

WA/2021/0513 – Alterations to elevations with attached garage conversion into habitable accommodation. at 8 FOX DENE, GODALMING GU7 1YQ

Applicant: S Palmer
Ward: Godalming Holloway Ward
Case Officer: Wanda Jarnecki
Neighbour Notification Expiry Date 20/04/2021
Extended expiry date 26/05/2021
Committee Meeting Date: Central Planning Committee 14/07/2021

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

1. Summary

The application has been brought before the Area Committee because it falls outside of the Scheme of Delegation as the agent is related to a WBC member of staff. The proposed alterations to elevations would not be visually harmful and would have no harmful impact on residential amenity. The proposal is recommended for approval, subject to conditions.

Location Plan



2. Site Description

- The application site is 0.04ha in size and is located to the north west of Fox Dene in Godalming
- The property to which the application relates is a two-storey detached dwelling.
- The character of the area is residential and surrounding neighbouring properties are also two-storey detached dwellings.
- The site rises uphill slightly to the North East.
- The dwelling has an attached single garage and at least two further parking spaces on the driveway to the front of the dwelling.

3. Proposal

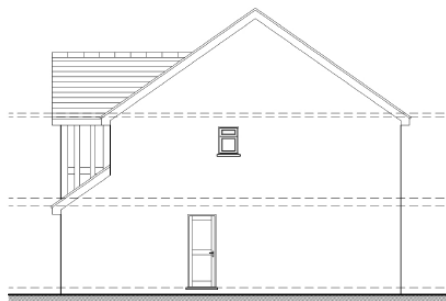
Permission is sought for:

- Alterations to elevations and internal alterations comprising conversion of attached single garage into habitable accommodation to replace a family room with a large kitchen / diner.
- The proposed alterations would be to the front (south-east) elevation and would comprise replacing a 2.0m x 2.20m garage door with a 1.80m x 1.30 window to match the existing family room window in the front elevation.

Existing Elevations



FRONT ELEVATION

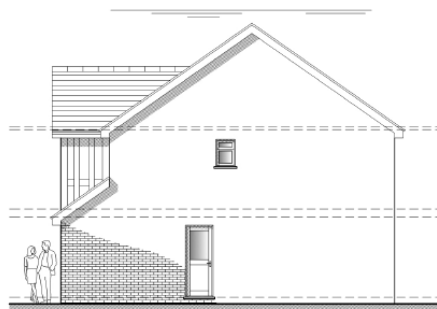


SIDE ELEVATION

Proposed Elevations

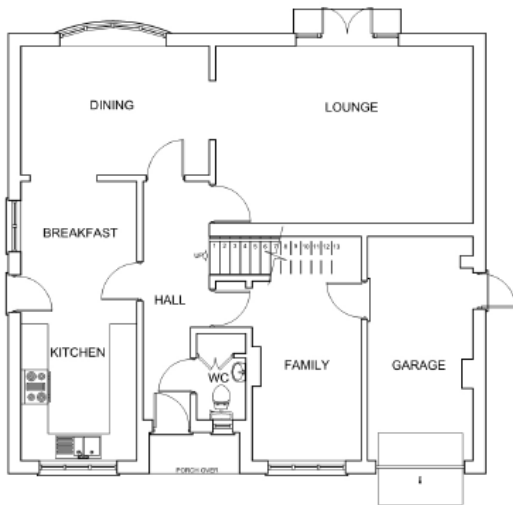


FRONT ELEVATION

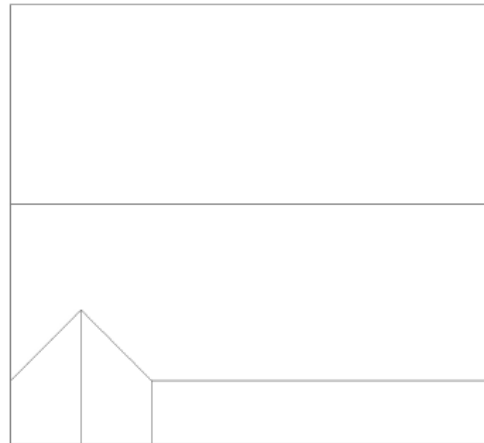


SIDE ELEVATION

Existing Floor Plans

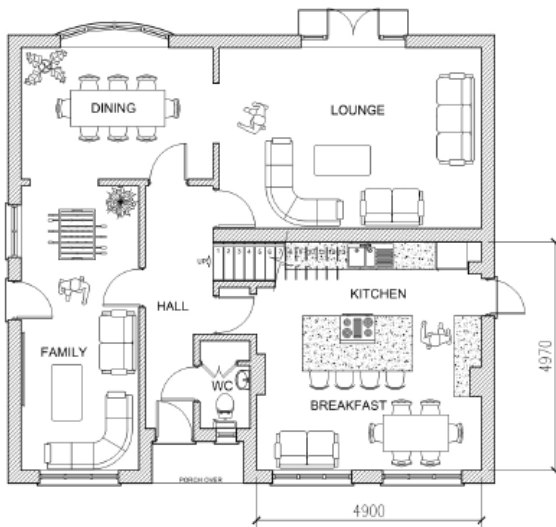


GROUND FLOOR PLAN



ROOF PLAN

Proposed Floor Plans



GROUND FLOOR PLAN



ROOF PLAN

4. Relevant Planning History

Reference	Proposal	Decision
WA/1983/0148	Erection of 28 dwellings and garages, with estate roads, Phases 111B	Full Permission 11/10/1983
WA/1979/0748	Structure plan for the erection of 350 houses, roads etc. in accordance with WA76/283	Full Permission 04/09/1979
WA/1979/0739	Renewal of permission Number 76/283 (outline) granted in July 1976	Full Permission 31/07/1979

WA/1978/2069	Tip, spread, level, & compact previously excavated, sub-soils, in area of former quarry, adjoining Windy Wood, in connection with development of 350 houses permitted under 76/283	Full Permission 03/03/1980
WA/1976/0283	Residential development of density of between 6-12 dwellings for each acre to provide a total of 350 dwellings. Provisions of school playing fields retention and further provision of woodland and open space, construction access road.	Full Permission 25/07/1976

5. Relevant Planning Constraints

Developed Area of Godalming
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, NE3, ST1
- Godalming Neighbourhood Plan (made August 2019): GOD5, GOD6
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4

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)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)

7. Consultations and Town Council Comments

Godalming Town Council:	No objection
-------------------------	--------------

8. Representations

One letter has been received from a neighbour at No. 3 Fox Dene expressing support.

9. Planning Considerations:

9.1 Principle of development

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

9.2 Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 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.

There would be no harm to visual amenity as the proposed development would be very small in scale, would involve no external alterations except the replacement fenestration and would use matching materials.

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) and D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

9.3 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. 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.

There would be no harm to the residential amenities of any neighbour from loss of light, overbearing effect or overlooking as the proposed development would lie within the footprint of existing built form and would only involve the replacement of an existing garage door with a window which would have the same view of the front amenity space of the dwelling as the existing family room window in the front elevation.

The proposed development would result in no 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 D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

9.4 Impact on 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 dwelling would lose a single garage parking space but there would still be sufficient parking on the driveway to the front of the dwelling to meet the recommendation in the Council's Parking Guidelines. Therefore, the proposal would be in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

10. 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: Plans 584/01, 584/02, 584/03 rev. A, 584/04, Block Plan 584/05 and Location Plan 584/06, all plans received on 01/03/2021. 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(s).

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.

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.