also include several sustainable elements including EV charging points, LED lighting, water reduction etc as outlined in the checklist. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance.

18. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan. The proposal would be an attractive addition to the streetscene which would broadly be in keeping with the form of development of properties in the immediate surrounding area. The proposal would not detrimentally impact neighbouring amenity or highway safety and would provide adequate future occupier amenity as such, planning permission is recommended for approval.

Recommendation

That permission/consent be GRANTED subject to the following conditions / for the following reasons:

1. Condition:

The plan numbers to which this permission relates are:

- 628-EA-100 - Existing Site Location Plan
- 638-SK-100 - Proposed Site Block Plan
- 638-SK-101 - Proposed GF and FF Plan Plot 1
- 638-SK-102 - Proposed GF and FF Plan Plot 2
- 638-SK-110 - Proposed Front and Rear Elevation
- 638-SK-111 - Proposed Side Elevations Plot 1 and 2
- 638-SK-120 - Proposed Sections
- 8220538/6101 Rev B - Proposed Site Access and Visibility Splays

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2023.

2. Condition:

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2023.

3. Condition:

No development shall take place until an Ecology Enhancement Strategy and a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The Ecology Enhancement Strategy shall demonstrate how the proposed development will provide space for nature, and gains for biodiversity. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason:

Required prior to commencement to ensure the long-term management of habitats, species and other biodiversity features in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

4. Condition:

No development shall commence until the tree protection measured illustrated on drawing number SJA TPP 23021-041b (dated January 2023) within Arboricultural Implications Report ref: SJA air 23021-01c (dated January 2023) have been erect. The approved measures shall remain in place throughout the duration of the construction works.

Reason:

In the interests of the protection of the rooting areas of trees, visual amenity and character of the area and any associated biodiversity retention and enhancement in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Elmside has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 and TD1 of Local Plan (Part 1) 2018 and Policies DM1 and DM9 of the Local Plan (Part 2) 2023.

6. Condition:

The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Elmside, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 and TD1 of Local Plan (Part 1) 2018 and Policies DM1 and DM9 of the Local Plan (Part 2) 2023.

7. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 638-SK-100) for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 and TD1 of Local Plan (Part 1) 2018 and Policies DM1 and DM9 of the Local Plan (Part 2) 2023.

8. Condition:

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 and TD1 of Local Plan (Part 1) 2018 and Policies DM1 and DM9 of the Local Plan (Part 2) 2023.

9. Condition:

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

10. Condition:

The development shall not be occupied until the first floor northeast and southwest facing bathroom and en-suite windows have been obscure glazed and fixed shut except for any top hung fan lights at a height of 1700mm above internal ground floor level. The obscure glazed windows shall be retained thereafter.

Reason:

To prevent overlooking in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

11. Condition:

The development hereby approved shall be undertaken in accordance with the recommendations outlined in the Ecological Impact Assessment (dated 20 January 2023).

Reason:

To ensure that any adverse ecological impacts of development activities are avoided or suitably mitigated in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan (Part 2) 2023.

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2021.
4. Visibility sight lines of 2.4m 'x' distance by 43m 'y' distance, with no obstructions to visibility between 0.6m and 2m in height above ground level, in line with Manual for Streets guidance.

Location Plan



Proposed Block Plan



Access Plan



Proposed Front and Rear Elevations

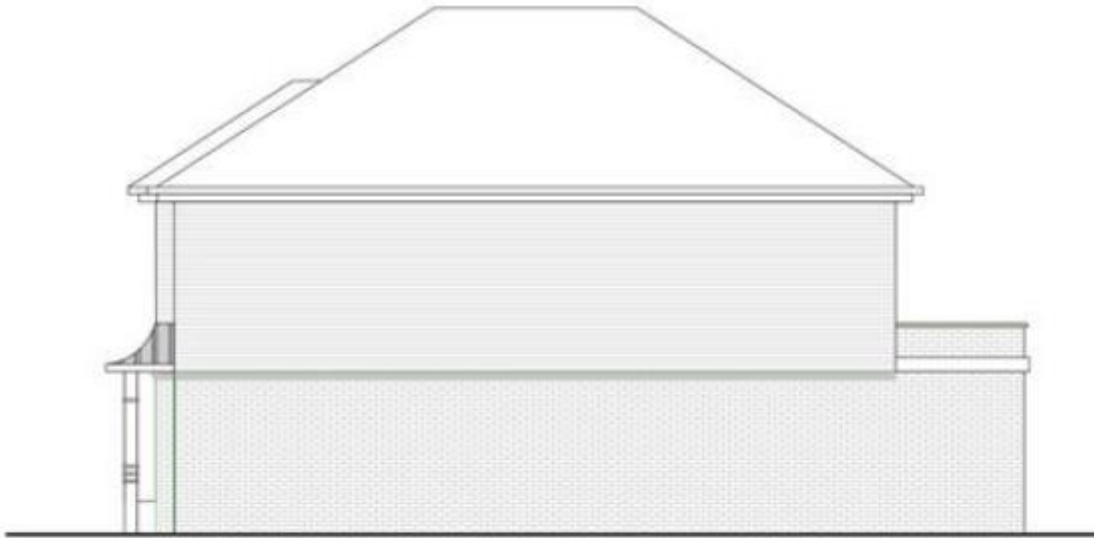


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Proposed Side Elevations



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



Appeal Decision

Site visit made on 31 March 2009

by **Colin Tyrrell MA(Oxon) CEng MICE FIHT**

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

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gov.uk

Decision date:
8 May 2009

Appeal Ref: APP/R3650/A/08/2091780

Eden House, Portsmouth Road, Milford, Godalming, Surrey GU8 5DS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
- The appeal is made by Mr J Cook against Waverley Borough Council.
- The application Ref WA/2008/1646, is dated 24 June 2008.
- The development proposed is to erect two semi-detached houses with associated garages and parking.

WAVERLEY B.C.	
PLANNING DEPARTMENT	
DATE	10 MAY 2009
TIME	10:30 AM
BY	MR J COOK
FOR	MR J COOK
AT	10:30 AM

Decision

1. The appeal is dismissed.

Main Issue

2. In my opinion, the main issue is the impact of the proposed development on the character and appearance of the area.

Procedural Matters

3. The planning application which led to this appeal is for outline approval including access and layout arrangements. Although appearance, landscaping and scale are reserved matters, the drawings provided indicate how it is proposed to provide two four-bedded semi-detached houses and a detached pair of garages on the site.
4. Although the appeal is against non-determination, the Council's appeal statement consists of a copy of what the officer's report would have stated had the application been determined.

Reasons

Character and Appearance

5. The proposed density, of some 35 dwellings per hectare, would accord with government guidelines in PPS3 but would include two four-bedded houses in a layout which would be visually more cramped than adjacent houses. In order to achieve the intended amount of internal accommodation, the indicative design shows a vertical emphasis which in my opinion would appear incongruous in its setting close to the bungalows on Elmside and the low-rise Victoria Cottages on Portsmouth Road.
6. It seems to me that the awkward arrangement of garaging, with the garage for Plot 1 separated from the house, is another indication of overdevelopment of a

difficult site, and that the resultant layout does not achieve the good design which is sought by PPS1 and PPS3 as well as by the more general policies of the development plan. More particularly, Milford is designated in the local plan as a Rural Settlement where saved Policy RD1 only allows development which is well-related in scale to its surroundings and takes account of its setting. In my opinion the proposed design does neither of these.

Other Considerations

7. The proposed development would be partly shielded to the south by existing garages close to the neighbours' boundaries. To the east, the substantial line of trees on the boundary appears to be within the neighbour's land where its screening effect could be retained. On other boundaries, landscaping (which is a reserved matter) could be provided to reduce any impact on neighbours' living conditions. I am not persuaded that the outline design would necessarily have an unacceptable impact on such interests.
8. The Council has referred to an "infrastructure tariff payment" which it asserts is required by its recent SPD and could be satisfied by a unilateral undertaking which the appellant has stated a willingness to complete. However, no indication has been provided as to how such a tariff payment could satisfy the five tests in Circular 05/2005 and, in particular, why the contribution is necessary to make the proposed development acceptable, how it is directly related to the development, and how it is fairly and reasonably related in scale and kind to the development. In the absence of such information, I can give very little weight to this issue.

Conclusion

9. Notwithstanding these other considerations, I conclude that the development as indicated in the outline application would cause harm to the character and appearance of the area and would not accord with the development plan. I therefore dismiss the appeal.

Colin Tyrrell

INSPECTOR



Appeal Decision

Site visit made on 31 March 2009

by **Colin Tyrrell** MA(Oxon) CEng MICE FIHT

an Inspector appointed by the Secretary of State
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- The appeal is made by Mr J Cook against Waverley Borough Council.
- The application Ref WA/2008/1646, is dated 24 June 2008.
- The development proposed is to erect two semi-detached houses with associated garages and parking.

WAVERLEY B.C.	
PLANNING DEPARTMENT	
DATE	08/05/09
TIME	
BY	
FOR	
AMOUNT	

Decision

1. The appeal is dismissed.

Main Issue

2. In my opinion, the main issue is the impact of the proposed development on the character and appearance of the area.

Procedural Matters

3. The planning application which led to this appeal is for outline approval including access and layout arrangements. Although appearance, landscaping and scale are reserved matters, the drawings provided indicate how it is proposed to provide two four-bedded semi-detached houses and a detached pair of garages on the site.
4. Although the appeal is against non-determination, the Council's appeal statement consists of a copy of what the officer's report would have stated had the application been determined.

Reasons

Character and Appearance

5. The proposed density, of some 35 dwellings per hectare, would accord with government guidelines in PPS3 but would include two four-bedded houses in a layout which would be visually more cramped than adjacent houses. In order to achieve the intended amount of internal accommodation, the indicative design shows a vertical emphasis which in my opinion would appear incongruous in its setting close to the bungalows on Elmside and the low-rise Victoria Cottages on Portsmouth Road.
6. It seems to me that the awkward arrangement of garaging, with the garage for Plot 1 separated from the house, is another indication of overdevelopment of a

difficult site, and that the resultant layout does not achieve the good design which is sought by PPS1 and PPS3 as well as by the more general policies of the development plan. More particularly, Milford is designated in the local plan as a Rural Settlement where saved Policy RD1 only allows development which is well-related in scale to its surroundings and takes account of its setting. In my opinion the proposed design does neither of these.

Other Considerations

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8. The Council has referred to an "infrastructure tariff payment" which it asserts is required by its recent SPD and could be satisfied by a unilateral undertaking which the appellant has stated a willingness to complete. However, no indication has been provided as to how such a tariff payment could satisfy the five tests in Circular 05/2005 and, in particular, why the contribution is necessary to make the proposed development acceptable, how it is directly related to the development, and how it is fairly and reasonably related in scale and kind to the development. In the absence of such information, I can give very little weight to this issue.

Conclusion

9. Notwithstanding these other considerations, I conclude that the development as indicated in the outline application would cause harm to the character and appearance of the area and would not accord with the development plan. I therefore dismiss the appeal.

Colin Tyrrell

INSPECTOR

Agenda Item 10

WA/2023/00190 – Erection of an additional floor to create 2 flats together with alterations to existing building at NETHERWOOD COURT FILMER GROVE GODALMING GU7 3AF

Applicant: Mr Daniel Wright - Netherwood Court Management Company Ltd
Parish: Godalming CP
Ward: Godalming Charterhouse
Grid Reference: E: 497118
N: 144440
Case Officer: Tracy Farthing
Neighbour Notification Expiry Date: 23/02/2023
Expiry Date/Extended Expiry Date: Extension of time requested.
Committee Meeting Date: 28th June Planning Committee

RECOMMENDATION That, subject to conditions, permission be **GRANTED**

1. Summary

The application has been brought before the Planning Committee at the request of the Ward Member Councillor Steve Williams who wished for further consideration to be given to neighbour complaints and impact on residential amenity.

2. Site Description

The application site is situated at the end of Filmer Grove in Godalming and features a three storey block of flats, providing 12 two-bedroom flats. The application site is flanked by adjoining properties Brockton (flats 1-10), Woodpeckers, 14 Moonraker Chalk Road, 16 Chalk Road and 12 Meadow Stray Chalk Road.

The site is bounded to the north west by the railway line. There are also a number of trees around the site, more so outside the boundary fencing adjacent to the railway line.

The building is designed in a typical 1960's style, with a flat roof. The site is positioned up the hillside and is visible from inter alia, the land adjacent to the Lammas Land, and a riverside walk. To the rear and up the hill is the treed Godalming Hillside.

3. Proposal

Erection of an additional floor to create 2 flats together with alterations to the existing building.

The application proposes the erection of an additional storey – in the form of a pitched roof, above the existing building to provide space for two flats. The building would increase in height by approximately 2.6 metres, raising the total height to approximately 13.4 metres. There would be rooms within the pitched roof space, dormers and a balcony for each flat.

Alterations to the elevations would include the pitched roof space dormers and balcony for each flat, new windows/doors to match existing uPVC, glass balustrades, a privacy screen for each balcony and new rooflights. Use of materials would include brick to match the existing, timber cladding (naturally treated timber) and the existing cladding painted in RAL 7016 (Anthracite Grey). The front door would also be replaced with an Anthracite grey door. Three additional parking spaces would also be created.

4. Relevant Planning History

Reference	Proposal	Decision
PRA/2021/0005	General Permitted Development Order 2015, Schedule 2, Part 20, Class A - Prior Notification Application for 3 new dwellings on detached blocks of flats (as amended by plans received 23.02.21)	PRIOR APPROVAL REQUIRED AND REFUSED 26/03/2021
WA/2019/0183	Erection of an extension to provide 2 additional dwellings along with alterations to the elevations and associated parking (revision of WA/2018/1123) (as amended by plans received 14/06/2019).	GRANTED 12/07/2019 (not implemented)

5. Relevant Planning Constraints

Developed Area of Godalming
Ancient Woodland 500m Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
TPO on site

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3
- Godalming Neighbourhood Plan (made August 2019): GOD5, GOD6
- Waverley Borough Local Plan (Part 2): DM1, DM2, DM4, DM5, DM9, DM11, DM13.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town/Parish Council Comments

Godalming Parish Council	Objection on the grounds of overdevelopment and scale and bulk of proposal
County Highway Authority	No objection
Natural England	No objection

8. Representations

7 letters have been received raising objection on the following grounds:

- Overlooking to properties 12-18 Chalk Road
- The proposal is not compliant with the Godalming Neighbourhood Plan
- Loss of light to Brockton
- Impact upon the roofline and increased prominence on the Hillside and from Lammas Land and Phillips Memorial Park
- The proposal does not provide necessary housing such as affordable units
- Anomalies in the planning statement

9. Planning Considerations:

10. Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has been previously granted under reference WA/2019/0183 for the erection of an extension to provide 2 additional dwellings along with alterations to the elevations and associated parking. This permission was not implemented.

The differences between the current proposal and that application are:

- Elevational changes. The existing cladding is proposed to be painted RAL 7016 (Anthracite Grey)
- A new front door is proposed in Anthracite Grey

- 1 Additional parking space is proposed than the previous scheme

The test is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme.

11. Principle of development

The site falls within the developed area of Godalming wherein the principle of development is acceptable subject to visual and residential amenity considerations.

12. Design and impact on visual amenity

Within its immediate vicinity the site is of limited prominence. At the end of Filmer Grove where Netherwood Court sits, it is characterised by flatted development. The neighbouring property Brockton is of similar size. The site is also bordered by the railway line to the west, which is sunk lower than the surrounding land, and Branksome House to the north.

Whilst it is of limited prominence within the context of Filmer Grove, it is a highly visible building from the south. From the south, the treed hillside provides an important and sensitive context and place forming element for the town of Godalming. The hillside is clearly visible in public views from the riverside walkways, other footpaths and public buildings.

The proposal would, arguably, be an architectural design improvement by replacing the flat roof with a pitched roof. It would result in an increased built form massing and height, visible from the public vantage points across the Lammas Lands and from the well used riverside walk to the south. This bulk, massing and height is tempered by the shallow pitch of the roof and a modest height increase of 2.6 metres. In design terms, the new roof is considered to integrate well with the existing building. The roof material would be slate. The timber panels would be vertically proportioned and would be located on all four elevations.

The proposed development would be higher than the neighbouring building (Brockton), however the resultant building reads as a modest step up in height from Brockton that is proportionate and would not result in visual harm. As a result of the shallow slope of the roof and the visual improvement this brings to the building, the resultant development would not disrupt views of the hillside when viewed from the public vantage points to the south.

Overall, the development is considered acceptable in design terms and with regard to its impact in views of the hillside.

The proposal would therefore accord with Policy TD1 of the Local Plan (Part 1) 2018, GOD5 of the Godalming and Farncombe Neighbourhood Plan (made August 2019), Policies DM1 c) and DM4 of the Local Plan (Part 2) 2023.

13. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM5 of the Local Plan Part 2 (2023) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and safeguard the amenities of existing and future occupiers.

The proposed development is similar in size, scale and window position to that approved under WA/2019/0183.

The flatted block at Brockton, to the east of the application site, has a window on the facing side elevation. The distance between the buildings at their closest point is just over 2 metres. Owing to its position officers consider that this window is already adversely impacted by Netherwood Court and accordingly do not consider that the proposal would result in an additional loss of light or overbearing impact to this window. Furthermore, planning documents held on file under reference GOD221/71 suggests, and an officer visit has confirmed, that the side window is not the sole window to serve the living area of Flat 6 and that there is a window on the northern elevation out onto the balcony. As such, the proposal would not conflict with the Residential Extensions SPD, which states that “If the side window is a secondary window or one to a non-habitable room, then the loss of light will be less important.”

The top flats of Brockton also have balconies. At this point, however, the buildings are separated by approximately 10 metres. Given this distance and the relatively modest increase in height, officers do not consider that the proposal would result in harm by way of overbearing impact. While there would be some loss of light, owing to its orientation this would be limited to evening sun to the extent that officers do not consider it to be a material loss of light.

The balconies on the proposal have privacy screening protecting neighbours.

The proposed balconies are set back from the balconies below and there would be no material adverse effect on light or overbearing impact on other properties in Netherwood Court.

The proposed building is set at an elevated position to the rear of properties on Chalk Road. The additional height would result in greater presence, however, in terms of overbearing development and loss of light, the separation distance is sufficient to ensure that there is no material impact.

The boundary between Netherwood Court and the properties of Chalk Road is vegetated and provides some screening. Whilst the proposal would see additional residential units provided with views towards the properties of Chalk Road, the properties are separated by a distance of over 23m between elevations and 16.8m from the rear of Netherwood Court to the shared boundary. The window to window

distance is compliant with the guidance set out in the Residential Extensions SPD (of 21m) whilst the 16.8m falls slightly below the 18m suggested in the SPD with regards to amenity space, this is considered, in this instance, to be acceptable given the boundary screening, it is also noted that these guidelines may be relaxed if the character of the immediate suggests that lesser distances may be appropriate, in this case the existing building is located at the distance of 16.8m already and therefore considered to be acceptable.

It is noted that under PRA/2021/0005, overlooking was considered to be material and harmful, that prior approval differed from the proposed plans (and that of WA/2019/0183) under that scheme, additional (and significantly larger) windows were proposed serving the units on the norther parts of the buildings and the resulting building was much taller in height.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (made August 2019), retained Policies DM1 and DM4 of the Local Plan Part 2 2023.

14. Biodiversity and compliance with Habitat Regulations 2017

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles.

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused. In addition, circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn. The site is formed of a residential flatted building within the developed area of Godalming, the surrounding grassed amenity space is maintained regularly and hardstanding and vehicle parking occupy the remaining grounds of the site. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance and no concern is raised with regards to biodiversity.

As such, the proposal would accord with Policy NE1 of the Local Plan (Part 1), Policy DM1(g) of the Local Plan (Part 2) and the NPPF.

15. Impact on Trees

The application site is located in a verdant location, however is not subject to Policy GOD12 as the site does not fall within a designated Godalming Hillside area. Notwithstanding this, several mature trees are featured either on or adjacent to the site. The scheme does not propose any felling of trees or significant works to trees and the 2 additional dwellings would be constructed atop an existing flat block.

The Council's Tree Officer has reviewed the application and has identified that one of the four proposed parking spaces, P-23, is proposed to be constructed within the root protection area of an offsite mature Oak and would severely impact upon the structure and health of this tree long term.

Having advised the applicants of this, the space has been removed to avoid harm to the tree. However, it has not been possible to relocate this space elsewhere in the site.

All other aspects of the proposal are acceptable subject to appropriate tree protection conditions.

As such, the proposal would therefore be in accordance with Policies NE2 and TD1 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

16. Parking and Highway

The proposal initially proposed 4 additional parking spaces to serve the 2 additional dwellings in accordance with the Council's Policies. However, noting the above, 1 space was removed and as a result the parking provided falls slightly short of the required provision by 1 space.

The County Highway Authority has considered the application in the light that it is a private road with their responsibility being the surrounding network. The County Highway Authority has considered the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

The site is in a sustainable location approximately 1km from the town centre with a bus service in close proximity. In these circumstances and in the absence of an objection from the County Highways Authority, it would be difficult to demonstrate harm to surrounding residents resulting from the under provision of 1 parking space. Therefore, whilst the proposal is not entirely in line with the requirements of Policy GOD6 of the Godalming and Farncombe Neighbourhood Plan, it is considered that it is broadly in line with the Development Plan as a whole in that material harm would not arise.

Furthermore, officers note that this would accord with the adopted Climate Change and Sustainability (WBC, Oct 2022), with reference to chapter 7.5, which states; *'Waverley's current transport emissions highlights that there is a need to change travel*

habits through promoting home working and encouraging the use of sustainable transport modes'

In addition, the proposed development would accord with Policy CC2: Sustainable Construction and Design, which states that 'the Council will seek to promote sustainable patterns of development and reduce the level of greenhouse gas emissions by being designed to encourage walking, cycling and access to sustainable forms of transport.

Officers consider the proposed development within a sustainable location to be an acceptable approach and as such, the proposal would accord with Policies ST1 and CC2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023, Policy GOD6 of the Godalming and Farncombe Neighbourhood Plan and the provisions of the NPPF 2021.

17. Climate Change and Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application.

The proposals include features such as southern facing windows to assist with solar gain, whilst retaining trees on site and incorporating a roof overhang for shading.

The design statement states that solar panels and air source heat pumps will be provided 'where appropriate', with regards to this statement, none has been explicitly demonstrated on the plans and whilst the addition of solar panels would generally be supported by the Council, it is agreed that the location of these should be appropriate given that the property is highly visible from the south, and that solar panels could cause glare and visual harm if applied on the southern roofslope (the most sensible roofslope with regards to solar gain). If solar panels are to be provided, this shall only be in accordance with a scheme to be submitted and approved by the Local Planning Authority.

Other measures noted in the Climate Change and Sustainability Checklist, relate to biodiversity enhancements, noted as:

- o Retention of existing landscaping including lawn, unmown areas, hedges, trees and other vegetation.

- o Installation of bird and bat boxes, swift bricks and hedgehog tunnels on site;

However, these have not been indicated on any plan.

Whilst Officers are confident that a number of sustainable measures could be incorporated into the scheme, it has not been sufficiently demonstrated that they will be and are stated as 'where appropriate' and 'where possible' within the applicants Design Statement. As such, it would be reasonable to apply a condition to secure the details of sustainable measures, particularly with regards to the provision (or not) of solar/PV panels, through the submission of a scheme of sustainability, prior to commencement of development to ensure the development is in accordance with the aims of the forementioned Policies and the thrust towards sustainable development.

In light of the above, and subject to an appropriately worded condition, the proposed development would accord with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1 and DM2 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

18. Other matters

The site is within 5km of the Wealden Heaths II Special Protection Area (SPA). The net addition of two residential units is not considered likely to have a significant effect on the SPA, and as such an Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 is not required. In drawing this conclusion regard has been had to guidance provided to the Council by Natural England.

The Council calculates it currently has 4.28 years worth of housing land supply. The 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits. In this case there would be no significant adverse impacts and a balancing exercise is not required.

19. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The development hereby permitted shall be begun before the expiry of three years from the date of the permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Condition:

The plan numbers to which this permission relates are: P18-021: 001A, 002D, 101A, 102A, 103A, 104A, 111A, 112A, 113A, 114F, 115D, 301A, 302B, 303A, 304B, 311F, 312G, 313H, 314H, 316A, 317B and 800A. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan Part 2 (2023).

3. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted application form and drawings shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

4. Condition:

Prior to commencement of any works on site, demolition or other development activities, a scheme of tree protection (in line with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations) shall be submitted to and agreed by the Local Planning Authority in writing. Where relevant, such scheme shall also take "off site" trees into consideration. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

5. Condition:

The Local Authority shall be provided a minimum of 2 weeks written notice prior to expected commencement of demolition/construction activities. The written notice shall include visual physical evidence of ground and fence protection in accordance with the detail submitted pursuant to condition 4. This information shall be submitted to the Local Planning Authority and if considered appropriate shall provide written approval for the development to proceed.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction in the interests of preserving the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

6. Condition:

Prior to the first occupation of the development the 1.8m high privacy screens as shown on drawing P18-021-P-114 Rev F shall be provided and retained as such in perpetuity.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

7. Condition:

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and DM9 of the Local Plan (Part 2) 2023.

8. Condition:

No development shall take place until an appropriately detailed scheme of sustainable construction and carbon reduction measures shall be submitted to the Local Planning Authority for approval in writing. The development shall thereafter proceed in accordance with these approved details

Reason:

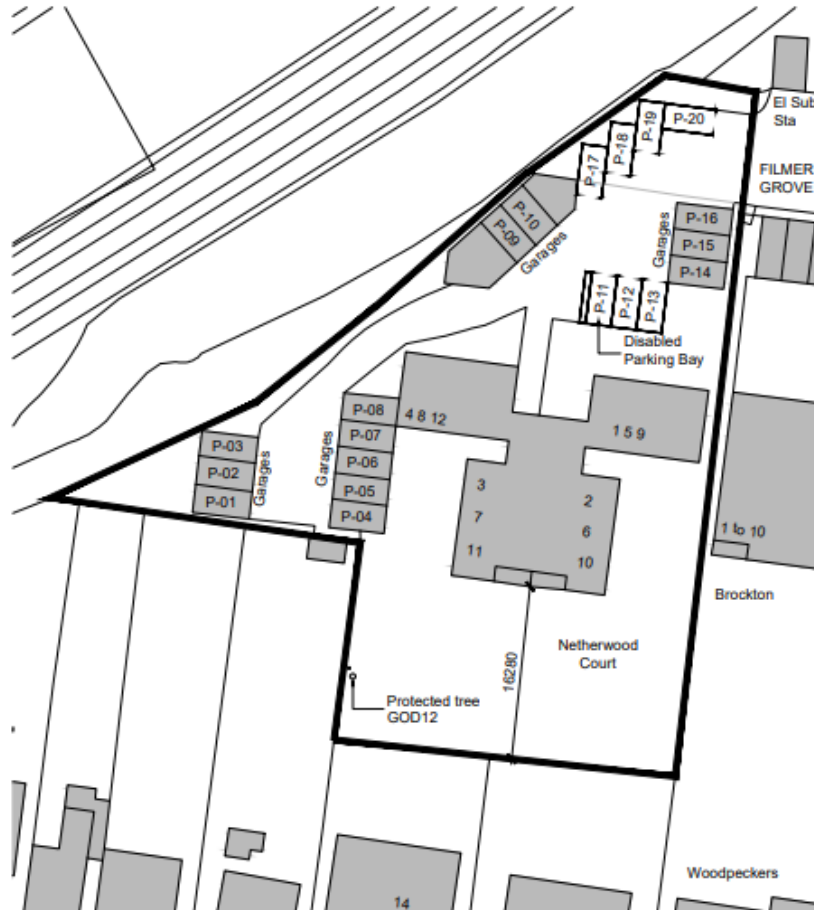
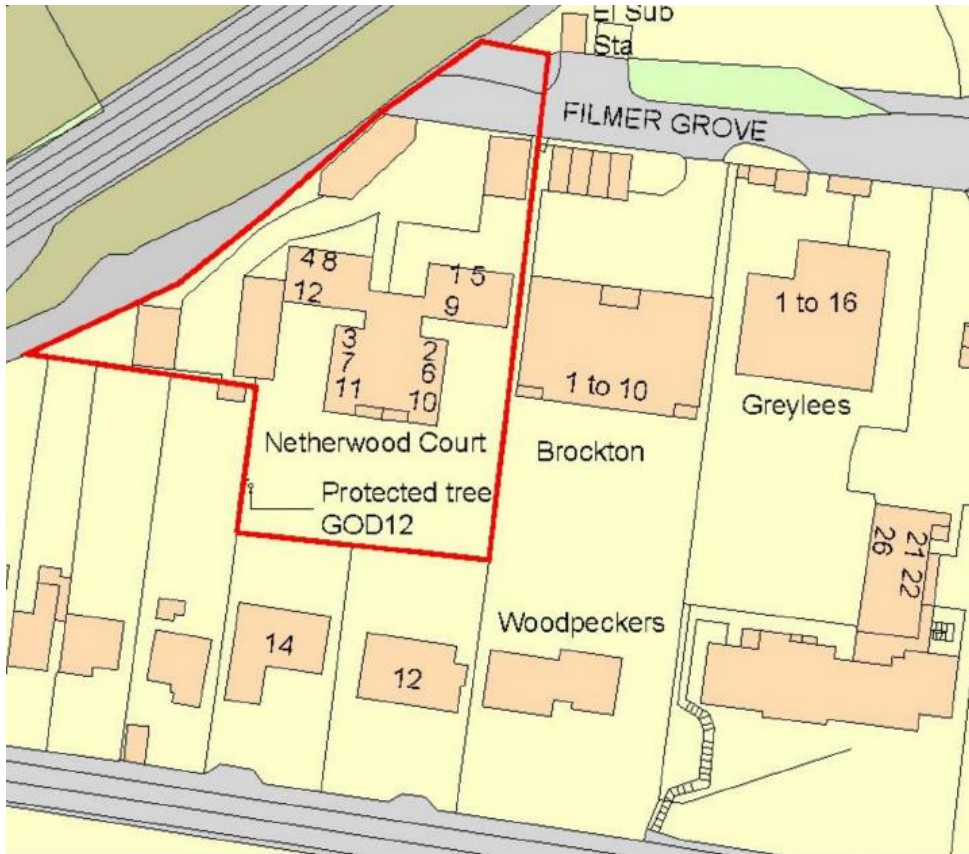
To ensure sustainable construction and design in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1 and DM2 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
2. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail - waverley.snn@waverley.gov.uk - For further information please see the Guide to Street and Property Naming on Waverley's website.- -
3. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
4. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.- - Please note that the fee is refundable if the Local Planning Authority

concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

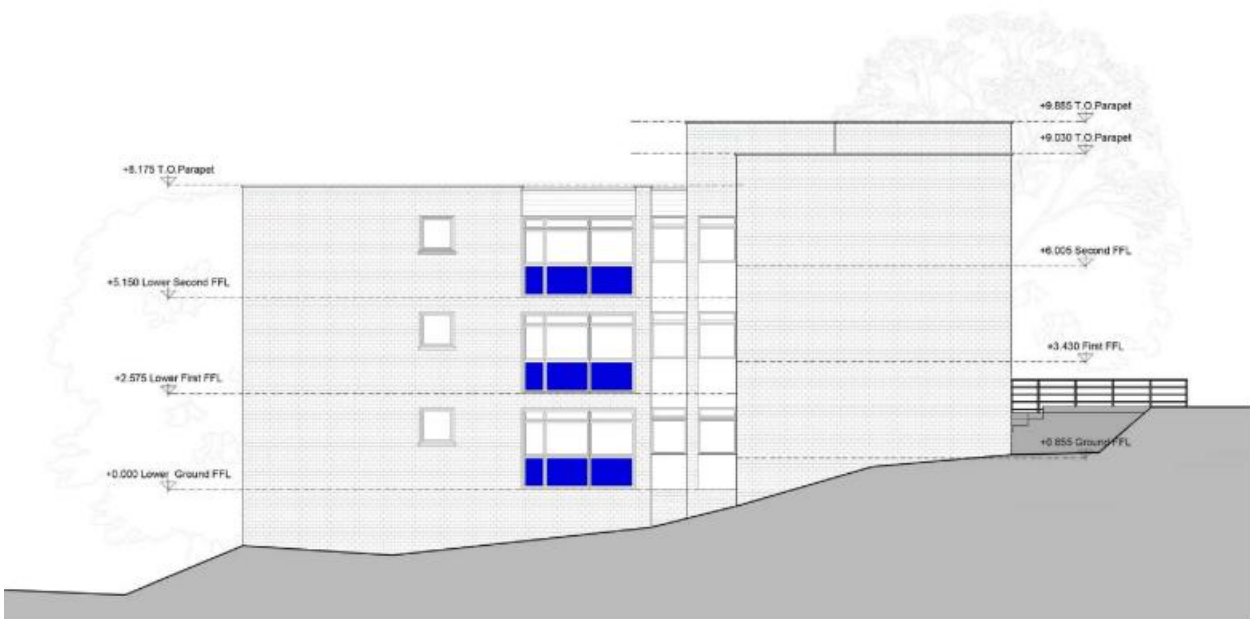
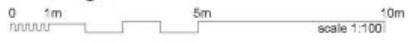
Plans



Existing Plans and Elevations

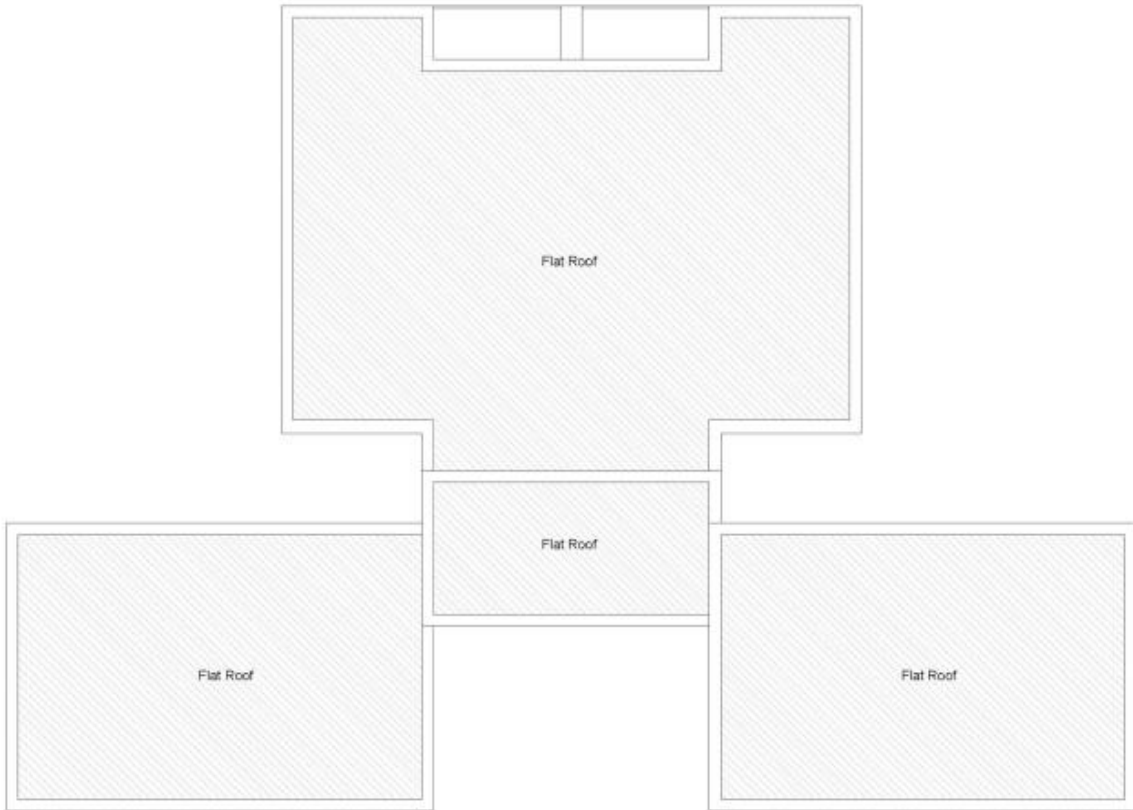


Existing South Elevation



Existing East Elevation





Existing Roof Plan

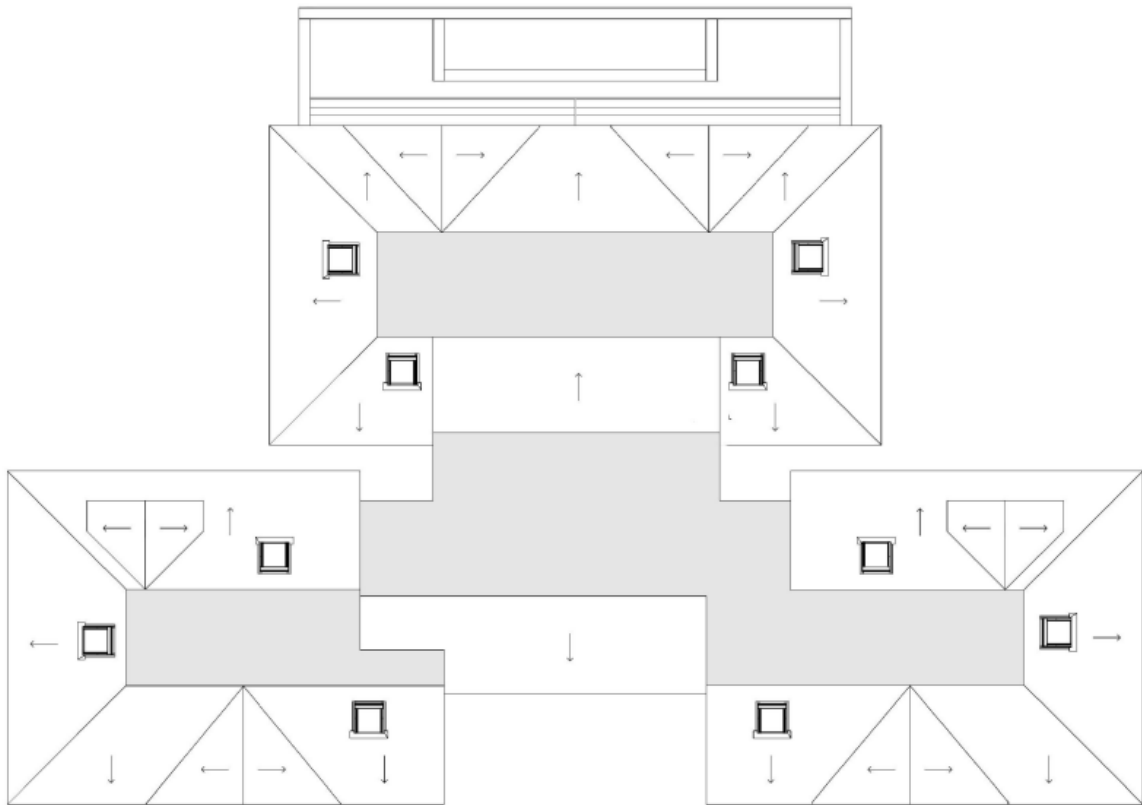


Proposed Plans



Proposed Block Plan
 0 5m 10m 25m 50m
 scale 1:500





Agenda Item 11

WA/2022/00967 – Erection of a dwelling including new vehicular access (as amended by highways information received 30/08/2022 and ecology information received 13/07/2022 and 26/08/2022) at LAND CENTRED COORDINATES 507306 139395 WANBOROUGH LANE CRANLEIGH GU6 7DS

Applicant: Mr S Cooper - C/O
Case Officer: Sam Wallis
Extended Expiry Date: 30/06/2023
Committee Meeting Date: Planning Committee 28/06/2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application has been brought before the Planning Committee at the request of the Ward Member Philip Townsend who wished for further consideration to be given to neighbour complaints and impact on a sensitive site.

The development is for the erection of 1 dwelling on land that serves as the curtilage of Old Cottage on Wanborough Lane. Officers consider the proposal is acceptable with regards to the impact on Countryside beyond the Green Belt, visual and residential amenity, impact on a heritage asset, trees and ancient woodland, highways and ecology. The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

2. Site Description

The application site is located on the north-eastern side of Wanborough Lane.

- Property Type: The site fronts onto the highway, Wanborough Lane, and comprises an irregular shaped parcel of land
- Character: The site is residential in character and surrounded by existing built development on three sides. The site is well-screened on its northern, eastern and southern boundaries by virtue of semi-mature trees, saplings and hedges. The western boundary, which fronts onto Wanborough Lane, is defined by a row of mature Oak trees. These trees are protected by virtue of Tree Preservation Order 03/07.
- Site Levels: Slopes up slightly to the east.

3. Proposal

Permission is sought for the erection of a 4-bedroom detached dwelling including new vehicular access.

4. Relevant Planning History

No relevant planning history.

5. Relevant Planning Constraints

- Countryside beyond the Green Belt
- Within the setting of Old Cottage (Grade II Listed Building)
- TPO's (Tree Protection Orders)
- Ancient Woodland 500m Buffer Zone
- Minerals Safeguarding Area

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, TD1, NE1, NE2, NE3, RE1, ALH1, CC2
- Waverley Borough Local Plan (Part 2) (adopted March 2023): DM1, DM2, DM4, DM5, DM9, DM11, DM15, DM20

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Cranleigh Design Statement (2008)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town Council Comments

Cranleigh Town Council	No objection - The developer should confirm that the agreed LLFA is used as an approved surface and that prior approval is made in accordance with 167 and 168 of the NPPF. (20/04/2022)
Thames Water	No objection (subject to condition) (25/03/2022)
Southern Water	No comment.
Surrey County Council: Minerals and waste	No objection (subject to conditions and informatives) (08/04/2022)
Surrey County Council: Highways	No objection (subject to conditions and informatives) (21/09/2022)
Natural England	No objection.

	(11/04/2022)
Forestry Commission	No objection although concern raised (condition suggested) (29/04/2022)
Surrey Wildlife Trust	No objection (subject to conditions and informatives) (31/08/2022) – Pre-determination concerns resolved. (22/07/2022) – Concern raised in relation to reptiles and further recommendations provided on other matters (21/04/2022) – Concerns raised and recommended further work undertaken prior to determination
Southern Gas Network	No comment.

8. Representations

15 letters have been received from 11 addresses raising objection on the following grounds:

Location of development

- The proposal is contrary to the spatial strategy of the Local Plan that seeks to direct new development to sustainable locations
- The site is located within the open countryside where there are strict planning policies to prevent development such as that proposed

Character

- Does not fit with the grain of the other properties on Wanborough Lane.
- Design not in keeping
- Lack of landscape design
- Outside the existing settlement area
- Significant harm to the landscape character of the area and the loss of an important green buffer that acts as the green lungs to the village
- The proposal is cramped, untidy, and out of proportion to the street scene, and size of plot.

Residential Amenity

- Overlooking into habitable rooms and garden of Fox Meadow
- Increased noise and light pollution

Biodiversity

- Harmful ecological impact
- Incorrect biodiversity checklist.
- Lack of bat survey
- Closed boarded fencing is out of keeping with its location alongside ancient woodland, where the gardens have post & rail fencing and/or hedging, which facilitates free movement of the varied wildlife

Standard of Accommodation

- Inadequate provision for patio, garage, shed or general garden outdoors pace

Parking, Highways and Access

- Dangerous addition as no paved walkways on Wanborough Lane
- Increased number of car and service vehicle movements

Trees and Ancient Woodland

- Many trees marked for removal within the Ancient Woodland buffer zone.
- The proposed scheme relies on the Buffer Zone as its main garden area, not following the government guidelines
- Concerns the access would run directly over the RPA of the TPO tree T4.
- Harmful impact on ancient woodland
- Oak trees restrict the visibility
- New services will cause significant damage to the RPA

Flooding

- Area is prone to flooding due to lack of natural drainage
- Insufficient infrastructure due to increased surface water runoff as a result of engineering works.

Other matters

- No construction plan provided
- Concerns raised regarding noise and disturbance during the construction phase
- Loss of Green Belt Land
- No street scene drawings are proposed

Planning Considerations:

9. Principle of development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

10. Location of development

In considering whether a development is isolated in context with paragraph 80 of the NPPF 2021, the Council have had regard to the Court of Appeal judgement regarding the interpretation of what might be 'isolated'. Officers' are mindful of the recent appeal in Braintree, where the definition of an 'isolated home' was brought into question. Mrs Justice Lang agreed with the defendants in that the definition should be taken as that stated in the Oxford Concise English Dictionary; "far away from other places, buildings or people, remote"

rather than “homes which were remote from services and facilities”. This indicates that close proximity to transport links would not mean a dwelling is not isolated.

The application is located within the Countryside beyond the Green Belt. Policy SP2 sets out the spatial strategy for the borough up to 2032 and seeks to focus development at the four main settlements. The proposed site is not within the settlement.

Wanborough Lane is on the edge of Cranleigh with the properties on its western side being within the settlement boundary. The boundary runs along the front of the properties, thus it could be argued that the appeal site does not immediately adjoin the defined settlement boundary.

However, the dwelling, in visual terms, is closely related to the boundary. There is a similarity of character between the form and pattern of development on the east and west sides of the Lane. This was confirmed by the Inspector with regards to appeal decisions relating to the property known as Woodcote (now Long Furrows), Wanborough Lane, Cranleigh (Planning Inspectorate Refs. APP/R3650/A/02/1103021, APP/R3650/A/02/1113758 and APP/R3650/A/02/1113759).

The site’s proximity to the Built-Up Urban Area of Cranleigh means that it is therefore within close proximity to many local shops, services and many other local amenities. The site is not distanced from services, and forms the end of a continuous built-up residential frontage, and is surrounded by existing buildings to the north, south and west.

Given that the site has a close relationship with other dwellings, the proposal would not create an isolated dwelling in context with paragraph 80 of the NPPF 2021. On this basis, subject to all other considerations, the location of the development is not considered to be isolated and would be acceptable.

As such, the site would be within a sustainable location that would comply with the Council’s Spatial Strategy as set out within Policy SP2 of the Local Plan 2018 (Part 1).

Notwithstanding the above, consideration of the suitability of the proposed development within the Countryside beyond the Green Belt is discussed below.

11. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 20 February 2023 on 28 February 2023. The Council calculates it currently has between 4.28 years’ worth of housing land supply.

As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2021 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse

impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The application proposes the erection of 1 dwelling in land at Wanborough Lane. It would therefore result in a net gain of 1 residential unit. Although the provision of the residential property as proposed does not make a significant contribution to housing supply, this does not mean that what is otherwise sustainable development should be refused.

12. Impact on Heritage Assets

Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 stated that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

Policy DM20 of the Local Plan (Part 2) 2023 states that proposals which would cause substantial harm to, or loss of the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset.

Paragraph 197 of the NPPF states that, in determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 of the NPPF (2021) states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

In the case of this proposal, the site lies within the setting of Old Cottage, a Grade II Listed Building. The Council's Heritage Officer has reviewed the application.

Old Cottage is a two storey, Grade II listed building of the 17th century with a pentice addition. The timber frame is clad in red brick below with weatherboarding above, and it is

exposed in places. The roof is plain tiled with a dominant end stack. The building has an open gabled porch with a panelled door and some diamond pane casements remain. Over time, Old Cottage has become largely surrounded by modern residential development the building now sits in a softly landscaped, domestically scaled garden setting. In the view of the Council's Heritage Officer, the proposal would lead to no harm to the heritage asset.

The proposal site is just to the south of Old Cottage and in effect, the new dwelling infills a gap in the well-spaced row of buildings which loosely encloses the eastern side of Wanborough Lane, both to the north and south of the listed building. The new built form is set well back and largely screened by mature trees and shrubbery which act as an effective green buffer between the proposed development and the designated heritage asset.

In consequence, the Council's Heritage Officer considers that the new dwelling will not diminish any distinctive views to or from Old Cottage. Although the proposal intensifies the level of development to the south of the listed building, due the presence of trees, shrubbery and small intervening structures, the new development will cause little harm to the significance of the designated heritage asset through change on the edge of its immediate setting.

Officers agree with the view of the Heritage officer and therefore conclude that the the proposal accords with Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, Policies DM20 of the Local Plan (Part 2) 2023 and Policies TD1 of the Local Plan (Part 1) 2018.

13. Design and impact on Visual Amenity and Countryside beyond the Green Belt

Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023 requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

The site comprises part of an area of undeveloped land that sits in between built form to the south and north, with the main settlement to the west. The site contains broadleaved woodland and rough grassland.

Given the linear form of development of detached properties on both the west and east of Wanborough Lane as well as immediately adjacent, the empty plot of land is a notable anomaly in the street scene. Rather than being open countryside, the lane is semi-rural in nature and a proposed dwelling in this location would fit in with the backdrop of surrounding development. As landscape harm would be limited to the loss of small section of rough grassland in an adjacent residential setting, officers consider that the proposed new dwelling would have no harmful impact on landscape character and the intrinsic character and beauty of the countryside would be retained.

The site is visible from various points along Wanborough Road and is adjacent to a walking route leading into the ancient woodland to the east. The proposed new dwelling would introduce significant built form by way of a two storey L-shaped building approximately 12m

in width, 14.8m in depth and 7.6m in height. The proposed elevations feature gable ends on the front, rear and south east elevations, with tall glazing on the south east (flank) elevation, and balcony on the rear. In addition to this built form, the associated residential curtilage would urbanise the site.

However, the design is acceptable and the use of materials on the fenestration provides textural interest to the façades. Furthermore, Wanborough Lane has a varied street scene that could accommodate such a design. The dwelling would be setback from the street by approximately 20m so not to appear unduly prominent or intrusive at the expense of character. Coupled with the protected trees at the front of the property that would help to provide substantive screening, officers consider the design, siting and form would be appropriate in this context.

The proposal would therefore on balance, accord with Policies TD1 and RE3 of the Local Plan Part 1 2018, Policies DM1 and DM4 of the Waverley Borough Local Plan (Part 2) 2023..

14. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policies DM1 and DM5 of the Local Plan (Part 2 (2023) seeks to safeguard the amenity of existing and future residents.

The nearest neighbouring properties are Fox Meadow, Old Cottage, Lawnswood, Woodstock and Byeways.

Fox Meadow

Fox Meadow is positioned to the north-east of the site.

The proposed rear elevation would be approximately 32m from the south-eastern elevation of Fox Meadow. As such, no harmful overbearing development, loss of light or overlooking would result. Views into neighbouring amenity space from the rear elevation would be oblique.

Old Cottage

Old Cottage is positioned to the north of the application site and separated by approximately 18m from the common boundary. Officers consider there is sufficient separation distance to avoid an overbearing impact.

Officers note that 4 rooflights are proposed on the north-west elevation. 2 would serve bedroom 2, with 1 each serving a bathroom and ensuite. As these are rooflights, outlook would be limited and would not be directed towards the rear amenity space of this property such that no material overlooking impact would occur.

However, there is a rear balcony, that without adequate screening could afford detrimental views into the amenity space of this property. As such, screening has been conditioned on the northern flank of the balcony to protect against overlooking.

Lawnswood and Woodstock

The above properties are positioned to the west of the application site, across the main highway. The separation distance is such that no harmful overbearing development, loss of privacy or loss of light would result.

Byeways

Byeways is positioned to the south of the application site. There are a number of first-floor windows on the southern side elevation towards this property. However, the separation distance of 22m from the proposed dwelling to Byeways amenity space and 55m from Byeways itself accords with the guidance set out in the Residential Extensions SPD. Coupled with an adjacent walking route and dense foliage / trees separating the two properties, officers consider that no harmful overbearing development, loss of privacy or loss of light would result.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies DM1 and DM5 of the Waverley Borough Local Plan (Part 2) 2023.

15. Impact on Trees and Ancient Woodland

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

There are a number of Oak trees protected by Tree Preservation Order (TPO) to the front of the property. There is also Ancient Woodland to the rear. An Arboricultural Impact Assessment (AIA) and Method Statement (Thomson Environmental Consultants, February 2022) was submitted with the application.

Officers note that the site has been subject of pre-emptive tree felling and removal of hedgerow along the frontage. The Forestry Commission assessed the site and commented that although the felling may not be in breach of the Forestry Act 1967, the site should still be considered to be wooded, as pre-clearance of trees prior to planning applications should not be encouraged. The remaining trees (both protected and non-protected) and vegetation adjacent to the site contribute positively to the character of the area and are an important mature landscape feature within the area.

The Council's Tree and Landscape Officer states that the AIA concluded that development will result in the loss of a short section of roadside vegetation and some poor quality trees (Category U) trees from within the site. However, such losses can be sufficiently mitigated

and consequently there are no arboricultural reasons why the development should not proceed. The protected TPO's at the front of the property would all be protected. There was concern that the access could have a potential impact on T4 (Oak tree) with the required visibility splays. However, this would only lead to the loss of the front vegetation and not the main Oak tree, as it is sufficiently setback, whilst the crown height of the tree would not limit or obscure views when exiting the property. Conditions are recommended to ensure that the proposed works and construction traffic / storage of materials would not impact on the Root Protection Areas (RPAs) of protected trees or on treed flank boundaries.

In regard to the ancient woodland to the rear of the property, a 15m buffer zone to the adjacent ancient woodland has been included in the plans in line with Forestry Commission (FC) Standing Advice. Furthermore, the FC recommends a landscape condition to ensure that the buffer zone is protected within the garden area. The landscape condition would consist of semi-natural habitat, such as woodland, a mix of scrub, grassland, heathland and/or wetland to protect the ancient woodland. Officers have also recommended the removal of permitted development rights to control potential future works.

In summary, the proposal accords with Policy DM11 of the Local Plan (Part 2) 2023 and policies NE1 and NE2 of the Waverley Borough Local Plan Part 1 2018.

16. Impact on a Minerals Safeguarding Area

The application site is on the edge of a Mineral Safeguarding Area (MSA) for brick clay and the development may prejudice potential future mineral working within the MSA contrary to Policy MC6 of the Surrey Minerals Plan Core Strategy 2011 (SMP) which forms part of the Development Plan and NPPF Paragraph 212.

The County Minerals and Waste Planning Authority (MWPA) has no objection given the nature and scale of the development and surrounding residential dwellings, has no objection to the proposal subject to conditions regarding the storage of household waste and recycling. Therefore the proposal would accord with Policy 4 of the Surrey Waste Local Plan 2020.

17. Standard of Accommodation

Policy DM5 of the Local Plan (Part 2) 2023 requires compliance with the Government Technical Housing standards – nationally described space standards (2015) to ensure appropriate internal standard of accommodation is provided for future occupiers. The following table provides a comparison between the proposed floor area and the technical housing document;

Number of bedrooms	Technical Requirements for gross internal floor areas.	Proposed internal floor areas
4	124m ²	165.4m ²

The proposed new dwelling would provide 4 bedrooms which would provide bed space for 8 persons. In order for the proposed dwelling to comply with the above guidance, all habitable rooms would need to comply with the below required floor space / width and should be served by an appropriate level of light and outlook.

The following table provides an analysis of the bedroom sizes against the nationally prescribed space standards:

	Required floor space / width	Actual floor space / width
Master Bedroom	11.5m ² / 2.75m	19.3m ² / 3.24m
Bedroom 1	11.5m ² / 2.55m	15.3m ² / 5.1m
Bedroom 2	11.5m ² / 2.55m	13.6m ² / 3.1m
Bedroom 3	11.5m ² / 2.55m	11.55m ² / 4.2m

In light of the above, officers consider that the plot is of sufficient size that an appropriate standard of accommodation would be achieved in accordance with The Government Technical Housing standards – nationally described space standards (2015).

18. Impact on Highways, Parking and Access

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of the Local Plan (Part 2) 2023 relates to the requirements for accessibility and transport.

Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the adopted Parking Guidelines Document.

The plans show that the new access to the proposed dwelling would be from the north-west of the plot, off Wanborough Lane. The parking area and driveway would comfortably accommodate in excess of 2.5 spaces, in accordance with the Council’s parking guidance. The proposed site of the new dwelling has been assessed by the County Highway Authority in terms of the likely net additional traffic generation, access arrangements and parking provision and they have identified no concerns, subject to conditions regarding visibility zones in accordance with plans 2009-SI-10A.

Subject to compliance with conditions, the proposed new dwelling would have an acceptable impact on parking and highway safety in accordance with Policy ST1 of the Local Plan (Part

1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021

19. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states ‘It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.’

The application is accompanied by the following ecological information:

- Ecological Impact Assessment (EIA) (Darwin Ecology, February 2022)
- Formal response letter concerning survey data validity, badger survey comments, Great Crested newt comments and protected habitats (Darwin Ecology, 04/07/2022)
- Formal response letter to SWT (Darwin Ecology, 19/08/2022)

The EIA summarises the main concerns regarding the site to comprise the following:

- The site is located in a rural setting with large areas of deciduous woodland directly to the east.
- Habitats within the application site and immediately adjacent area provide good quality habitat for foraging and commuting bats, small mammals and amphibians
- Local badgers would also occasionally pass through the site
- Two ponds within 200m of the site boundary which were assessed for their suitability to support Great Crested Newts

Surrey Wildlife trust has reviewed the site, the Ecological Impact Assessment and the formal response letters dated 04/07/2022 and 19/08/2022 from Darwin Ecology and make the following comments regarding the above:

Bats

SWT note that the EIA appears appropriate in scope and methodology and has identified the suitability of features within mature trees to support active bat roosts within the development site. According to the above referenced Arboricultural Survey report, none of the trees identified as being suitable are due for removal and would be suitably protected during the construction phase of the development. SWT advise that bats do not appear to present a constraint to the proposed development.

Small mammals

SWT advise that the above referenced report is appropriate in scope and methodology and has identified the likely absence of hazel dormouse from the proposed development site. It would therefore appear that hazel dormouse are not a constraint to development.

Badgers

Given the extent of woodland surrounding the site badgers are likely to be present locally. If minded to approve, SWT advise that immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present are inactive. This would be controlled by condition.

Great Crested Newts (GCN)

SWT confirmed that the if minded to approve, the applicant would be required to apply for a great crested newt mitigation licence from Natural England where development activities may cause an offence. Further, a best practice method statement detailed in a Construction Environmental Management Plan and under the supervision of a suitably qualified ecologist would be required and required by condition.

Reptiles

Darwin Ecology concluded that there is limited habitat available on-site to support reptile species, however the presence of reptiles within the site cannot be completely ruled out. SWT is satisfied with Darwin Ecology's conclusions and agree that appropriate mitigation is required to ensure reptiles are adequately protected, in line with the legislation. SWT advise that if the LPA is minded to grant planning permission, that a reptile precautionary method of working be developed and approved by the LPA prior to the commencement of works.

Protected habitats

Given the proximity of ancient woodland to the site and the presence of ecological receptors within it, there is a risk of causing ecological harm resulting from construction activities. SWT advise that, if minded to approve, all works within the ancient woodland is managed through an appropriate Construction Environmental Management Plan, as this activity has the potential to impact directly and indirectly, if unmanaged. The CEMP should be secured by a planning condition, written by a suitably qualified ecologist and submitted prior to commencement

As such Officers are satisfied that any concerns regarding badgers, bats, small mammals, reptiles, great crested newts and protected habitats can be controlled by way of conditions and informatives.

In regards to Policy DM1 (g) in relation to biodiversity net gain, whilst the applicant has provided no direct figures, it is considered that a net gain can be provided given the landscaping works required under Condition 5 for a semi-natural habitat within the ancient woodland 15m buffer zone.

Subject to compliance, the proposed development would be acceptable and would comply with Policy NE1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The applicant has also attached an energy report.

The SPD checklist highlights that double/triple argon filled glazing units to doors/window and rooflights will be implemented with the building having a highly efficient thermal envelope (walls, floors and roof).

Furthermore, the energy report submitted with this application (C80 Solutions dated June 2023) highlights that, in line with Policy DM2, the target 20% reduction in CO2 emissions has been exceeded and an estimated reduction of 25% over the Part L 2013 Regulation target emissions rate is realised.

20. Refuse and recycling

Officers are satisfied that sufficient space is available to provide the required refuse and recycling storage.

21. Other Matters Raised by Third Parties

Concerns raised by neighbours have been addressed within the body of the report. With regards to flooding, the site is not located within a flood zone and is not noted by the Environment Agency as an area with particularly high water runoff.

22. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are 2009-PE-01B, 2009-SI-100, 2009-SI-10A, 2009-PP-01B, 2009-PP-02B and 2009-PP-03B. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Waverley Borough Local Plan (Part 2).

2. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted application shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Waverley Borough Local Plan (Part 2).

3. Condition:

Prior to the commencement of the development hereby permitted, an Arboriculture Impact Assessment, Arboriculture Method Statement and Tree Protection Plan must be submitted to Local Planning Authority for their prior approval. The Local Authority also require detail to include

- (a) Location of soil, material storage, mixing areas, construction access, huts and parking areas
- (b) Ground level changes within proximity of Root Protection Areas
- (c) Electricity, water, gas, cable, surface/suds and foul water and other utility runs
- (d) Detail of surfaces and special foundation design within potential direct and influential distance of trees

The development hereby permitted shall be carried out in accordance with the approved details.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Waverley Borough Local Plan (Part 2).

4. Condition:

Prior to the commencement of the development hereby permitted, the Local Authority shall be notified at least 2 weeks before any demolition/construction activities and associated vehicle movement commences to ensure ground and fence protection is in place in accordance with the arboriculture method statement and tree protection plan. The Local Authority also require detail to include:

(a) Future site monitoring schedule by appointed arboriculturist of tree protection and construction activity

(b) Detail of reporting format and frequency of submission by the appointed arboriculturist, to be submitted to

Local Planning Authority for their prior approval

The development hereby permitted shall be carried out in accordance with the approved details.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Waverley Borough Local Plan (Part 2).

5. Condition:

Prior to the commencement of the development hereby permitted, a landscape scheme with Planting and Establishment Methodology which accords with BS 8545:2014 and BS5837 (2012) must be submitted to the Local Planning Authority in writing. The scheme shall incorporate Forestry Commission planting recommendations to mitigate potential impact by the development upon the Ancient Woodland ecology. The scheme shall include the following information.

(a) A scaled plan showing location of all new trees and plants

(b) all species, provenance and sizes in accordance with Nursery Stock detail and measurements

(c) Planting method, supports, protection, irrigation hardware; tree-bag, perforated underground pipe, drip line feed.

(d) Frequency of watering and amount per visit during May-September

(e) Maintenance reports and replacement schedule for diseased/dead plants

(f) Action management plan to ensure plants establish within 3 years of planting, with eventual tie strap and stake removal.

(g) Detail of how new trees will integrate appropriately in the landscape and new development at maturity in accordance with BS5837:2012 Section 5.6

Reason:

In order to adequately protect all trees and hedges worthy of retention from development harm and to provide for their continued amenity contribution with biodiversity enhancement in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018, Policy DM11 of the Waverley Borough Local Plan (Part 2) and Forestry Commission Standing Advice.

6. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting

that Order with or without modification), no development as defined within Part 1 of Schedule 2, Classes A, B, C and E inclusive of that order, shall be constructed on the site without the written permission of the Local Planning Authority.

Reason:

In the interests of the protection of the rooting areas of ancient woodland trees and visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Waverley Borough Local Plan (Part 2).

7. Condition:

A reptile precautionary method of working shall be submitted to and approved by the LPA prior to the commencement of works. Precautionary working methods should follow best ecological practice and should include, but not be limited to:

1. All clearance works should ideally be taken when common reptiles are likely to be fully active i.e., during the April to September period and during optimal weather conditions.

2. Clearance of any materials such as log or brash piles, bricks, and stones etc should be removed following a search by a suitably qualified ecologist and under their supervision.

3. Clearance of tall vegetation should be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include:

o Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in any one day; or

o Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut

4. Following removal of tall vegetation using the methods outlined above, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming

to discourage common reptiles/amphibians from returning.

5. Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works outlined above.

6. Any trenches left overnight will be covered or provided with ramps to prevent common reptiles from becoming trapped.

7. Any building materials such as bricks, stones etc. will be stored on pallets to discourage reptiles/amphibians from using them as shelter. Any demolition materials will be stored

in skips or similar containers rather than in piles on ground.

Should any reptiles be discovered during construction, works should cease in this area and a suitably experienced ecologist contacted. Works will need to proceed in line with the advice provided.

Reason:

In order to protect and mitigate against any activity that may harm protected species.

8. Condition:

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan shall be submitted and approved by the Local Planning Authority. The CEMP shall include:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fences, exclusion barriers and warning signs.

The development shall only proceed in accordance with an appropriately detailed CEMP.

Reason:

In order to protect and mitigate against any activity that may harm protected species.

9. Condition:

Immediately prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present are inactive. If any badger activity is detected a suitable course of action shall be submitted to and approved in writing by the LPA to prevent harm to this species.

Reason:

In order to protect and mitigate against any activity that may harm protected species.

10. Condition:

No part of the development shall be commenced unless and until the proposed vehicular access to Wanborough Lane has been constructed and provided with visibility zones in accordance with the approved plans (Drawing No. 20017-002-RevB) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

11. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 2009-SI-10A) for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

12. Condition:

The development hereby approved shall not be first occupied unless and until the secure, covered facilities for the parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking facilities shall be retained and maintained for their designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

13. Condition:

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in line with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021 and Policy ST1 of Waverley Borough Council's Local Plan 2018.

14. Condition:

No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be

undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason:

The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

15. Condition:

The hours of construction for the development hereby permitted shall not take place outside the hours of 8:00 - 18:00 Mondays to Fridays and 9:00 - 13:00 on Saturdays. No development shall take place on Saturday afternoons, Sundays, Bank Holidays or recognised Public Holidays.

Reason:

In the interest of the amenities of the area, in accordance with Policy DM1 and DM4 of the Waverley Borough Local Plan (Part 2).

16. Condition:

The development hereby approved shall be completed at all times in accordance with the Climate Change & Sustainability measures set out in the SPD Checklist and the Energy Report (C80 Solutions sated June 2023) submitted with this application.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and the Council's Climate Change and Sustainability SPD 2022.

Informatives

1. The applicant is advised that there may be badgers present on the site. Badgers are a protected species under the Wildlife and Countryside Act 1981. The applicant is advised to have a survey carried out by a consultant licensed by English Nature before development commences to determine whether badgers are present and to ensure that any recommendations to protect the badgers are implemented (English Nature Tel No. 01273 476595).

2. The applicant is advised that treework to be carried out should not exceed that which was specifically applied for and that Waverley Borough Council holds photographic records of protected trees for reference purposes.
3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
4. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

8. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
9. The development should include adequate facilities for household waste storage and recycling (these facilities should be maintained for the life of the development) in accordance with Policy 4 of the Surrey Waste Local Plan 2020.
10. Any waste generated during the construction, demolition and excavation phase of development should be limited to the minimum quantity necessary; and opportunities for re-use and recycling of construction, demolition and excavation residues and waste on the application site should be maximised.

APPENDIX



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



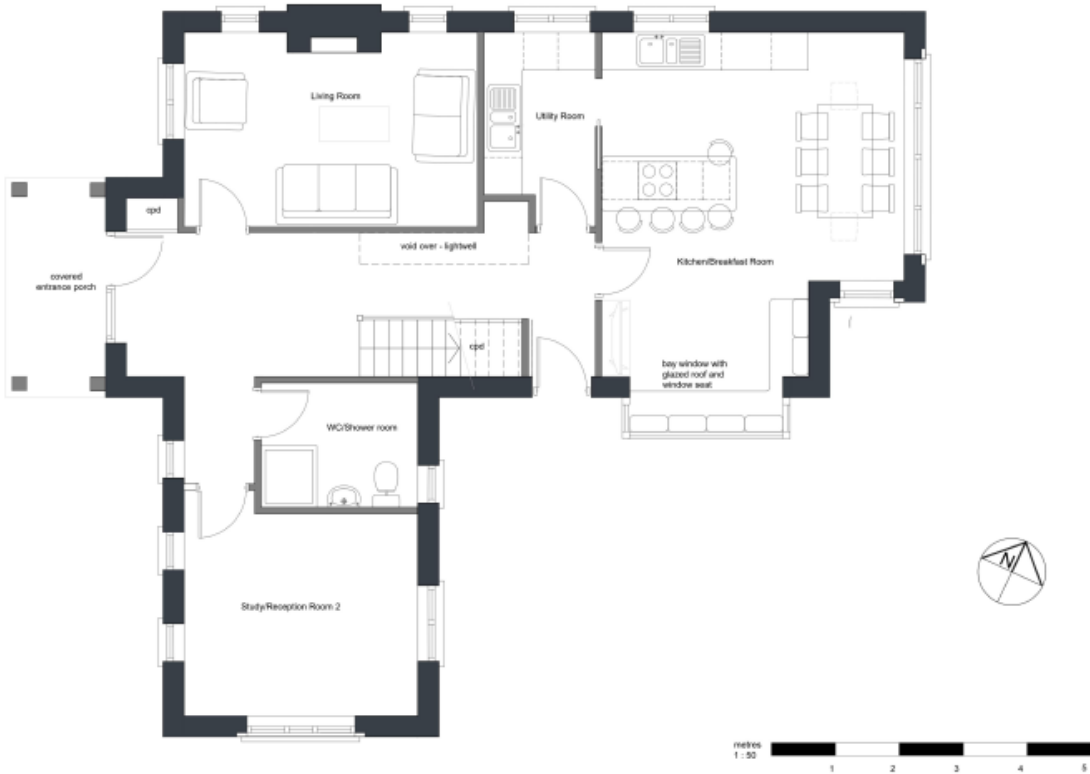
NORTH WEST ELEVATION



Elevations as Proposed

PROPOSED NEW DETACHED HOUSE ON LAND ON WANBOROUGH LANE, CRANLEIGH GU6 7DS

2026 PL-018 1:100 @AS MAY 2021



Ground Floor Plan as Proposed

PROPOSED NEW DETACHED HOUSE ON LAND ON WANBOROUGH LANE, CRANLEIGH GU8 7DS

2009-PP-01.01 1:50 @A3 MAY 2021



First Floor Plan as Proposed

PROPOSED NEW DETACHED HOUSE ON LAND ON WANBOROUGH LANE, CRANLEIGH GU8 7DS

2009-PP-02.01 1:50 @A3 MAY 2021

Agenda Item 12

WA/2022/02867 – Erection of extensions and alterations (as amended by plans uploaded 22.02.2023) at CARIAD KNOLL ROAD GODALMING GU7 2EL

Applicant: Mr C Edkins
Case Officer: Sam Wallis
Neighbour Notification Expiry Date: 15/12/2022
Extended Expiry Date: 30/06/2023
Committee Meeting Date: Planning Committee 28/06/2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application has been brought to Planning Committee at the request of the local Ward Member (Councillor Steve Williams) to allow the impact upon residential amenity to be debated by the Committee. 19 letters of objection from 13 addresses have been received.

The application proposes the erection of a two-storey and single storey side extension following the removal of a balcony, a two storey rear extension with balcony following the removal of a conservatory and the addition of a 2nd floor to the existing dwelling at Cariad, Knoll Road.

Officers consider the proposal is acceptable with regard to design, residential amenity and impact on trees. The planning balance assessment concludes that the proposal is in accordance with the Development Plan. As such, planning permission is recommended for approval.

2. Site Description

The application site is located at the southern end of Knoll Road.

- The property is a detached, modernist, two-storey dwelling with integrated garage.
- The area is residential in character.
- The site is flat but the rear of the garden drops steeply down to the Godalming Hillsides.

3. Proposal

Permission is sought for the erection of extensions and alterations (as amended by plans uploaded 22.02.2023).

- A part single storey and part two storey extension to the west elevation which would measure approximately 10.3m wide by approximately 6.1m deep with a height of approximately 5.5m at its highest point.

- A two-storey rear extension which would measure 24.3m wide by 4.5m deep incorporating a covered balcony at first floor level with a flat roof height of 6m.
- A second storey level which would measure 9m wide by 6.5m deep with an overall flat roof height of 8.3m
- Removal of a store building to the front of the property

4. Relevant Planning History

Reference	Proposal	Decision
WA/2018/1780	Erection of extensions and alterations.	GRANTED (07/12/2018)
WA/1994/0323	Erection of a conservatory over existing single storey extension.	GRANTED (11/04/1994)
WA/1975/0775	Extension to playroom, new front entrance screen, new staircase and window	GRANTED (04/08/1975)
WA/1974/0668	Erection of extension comprising bedroom, bathroom and dressing room and provision of door to carport	GRANTED (13/12/1974)
GOD22/70	Alterations to form additional bedroom, sewing room, bathroom, store and balcony	GRANTED (02/03/1970)
GOD7415	Erection of detached house	GRANTED (26/07/1962)

5. Relevant Planning Constraints

- Developed Area of Godalming
- Adjacent to Developed Area of Special Environmental Quality – Frith Hill
- Adjacent to Godalming Hillside
- Adjacent Woodland TPO 33/06
- Ancient Woodland 500m Buffer Zone
- Wealden Heaths I SPA 5km Buffer Zone

6. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, TD1, NE1, NE2, CC2
- **Godalming Neighbourhood Plan (made August 2019):** GOD5, GOD6, GOD12
- **Waverley Borough Local Plan (Part 2) (adopted March 2023):** DM1, DM2, DM4, DM5, DM9, DM11, DM13
- Other guidance:
 - The National Planning Policy Framework 2021 (NPPF)
 - The National Planning Practice Guidance 2014 (NPPG)
 - Residential Extensions Supplementary Planning Document 2010 (SPD)

- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town Council Comments

Godalming Town Council	<p>Objection</p> <ul style="list-style-type: none"> • Overdevelopment. • Overlooking. • No Tree survey provided to ascertain impact on trees. • Protection of Godalming Hillside. <p>(05/01/2023)</p>
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Since these comments, the applicant has submitted an Arboricultural Impact Assessment and Tree Protection Plan and the Council's Tree and Landscape Officer has been consulted. This will be addressed further down the report.

8. Representations

19 letters of objection from 14 addresses (including 6 further letters from original objectors to the amended plans) have been received raising objection on the following grounds:

- Overdevelopment
- Disproportionate to the plot
- Large area of plot is unsuitable/sloping
- Over twice the size of the existing dwelling
- Out of keeping with neighbouring properties
- Out of keeping with character of the road
- Surrounding properties much smaller
- Excessive
- Visible from town
- Huge amount of glass
- White render too prominent
- Loss of neighbour amenity, light and privacy
- Too high
- Trees would need removing
- Impact on Godalming Hillsides
- Impact on Frith Hill Area of Special Environmental Quality
- Impact on skyline
- No tree survey
- It would not positively contribute to the Frith Hill Area
- External staircase would cause overlooking

- It would cause a reduction in light to our neighbouring gardens
- Dominant
- Concerns over parking with a property of the size proposed
- Access for emergency vehicles could be impossible
- Not much space left as garden
- Pressure to remove trees to enhance the view of Cariad
- Original dwelling already significantly enlarge

Planning Considerations:

9. Planning Considerations:

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The site is within the developed area of Godalming wherein the principle of development is acceptable subject to residential and visual amenity impact.

10. Planning History and differences with previous proposal

The planning history is a material consideration. Planning permission has previously been granted for extensions and alterations to Cariad under WA/2018/1780. This scheme included a two-storey rear extension, albeit smaller than that currently proposed. This planning permission was not implemented and has now lapsed but remains a highly material consideration.

11. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM4 of the Local Plan (Part 2) 2023 require development to be of high quality design and to be well related in size, scale and character to its surroundings.

The proposed development would remove an existing store to the front amenity area of the property to enable access to the proposed garaging.

Following the demolition of a balcony at first floor level with steps leading up to it, the proposed two storey side extension to the west would create a three-bay garage/carport and bike/bin store at ground floor level and games room and en-suite at first floor level. The existing garage would be converted into a reception room, with the existing ground floor entrance, utility, study and bathroom being reconfigured internally to create an entrance, WC and utility room.

The two-storey rear extension would replace a single storey extension with first floor conservatory above. It would create a playroom, larger kitchen family room and snug at

ground floor level and three bedrooms, with a covered balcony area, at first floor level. The rear elevation would be prominently glazed.

A second storey is proposed to house a gym and office with fenestration to the rear only. Centrally located on the footprint of the floor below, the second floor would be set back from the front elevation by 3.5m and set back from the rear elevation by 3.3m. It would also be set in from the side elevations by 9.8m from the west and 4.6m from the east.

The dwelling is currently clad in horizontal timber at first floor level and has white painted brick at ground floor level to all facades. The proposed design is modern and linear with materials being cement render and horizontal timber cladding at ground floor level with vertical and horizontal timber cladding and aluminium cladding detailing at first floor level to the front façade, vertical and horizontal timber cladding to the side elevations and vertical and horizontal timber cladding at ground floor level with cement render and horizontal timber cladding at first floor level.

The Residential Extensions SPD states: In the majority of cases, it is advisable to use materials that match those of the existing dwelling. The materials proposed are not dissimilar to the existing materials albeit the proposed render would be used at first floor level in the rear extension. Despite the design of the proposal being contemporary, the dwelling is located within an area comprising a mix of architectural styles and of varied sizes. Whilst the extensions to the dwelling would result in a substantial enlargement, the dwelling would remain well contained within the site with over 2.5 metres separating the east and west elevations from the boundaries. Furthermore, due to the location of the dwelling in relation to highway at the end of Knoll Road and the positioning of the extensions on the dwelling, it is not considered that there would be a materially harmful impact on the visual amenity of the area. The side and rear extensions themselves would not be readily visible within the streetscene or from the Lammas Land given the treed hillside. The second-floor level would appear more notable. Notwithstanding, the impact from the increase in height arising from the introduction of the second floor would be minimised due to the reduction in bulk achieved by stepping in this floor from all elevations.

Additionally, Cariad would not be dissimilar in height to some neighbouring dwellings, the difference being Cariad is of linear design and would have a series of flat roofs rather than pitch. The Council's Residential Extensions SPD states that in the design of an extension, the Council will normally encourage the use of a fully-pitched roof. However, in this instance officers consider the flat roof extensions more suitable in relation to the existing flat roof linear 1960's design of the dwelling.

The SPD also states that, generally, two storey side extensions should not come to within 1 metre of the boundary; this retains the character of the streetscene and also avoid a 'terracing' effect. In lower density areas, where dwellings are well spaced from the boundary, a greater separation distance to the boundary from the extension may be required to retain the spaciousness. In this regard, the extensions would be compliant with the two-storey side extension sat 8.2m from the side flank boundary and given the atypical plot relationship, would continue to provide suitable spacing in line with surrounding properties.

The proposal would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, GOD5 of the Godalming and Farncombe Neighbourhood Plan (made August 2019), Policy DM4 of the Local Plan Part 2 2022 and the Residential Extensions SPD.

12. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policy DM5 of Local Plan (Part 2) 2023 sets out that development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

It is acknowledged that the proposed development to the west is a side extension. However, the relationship between the host dwelling and neighbouring properties is atypical, specifically in this case with Thorwood Cottage. The proposal is akin to a rear extension if one were to consider a typical side-by-side relationship with one's neighbour. Whilst the SPD offers guidance and rules of thumb in respect of typical, side-by-side relationships between buildings, it is clear that the relationship between Cariad and its neighbours is not typical. Nevertheless, the SPD provides a useful benchmark as to what might be acceptable separation distances to protect the residential amenity of existing and future occupants.

Officers have assessed the potential impact on neighbouring properties:

1 Knoll Wood

Cariad is located south-west of 1 Knoll Wood. The proposed extensions are to the west and south of Cariad. Coupled with the 17m distance between dwellings, officers consider therefore there would be no materially harmful impact on the residential amenity of 1 Knoll Wood.

Larchwoods

Cariad is to the north east of Larchwoods.

The Residential SPD states:

Two storey rear and front extensions should be at least three metres from the boundary with a neighbouring property.

Cariad is located to the north-east of Larchwoods. The proposed single storey extension is located approximately 2.5m from the flank boundary. It is noted in the case of single storey developments, the extension may extend to the boundary. However, in the spirit of good neighbourliness and to ensure adequate maintenance space, a 1 metre gap is encouraged. Thus, this would be acceptable. The two-storey west-side extension would be located 8.2m from the boundary and the two-storey rear extension located 9.6m. This is well within guidance of 3m for two-storey development.

Officers do note the proposed balcony would be located 4.4m. However, it is noted that there is an existing balcony to the western side of Cariad. Furthermore, in the event that planning permission is granted, a condition (Condition 7) is recommended to be imposed to ensure that a privacy side panel at a minimum of 1.7m in height is installed on the western side of the balcony to prevent loss of privacy from overlooking. Given this screening that would protect the privacy of Larchwoods coupled with there being no window openings on the side extension, it is considered there would be no material loss of privacy to this property. The rear elevation would have oblique views of the side of Larchwoods to their utility room. Furthermore, there are existing windows in the rear façade with the same outlook.

In terms of loss of light, the Residential Extensions SPD states:

The purpose of the 45° rule is to make sure that the development does not take away too much daylight from the neighbouring property. For a two storey extension, the measurement should be taken from the closest edge of the closest window serving a habitable room. A line should be drawn at 45° to the existing property and extended to a maximum of 12 metres. If the proposed extension crosses this line, then it is likely that there would be an unacceptable impact on the neighbouring property.

The closest window in Larchwoods front elevation serves a kitchen (considered to be a habitable room due to the size of the room). The 45 degree (horizontal analysis) would be crossed by the extension at Cariad after 12m for the single storey element and at 19m for the two storey element. It is noted that in regards to the 45-degree rule, the impact on daylight is assessed by drawing two 45° lines at 12 metres in length. As the single-storey extension would be exactly 12m along the 45-degree line from Larchwoods, there would be no material loss of light. Furthermore, the windows in the side elevation closest to Cariad serve a garage and utility room which are not classed as habitable rooms.

Thorwood Cottage

Cariad is located to the south of Thorwood Cottage. The proposed two-storey rear extension would not impact the residential amenity of Thorwood Cottage in any way.

In terms of overbearing impacts, the Residential Extensions SPD states:

Whilst the right to a view is not a material planning consideration, the impact of a large and visually dominating extension can undermine the amenity of neighbouring properties, therefore the following test applies: two storey rear and front extensions should be at least three metres from the boundary with a neighbouring property.

It should be noted that Thorwood Cottage is at right angles to Cariad. The proposed two storey side extension would be located between 5.5 and 7m from the boundary with Thorwood Cottage which would prevent the development being considered overbearing.

Of loss of light, the Residential SPD states:

The 25° Rule should be used when a proposed development directly faces an existing habitable window in the neighbour's property. In this instance, a line taken from one metre above ground floor level on the rear elevation of the proposed extension should be drawn at 25° to the ground. If this line crosses the development opposite, then it is considered that the relationship is unacceptable and would reduce the amount of daylight into the existing property.

A line drawn at 25 degrees from the side window at Thorwood Cottage would not cross the proposed buildline of Cariad.. Furthermore, it is considered there would not be overshadowing impacts to the gardenspace of Thorwood Cottage that would be materially more harmful than the existing situation.

In terms of overlooking from Cariad, the reconfiguration of the existing windows in the front elevation of Cariad would not cause additional overlooking. There are existing windows on the current dwelling with similar outlook. Officers do note an additional bedroom window to the eastern side of the front elevation. However, this is located 17m from 1 Knoll Road and 21m from Thorwood Cottage such that this would not cause a material overlooking impact. Furthermore, there are two additional first-floor front elevation windows. However, these serve an en-suite. In the event that planning permission is granted, a condition (Condition 3) is recommended to be imposed to ensure that the windows at first floor level in the northern elevation (shown to be serving an en-suite) are obscurely glazed to prevent additional overlooking. There are additional windows at ground floor level serving a utility room and W.C. with very little boundary screening to the neighbouring property. It is therefore considered necessary to recommend a condition (Condition 4) to secure obscure glazing of these windows to prevent views to Thorwood Cottage garden. Additionally, as previously mentioned, Condition 7 will require screening for the north elevation of the balcony in order to restrict harmful views to this property as well as Larchwoods. Lastly, the two-storey front entrance would have solid insulated panels on first-floor level which again would safeguard privacy.

As highlighted above, the existing relationship on balance is considered acceptable. However, if further windows were to come forward owing to permitted development rights, specifically on the second-floor level this would potentially be detrimental with regard to loss of privacy. Thus, in the event that planning permission is granted, a condition (Condition 6) is recommended to be imposed to remove permitted development rights to insert new windows in the north, west and east elevations.

Subject to the above outlined conditions, the proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (made August 2019), Policy DM5 of the Local Plan Part 2 2022 and the Residential Extensions SPD.

13. Ancient Woodland

With regards to the impact on Ancient Woodland, the Forestry Commission's Standing Advice recommends a minimum 15m buffer between development and Ancient Woodland. As the proposed extensions would be set approximately 18m at their closest point coupled with the attached TPP and Arboricultural Impact Assessment which will be discussed below, officers are satisfied that no harmful impact on Ancient Woodland would result. The proposal would therefore accord with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan Part 2 2022 and paragraph 180 of the NPPF.

14. Effect on Wealden Heaths SPA

The proposed development is for an extension it is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

15. Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Policy DM11 of the Local Plan Part 2 2022 is attributed full and significant weight respectively due to its level of consistency with the NPPF 2021.

To the immediate south and abutting the curtilage of the application site is a Woodland Tree Preservation Order. In relation to the trees within the site itself, an Arboricultural Impact Assessment and Tree Protection Plan have been submitted. The Council's Tree and Landscape Officer has reviewed the documents and is satisfied that they offer adequate protection and has supplied conditions (Conditions 8 and 9) should the application be approved. The proposal would remove a single ornamental tree close to the dwelling; officers do not consider this to be sufficient to warrant a refusal of planning permission .

16. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

Officers note there is an inaccuracy with the biodiversity checklist and the proposal would be sited just 18m from an area of ancient woodland and is first-floor timber-clad. Thus, officers have consulted Surrey Wildlife Trust in relation to bats. SWT have informed officers that given the building appears to be in a good condition, is a post-1960 build, is flat-roofed

rather than pitched and the timber cladding is tongue and groove rather than lapping, there would be limited suitability for roosting bats.

However, an informative should be added to remind the applicant that protected species may still be present at the property and that works should stop should they be found during the course of the works.

As such, subject to an informative, it is considered that the proposal is in accordance with Policy NE1 of the Local Plan 2018 (Part 1) and DM1(g) of Local Plan (Part 2) 2023.

17. Parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The existing dwelling has four bedrooms and parking for five vehicles, two within the double garage and three to the front amenity space. The proposal would increase the amount of bedrooms to six and create a three bay garage with space in the front amenity area increasing through the removal of a store. The adopted Parking Guidelines Document suggests 2.5 spaces for a 3+ bedroom property. There would be adequate parking provision with the proposal.

18. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has not been submitted in support of the application as the requirement was not in place at the time of the submission of the planning application. Notwithstanding this, the planning statement highlights that the proposed development would uplift the entire property in line with modern building regulations including additional external insulation to the walls and roof as well as an air source heat

pumps and underfloor heating. A condition (Condition 10) is recommended to secure the submission of a schedule of sustainability measures prior to commencement in order to ensure that energy efficiency is maximised and carbon emissions are reduced in accordance with Policies CC1 and CC2 of Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and advice contained within the Climate Change and Sustainability SPD 2022.

19. Third party representations

The grounds for objection raised in the third-party responses to the application have been carefully considered in the assessment of this application and the majority has been addressed within the body of the report.

- Access for emergency vehicles could be impossible
 - There are no proposals to alter the access to the site. This is proposed to remain unchanged.

- Impact on Godalming Hillsides
 - The proposal is adjacent to Godalming Hillside., Policy BE5 of Local Plan 2002 and GOD12 of the Godalming and Farncombe Neighbourhood Plan makes clear that development here will not be acceptable unless it would not diminish the wooded appearance of the hillside and result in a loss of tree cover to the detriment of the area and the character and setting of the town; A single ornamental tree, located next to the dwelling, is proposed to be removed. The wooded appearance of the hillside will not be materially impacted by the development.

- Impact on skyline
 - Policy GOD12 of the Godalming and Farncombe Neighbourhood Plan states that it is equally important to maintain the overall character and setting of the hillsides and the town in general that development at the highest points on the hillsides does not significantly encroach on the existing skyline. Given the higher level of sensitivity of development on the skyline of the Hillsides, this has specifically been identified in the policy; the dwelling is set back within the plot and barely visible from the town or Lammas Land due to the tree coverage from protected trees. The increase in height of the dwelling would be set back from the rear elevation and would not encroach on the skyline.

- Impact on Frith Hill Area of Special Environmental Quality
 - Policy BE2 seeks to safeguard the very important part of the character of Godalming; the proposal would not impact the wooded area of hillside, the trees will be retained. The residential amenity will be retained. The development would not be above the height of the prevailing trees or have road frontage.

- Visible from town
 - Officers have viewed the Cariad from various locations in the town centre and on the opposite hillside during winter months and are satisfied that there is limited visibility of the existing house and a small likelihood of increased visibility from the proposal.

- No tree survey
- The agent has provided a tree survey for the development.

20. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

045 E 01 Rev * Existing Plans & Elevations
045 P 01 Rev D Proposed GF Plan
045 P 02 Rev C Proposed FF Plan
045 P 03 Rev C Proposed 2nd F Plan
045 P 04 Rev C Proposed Roof Plan
045 P 05 Rev D Proposed N & E Elevations
045 P 06 Rev D Proposed S & W Elevations
045 P 07 Rev D Proposed Section
045 P 08 Rev D Proposed Perspectives
045 P 10 Rev B Proposed Block & Location Plan

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2022.

2. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted application shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2022.

3. Condition:

The first floor ensuite windows in the northern elevation, shown as serving an ensuite on drawing number 045 P 02 Rev C, shall be fitted with purpose made obscure glazing to the extent that intervisibility is excluded. All windows shall be retained in these forms.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM5 of the Local Plan (Part 2) 2022.

4. Condition:

The ground floor windows in the northern elevation, shown as serving a WC and a utility room on drawing number 045 P 01 Rev D, shall be fitted with purpose made obscure glazing to the extent that intervisibility is excluded. All windows shall be retained in these forms.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM5 of the Local Plan (Part 2) 2022.

5. Condition:

The flat roofs of the extensions hereby permitted shall not at any time be used as a balcony or terrace without the prior written permission of the Local Planning Authority. No railings or other form of enclosure shall be erected upon the roof of the flat roof extension.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM4 of the Local Plan (Part 2) 2022.

6. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the northern, eastern or western elevations of the extension hereby permitted without the written permission of the Local Planning Authority.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM5 of the Local Plan (Part 2) 2022.

7. Condition:

Prior to first use of the balcony hereby permitted: (a) details of privacy screening shall submitted to and agreed in writing in relation to the northern and western balcony side, achieving a minimum height of 1.7m and maximum height of 2.1m from the finished floor level of the balcony and preventing intervisibility between the application site and neighbouring properties, and (b) the screening shall erected in strict accordance with the approved details and retained in perpetuity.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policy DM5 of the Local Plan (Part 2) 2022.

8. Condition:

The Arboriculture Impact Assessment by TGA, ref: TGA.2520.ArbImpactAssessment dated 19/01/2023 and TGA Tree Protection Plan dated: 19/1/2023 shall be adhered to prior and throughout the construction. The development hereby permitted shall be carried out in accordance with the approved details.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2022.

9. Condition:

Prior to the commencement of the development hereby permitted, the Local Authority shall be notified at least 2 weeks before any demolition/construction activities and associated vehicular movement commences within the site to ensure ground and fence protection is in place and in accordance with the arboriculture method statement and tree protection plan.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2022.

10. Condition:

Prior to commencement a scheme of climate change and sustainability measure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the content of the Council's Climate Change and Sustainability SPD (2022). The development hereby permitted shall not proceed except in strict accordance with the approved details.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018.

Informatives:

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0300 060 3900.
2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk
4. The applicant is reminded that the installation of an air source heat pump will need to comply with Schedule 2, Part 14, Class F of the Town and Country Planning

(General Permitted Development) Order 2015 (as amended). If it is not possible to achieve compliance with this Class, the applicant will need to seek to apply for express planning permission for the air source heat pump.

Appendix



PROPOSED SITE
BLOCK PLAN
SCALE 1:500

PROPOSED SITE
LOCATION PLAN
SCALE 1:1250



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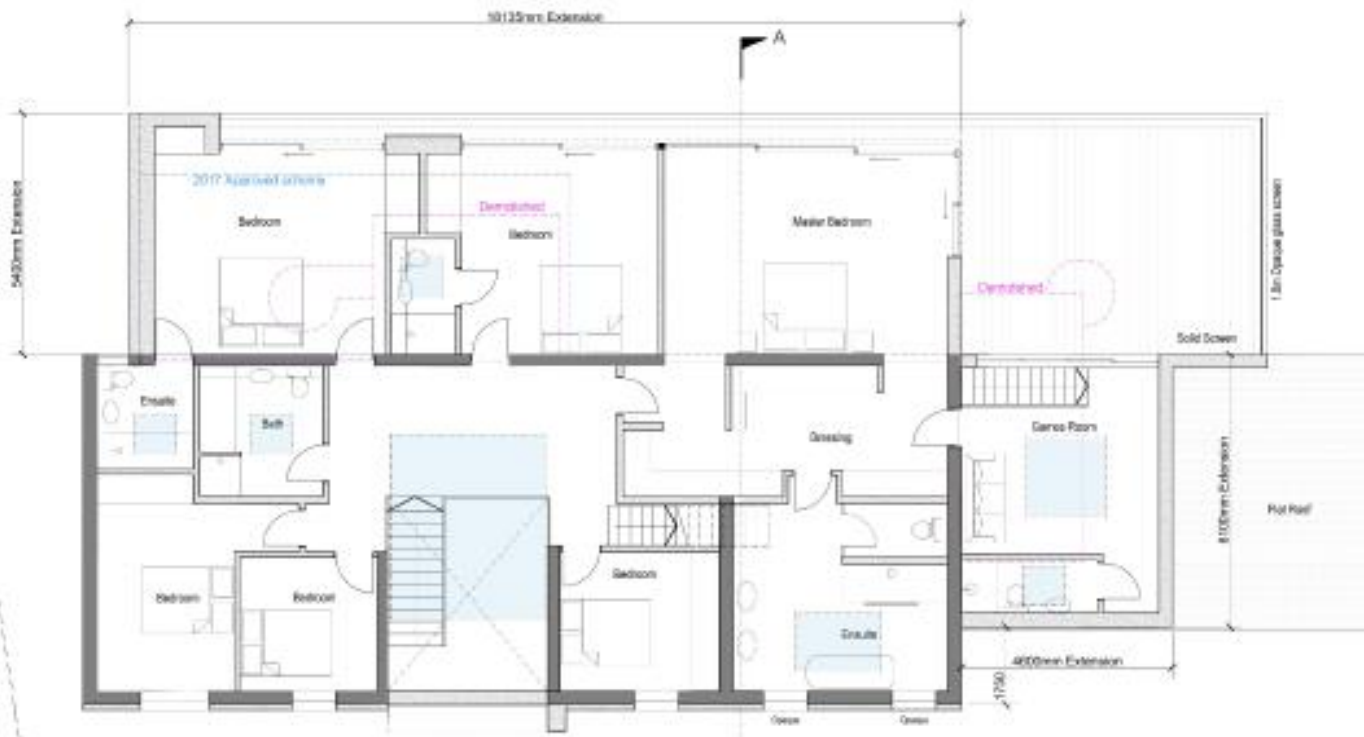


goodchild architects

**Cariad, Knoll Road
Godalming GU7 3EL**
- Rear, side and Second Floor Extension

Proposed Block and Location Plan

Dwg : 045 P 10 Rev B
Scale 1:500/ 1250 @ A3
Date: Oct 2022



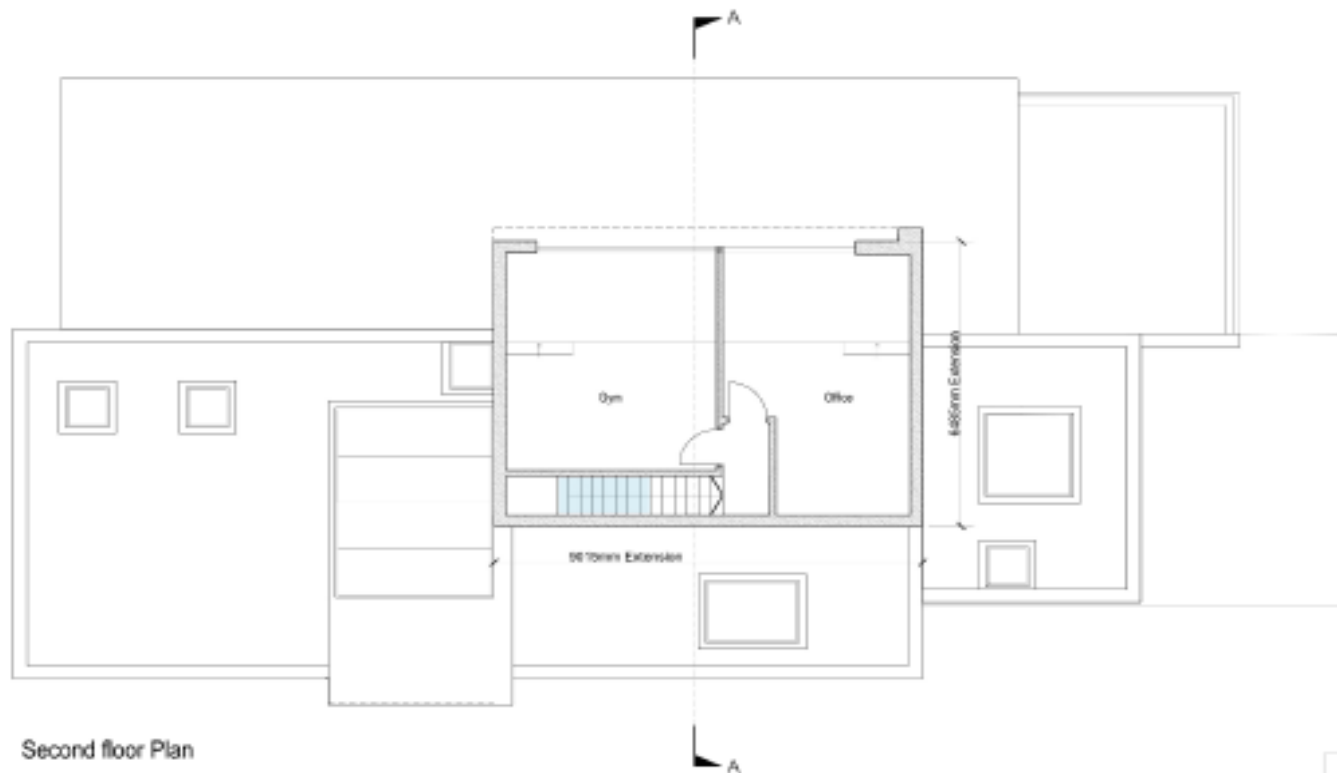
First Floor Plan



goodchild architects

Cariad, Knoll Road
Godalming GU7 3EL
- Rear, side and Second Floor Extension

Proposed First Floor Plan
Dwg : 045 P 02 Rev C
Scale : 1:100 @ A3 Unless stated otherwise
Date : Oct 2022



Second floor Plan



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Cariad, Knoll Road
Godalming GU7 3EL

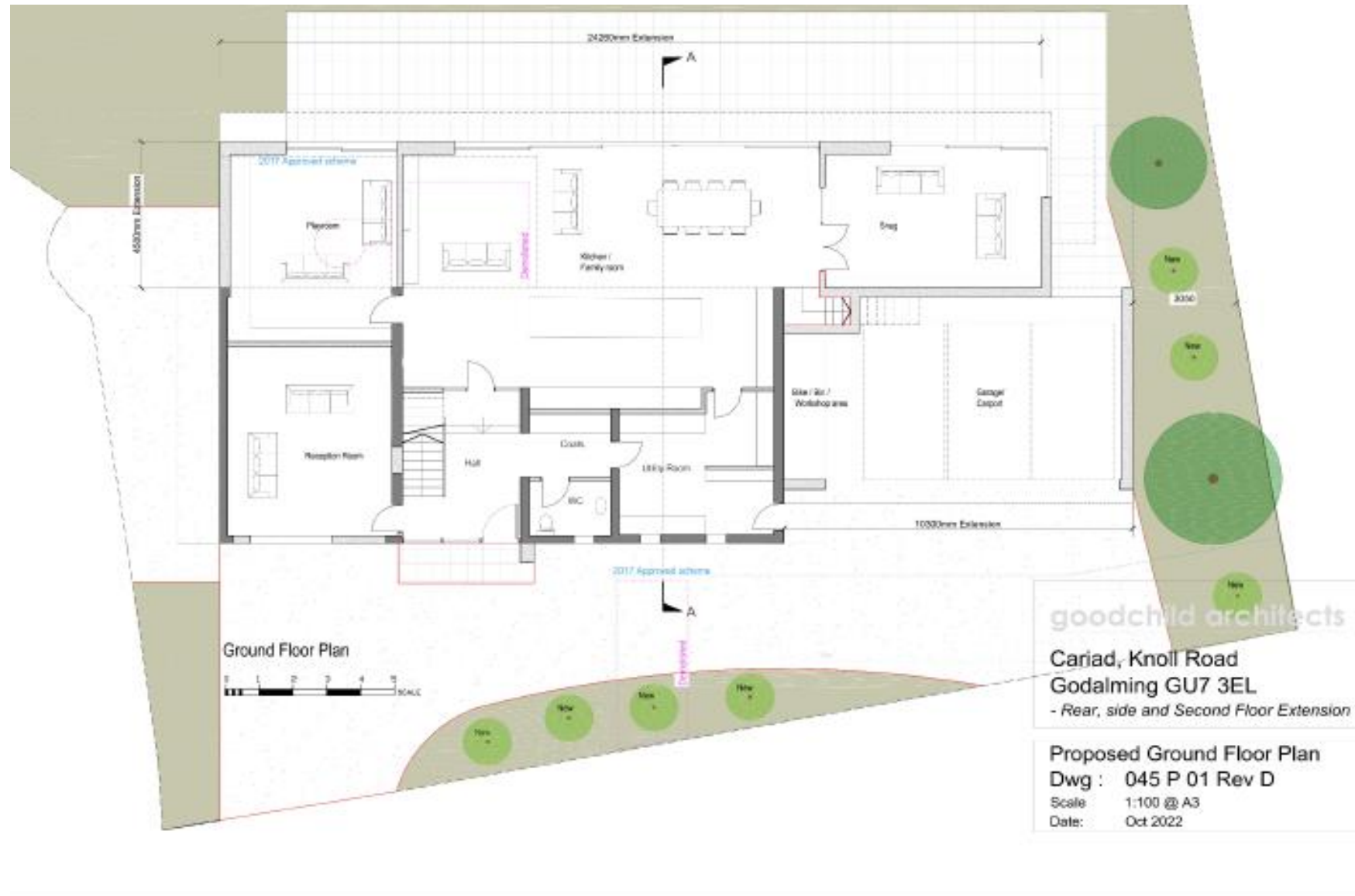
- Rear, side and Second Floor Extension

Proposed Second Floor Plan

Dwg : 045 P 03 Rev C

Scale 1:100 @ A3 Unless stated otherwise

Date: Oct 2022





Perspective - Front



Perspective - Rear

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Cariad, Knoll Road
Godalming GU7 3EL

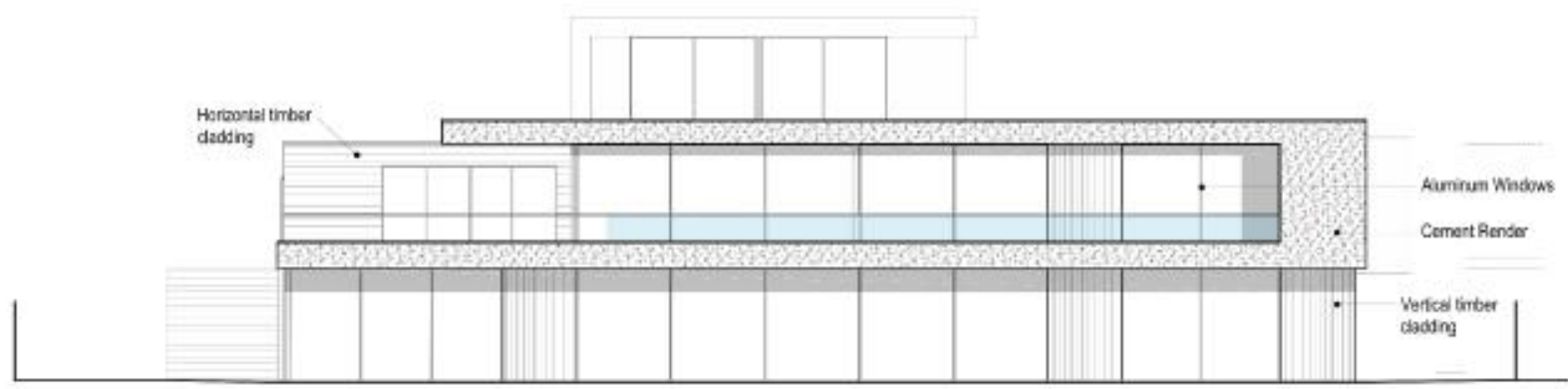
- Rear, side and Second Floor Extension

Proposed Perspectives

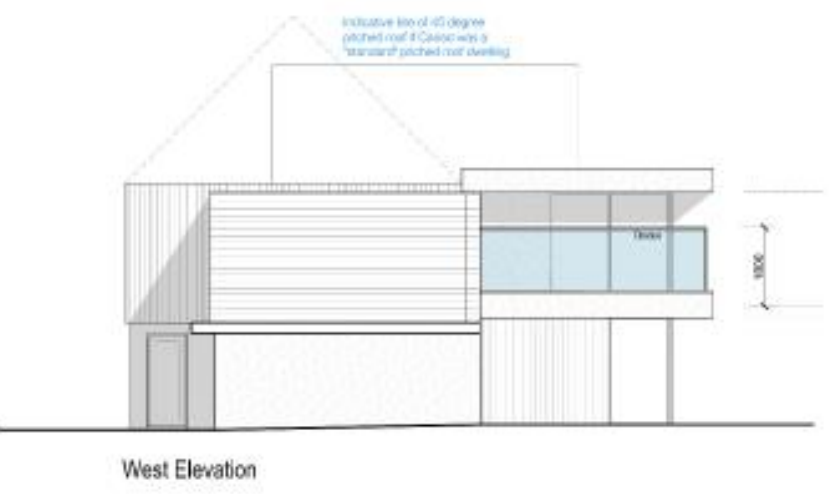
Dwg : 045 P 08 Rev D

Scale 1:100 @ A3 Unless stated otherwise

Date: Oct 2022



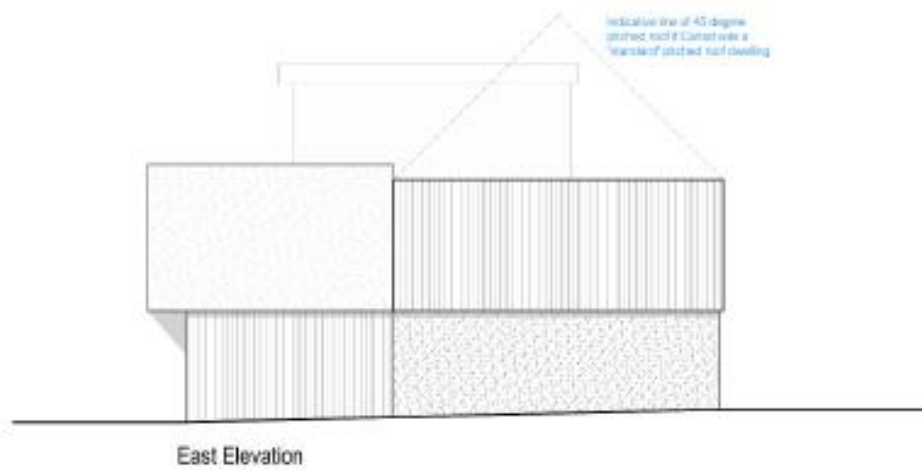
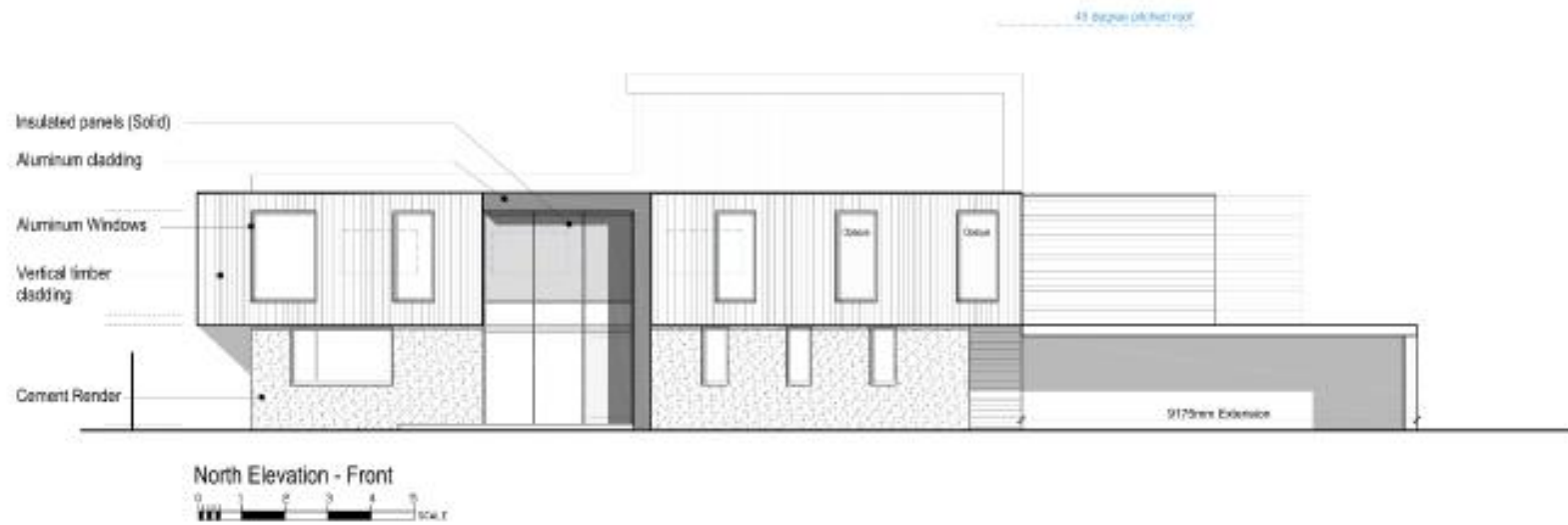
South Elevation - Rear
0 1 2 3 4 5
m scale



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Cariad, Knoll Road
Godalming GU7 3EL
- Rear, side and Second Floor Extension

Proposed South & West Elevations
Dwg : 045 P 06 Rev D
Scale 1:100 @ A3 Unless stated otherwise
Date: Oct 2022



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Cariad, Knoll Road
Godalming GU7 3EL
- Rear, side and Second Floor Extension

Proposed North & East Elevations
Dwg : 045 P 05 Rev D
Scale : 1:100 @ A3 Unless stated otherwise
Date: Oct 2022

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