Introduction

The application has been brought before the Committee as the planning agent is related to a member of staff.

Location Plan

Site Description
The application site is located on the north eastern side of Rush Croft, a cul-de-sac in Farncombe.
The property comprises a modern two storey end of terrace dwelling on a relatively level site with a garage to the side. The garage has a slightly sloping roof with a covered access link to the dwelling. There are residential dwellings of a similar style in the immediate environment.

Proposal

The proposal is for an extension forward of the existing garage to wrap around the front of the house at ground floor level to provide a porch and enlarged garage. The porch and altered garage would project 1.6 metres. The total extension measures 6.45 metres across the front and 8.7 metres in depth. It is also proposed to replace the existing sloping roof of the garage with a flat roof.

Existing plans and elevations
Proposed Block Plan

Proposed Floor and Roof Plan

GROUND FLOOR PLAN

ROOF PLAN
Proposed Elevations

Relevant Planning History

There is no relevant history.

Planning Policy Constraints

Developed Area of Godalming

Development Plan Policies and Guidance

The Development Plan and relevant policies comprise:


In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.
The Godalming and Farncombe Neighbourhood Plan was formally submitted to an Independent Examiner. The Examiner’s report was issued on 26th February 2019. On 2nd April 2019 a Decision Statement was issued accepting the Examiners’s recommendations. The Godalming and Farncombe Neighbourhood will now proceed to referendum to take place on 9th July 2019. As it stands, the Neighbourhood Plan, and its policies, now represent a material consideration to which significant weight can be given in considering the planning balance when determining applications or appeals.

The relevant policies of this document are as follows: GOD5 – Character and Design, GOD6: Provision and Design of Residential Parking

Other guidance:
The National Planning Policy Framework 2019 (NPPF)
The National Planning Practice Guidance 2014 (NPPG)
Residential Extensions Supplementary Planning Document 2010 (SPD)
Council’s Parking Guidelines (2013)

Consultations and Town/Parish Council Comments

| Town Council | No Comments have been received |

Representations

One letter has been received raising no objection to the proposal.

Planning Considerations

Design and impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

Emerging Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan seeks to ensure that new development will not significantly adversely impact the character and amenity of the area. Development proposals are to contribute to the historic and architectural features of each character area and be of a design which is in keeping with the prevailing form and layout of development.
The proposal seeks to modestly extend an existing garage at the side of the house. The proposal is single storey in nature and subordinate to the two storey dwelling. The size and scale of the proposal is considered proportionate to the existing dwelling.

Although the extension comes forward of the front building line, this is only by 1.6 metres and at single storey level. This modest projection would leave sufficient front garden area and would be in keeping with other properties in the cul-de-sac, a number of which have porches added to the front.

The provision of a flat roof is considered acceptable in this instance given that the roof of the existing garage reads as a flat roof currently. With regard to design, the proposal is a contemporary design response which officers consider to be in keeping with this modern property. Materials can be made the subject of a condition to ensure that they match the existing building.

Therefore the proposal is acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, Policy GOD 5 of the emerging Godalming and Farncombe Neighbourhood Plan, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

**Impact on residential amenity**

Policy TD1 of the Local Plan 2018 (Part1) 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. Retained policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

Policy GOD5 seeks to ensure that all development does not significantly adversely impact on the amenity of neighbours and that it is sympathetic to the scale, mass, height and form of the neighbouring properties.

The proposal is single storey in nature and has no windows in the side elevation. There is consequently no overlooking of the neighbouring property, no. 10 Rush Croft.

There is an increase in height of the garage ranging from 0.2 to 0.5 metres, the variation resulting from the provision of a flat rather than sloping roof. It is considered that this modest height increase would not result in loss of light or have an overbearing impact on No. 10 Rush Croft.
Therefore the proposal is acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan and retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

Car 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.

Emerging Policy GOD6: Provision and Design of Residential Parking states that development proposals that generate an increased need for residential parking should provide adequate and suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.

Development proposals that would reduce the existing level of off street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall provision is inadequate.

The proposal would provide for 2 car parking spaces and a garage and would not reduce the amount of car parking provision on the site. The development is therefore acceptable in this respect.

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.'

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. Having regard to this, and the completed
biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

Conclusion

The planning balance assessment concludes that the proposal is acceptable in design terms and its impact on residential amenities. It is therefore in accordance with the Development Plan, and as such, the development 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 Unnumbered Location Plan, 522/01, 522/02 Rev A, 522/03 Rev A, 522/04 Rev A, 522/05. 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 retained Policies D1 and D4 of the Local Plan 2002.

2. **Condition**
The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

   **Reason**
   In order to protect the character and amenity of the area and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. **Condition**
The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority. No railing or other means of enclosure shall be erected on the roof.
Reason
In order to protect neighbouring amenity and to accord with Policy TD1 of the Local Plan 2018 (Part1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

Informatives
The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.