RECOMMENDATION

That, subject to Conditions permission be
GRANTED.

1. Introduction

The application has been brought before the Area Committee at the request of
the Local Member on the grounds of overdevelopment of the site.

2. Location Plan

3. Site Description

The application site is located on the Southern side of Braemar Close within
the developed area of Godalming. The property comprises a two storey
detached dwelling and detached garage. The site features amenity space to the front and rear of the property and a driveway to the front. The dwelling is brick built with tile hanging at first floor and a hipped tile roof.

The dwelling is located within a residential cul-de-sac. The character of the area is mainly detached dwellings set in long, narrow plots with off street parking and garages. There is no overriding style of property.

4. Proposal

Amended plans were submitted and accepted on the 12/06/2019 to reduce the amount of rooflights proposed.

Permission is sought for:
- The demolition of the existing detached garage and conservatory.
- The erection of a part single and part two storey side extension to the south west elevation.
- The erection of a part two storey and part single storey rear extension spanning the width of the existing property.
- The erection of a two storey front extension.
- The addition of rooflights to side roofslopes.

Existing Elevations
Proposed elevations
Proposed Plans
5. Relevant Planning History

No relevant planning history.

6. Planning Policy Constraints

Developed area of Godalming
Wealden Heaths I SPA 5 km Buffer Zone
Ancient Woodland 500m Buffer Zone

Development Plan Policies and Guidance

The Development Plan and relevant policies comprise:

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):
  SP1: Presumption in Favour of Sustainable Development.
  TD1: Townscape and Design.
  NE2: Green and Blue Infrastructure
- Waverley Borough Local Plan 2002 (retained policies February 2018):
  D1: Environmental Implications of Development
  D4: Design and Layout
- Godalming & Farncombe Neighbourhood Plan:
  GOD5: Character and Design
  GOD6: Provision and Design of Residential Parking

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 Examiner's recommendations. The Godalming and Farncombe Neighbourhood Plan will now proceed to referendum. 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.

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 Council Comments

| Godalming Town Council | No Comments Received. |

7. Representations

Neighbour notification letters were sent on 13/05/2019.

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

- The development would be overdevelopment of the site with building lines exceeding the current resulting in an oversized development not well separated from neighbouring dwellings.
- The extensions would result in the loss of light to neighbouring properties and breaches the 45 degree rule and the Residential Extensions SPD.
- The proposal will cause overlooking and loss of privacy to neighbouring dwellings.
- The proposal will be overbearing to neighbouring properties.
- The proposal is out of character with the cul-de-sac.

One further Letter of representation has been received, since amended plans omitting the roof lights, objecting on matters previously raised in addition to the following grounds:

- The plans do not accurately depict the neighbouring properties.
8. Planning Considerations

The main planning considerations in the determination of the application include:

- Principle of Development
- Design and impact on visual amenity
- Impact on residential amenity
- Highways and Parking
- Effect on the Wealden Heaths SPA
- Ancient Woodland
- Biodiversity and compliance with Habitat Regulations 2017

8.1 Principle of Development

The site is located within the developed area of Godalming and comprises an existing dwellinghouse; therefore redevelopment of the existing property to be retained as a single dwelling is acceptable subject to considerations regarding the visual and residential amenities of the host property and neighbouring properties, access and car parking.

8.2 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. Proposals which meet the ‘Building for Life 12’ criteria are strongly encouraged.

The Residential Extensions SPD states that generally two storey front extensions are not acceptable as they can appear visually intrusive within the streetscene. Where development is proposed it should take the form of the existing building and should not extend beyond 2m or cover more than 50% of the front elevation. The proposed front extensions measure approximately 3.9m in width at two storeys and approximately 3.8m in width at single storey,
resulting in a combined width of approximately 7.7m. The single storey element would extend out past the original front building line by approximately 2.2m and the two storey element by approximately 1.8m. The open porch would have a depth of approximately 0.8m.

The proposed front building line of the dwelling would marginally exceed the build line of the neighbouring dwelling to the east. The proposed front extension would extend past the front building line of the property to the west, however, this will be at single storey to the west and comprise a cat slide roof.

Officers consider that the front gable projection would sit comfortably within the centre of the dwelling and would follow the roof line of the existing dwelling. The open porch would not appeal overly dominant and provide visual interest to the front elevation. The proposed garage would be subservient to the main dwelling and due to the cat slide roof appear less visually dominant within the streetscene. Officers consider that the sum of the proposals affecting the front elevation would result in a coherent façade.

It is therefore considered that the proposed front extensions would not appear visually intrusive within the streetscene, especially given the varying design of properties within the cul-de-sac and the overall design of the proposed alterations.

The two storey side extension to the south west would extend out past the existing side wall of the dwelling by approximately 3.8m and to the rear by 3.1m with a hipped roof.

The Council’s residential SPD states that two storey side extensions should be at least 1m from the boundary. The neighbouring property to the west is extended to the same depth as the proposed two storey side extension. The proposed development would retain a 1m separation to the boundary which would mitigate the potential for a terracing effect to occur.

A single storey side extension to the north east would comprise a lean to roofed structure extending the depth of the property. It would be located 0.3m from the east boundary and set back from the existing front building line. Part of the extension would be internal floor space, with the rear part comprising an external garden store. It is considered that the single storey nature of this side extension with a lean to roof and being set back from the principal elevation would mitigate its visual presence. The extension would not result in a terracing effect. There is an established character of properties within the locality extending to side boundaries at single storey.
The two storey side extension and single storey side extension would both appear subordinate to the main dwelling and would not result in visually disproportionate additions. The proposal would not result in a terracing effect within the streetscene nor would it result in an unacceptable spread of development across the plot width. The use of pitched and hipped roofs results in the dwelling sitting comfortably within the plot, especially adjacent to two gable ended properties.

The proposal seeks to extend the property to the rear by approximately 3.1m at two storeys across the width of the existing dwelling, this would match the extent of the two storey proposed side extension and establish a new rear building line across the width of the property. The extension would have a hipped to flat roof to minimise the overall height of the dwelling. It is considered that the two storey rear extension would sit comfortably within the plot and would not result in a disproportionate or overly dominant dwelling within the locality.

A single storey rear extension is proposed centrally within the rear elevation and would extend approximately 2.7m from the two storey rear extension. The extension would have a flat roof and be of an orangery design with glazing on all sides. The rear extension would not result in a disproportionate addition and would have a depth which is not disproportionate to the width of the dwelling.

The materials proposed would be acceptable within this location and be in keeping with the character of the streetscene.

It is noted that amended plans have been received to reduce the number of roof lights across the dwelling. Officer consider that the reduced number of roof lights, along with all other new windows and doors, are proportionate to the dwelling and of a design and type appropriate to the character of the property and streetscene.

The extensions will cumulatively not result in a disproportionate dwelling within the plot nor would the development result in the overdevelopment of the application site. The dwelling would remain in keeping with the streetscene and character of the area.

As such, it is considered that the proposed alterations would not unacceptably cause harm to the current visual amenity and therefore complies with Policy TD1 of the Local Plan (Part 1) 2018, Policy GOD5 of the Emerging Godalming and Farncombe Neighbourhood Plan, the Council’s Residential Extensions SPD retained Policies D1 and D4 of the Waverley Borough Council Local Plan 2002, and the NPPF 2019.
8.3 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.

It is considered the properties to the front and rear of the application site are of a suitable distance to alleviate the potential for an unacceptable loss of privacy, sense of overlooking or loss of light to occur as a result of the proposed development.

The property to the west, 14 Braemar Close, is located approximately 0.5m from the boundary with the application site. The proposed development would therefore be located approximately 1.5m from the side wall of no.14. The proposal would not extend past the existing rear building line of the neighbouring dwelling, however, the front extension would extend past the front building line of no.14. There are no windows within the side elevation of no. 14.

The 45 degree angle would not be breached at either the front or rear of the proposed development in relation to no. 14.

Whilst it is appreciated that there would be a likely increase in the overlooking of the rear garden of no.14, this is not considered to be so detrimental that it would warrant the refusal of this application.

It is considered that due to the degree of separation, use of pitched roofs and location of development there would not be an unacceptable level of overlooking, loss or privacy, loss of light or overbearing impact caused to the occupants of no. 14 Braemar Close as result of the proposed development.
The property to the east, 16 Braemar Close, is located approximately 2.2m from the boundary with the application site. The proposed development would therefore be located approximately 5.5m from the side wall of no.16. The proposal would extend past the existing rear building line of the neighbouring dwelling, however, the neighbouring dwelling has a rear single storey garge/store along the boundary.

The 45 degree angle would not be breached at either the front or rear of the proposed development in relation to no. 16.

It is considered that due to the degree of separation, single storey side element and location of development there would not likely be an unacceptable level of overlooking, loss or privacy, loss of light or overbearing impact caused to the occupants of no. 16 Braemar Close as result of the proposed development.

It is considered that all other nearby properties are of a sufficient distance away to alleviate the potential for a material impact to be caused to their residential amenity as a result of the proposed development.

As such, the proposal is unlikely lead to an unacceptable impact to the residential amenities of neighbouring properties and therefore accords with

8.4 Highways and 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 access arrangement will be retained onto Braemer Close.

The development would provide additional bedrooms and be located outside of the defined town centre. Therefore the development will need to provide for 2.5 off street parking spaces. Off street parking spaces to the front of the property will be retained and garage is proposed therefore there will be satisfactory off street parking provided. As such, the proposal accords with Policy ST1 of the Local Plan (Part 1) 2018 and the adopted Parking Guidelines Document.

8.5 Effect on the Wealden Heaths SPA

The proposed development is for residential extensions. 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.

8.6 Ancient Woodland

The application site is within 165m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, retained Policies D6 and D7 of the Local Plan and paragraph 175 of the NPPF.
8.7 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 150m 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.

9. Third Party Representations

It is considered that the planning considerations have been addressed within the body of this report.

Officers acknowledge the addition comments received that highlight potential inaccuracies with the drawings and, taking into account the plans, representations provided and by way of site visit, are satisfied that the proposed development would be in accordance with development Polices.

10. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, primarily as the form, mass and design is considered appropriate and no detrimental impacts on adjoining amenities and environments are identified. 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 P01A, P02A, P03A, P04A, P05A, P06A, SLP01, BP01A, ENC/150618/4CC2-top and ENC/150618/4CC2-MB. 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
No above ground works shall take place until samples of the materials and surface finishes 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition
Notwithstanding the plans hereby approved the flat roof at first floor level above the rear projection shall not be used as a balcony or outdoor amenity area at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason
In order to protect the residential amenity of the occupiers of the adjoining properties in accordance Policy TD1 of the Local Plan (Part 1) (2018) and retained Policies D1 and D4 of the Local Plan 2002.

4. 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 and C shall be implemented on the site without the written permission of the Local Planning Authority.

Reason
In the interest of the character and amenity of the area in accordance with Policies RD2 and TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.
5. **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 side or rear elevations of the dwelling, without the written permission of the Local Planning Authority.

**Reason**
In the interest of the residential and public amenities 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.

6. **Condition:**
The first floor roof light windows in either side elevation shall be a minimum of 1.7 metres from the finished floor level of the room they serve, and shall be retained as such at all times unless otherwise agreed in writing by the Local Planning Authority.

**Reason**
In the interest of the residential amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. **Condition:**
Construction works including ground works, shall take place only between 08:00-18:00 on Mondays to Fridays and 08:00-13:00 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.

**Reason:**
To protect the amenities of the adjacent properties in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

**Informatives**

1. 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 2019.
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. 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.

4. 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 14 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