

WA/2021/01523 – Erection of extension and alterations to elevations and fenestration at 22 MARY VALE, GODALMING GU7 1SW

Applicant: CAROLINE GLENNON
Parish: Godalming CP
Ward: Godalming Holloway
Grid Reference: E: 496923
N: 142628
Case Officer: Susie Blackwood
Neighbour Notification Expiry Date: 23/07/2021
Expiry Date/Extended Expiry Date: 16/06/2021
Committee Meeting Date: Eastern Planning Committee 08/09/2021

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

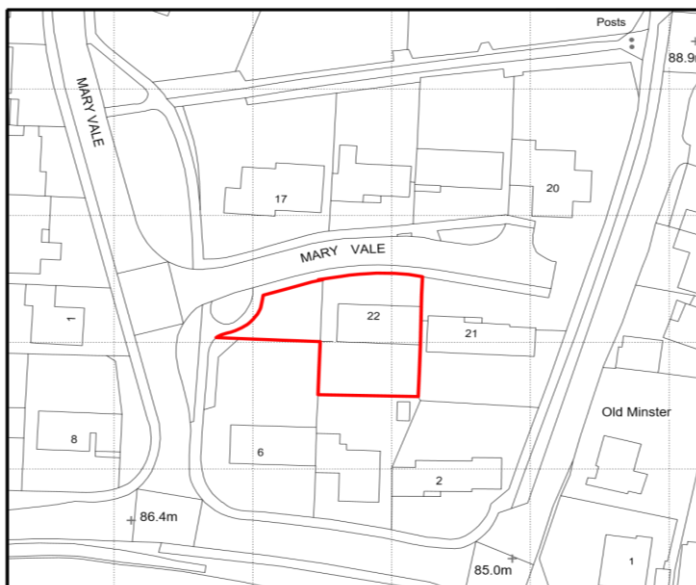
Summary

This item has been brought to committee as it falls outside of the scheme of delegation as the agent is related to a member of staff.

This proposal is for a first floor side extension above an existing room.

There are no neighbour representations. Officers consider the proposal to be in accordance with Policy TD1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Local Plan 2002. Design & Godalming & Farncombe NP and the Residential Extensions SPD. On this basis, the proposal is recommended for approval.

Location Plan



Site Description

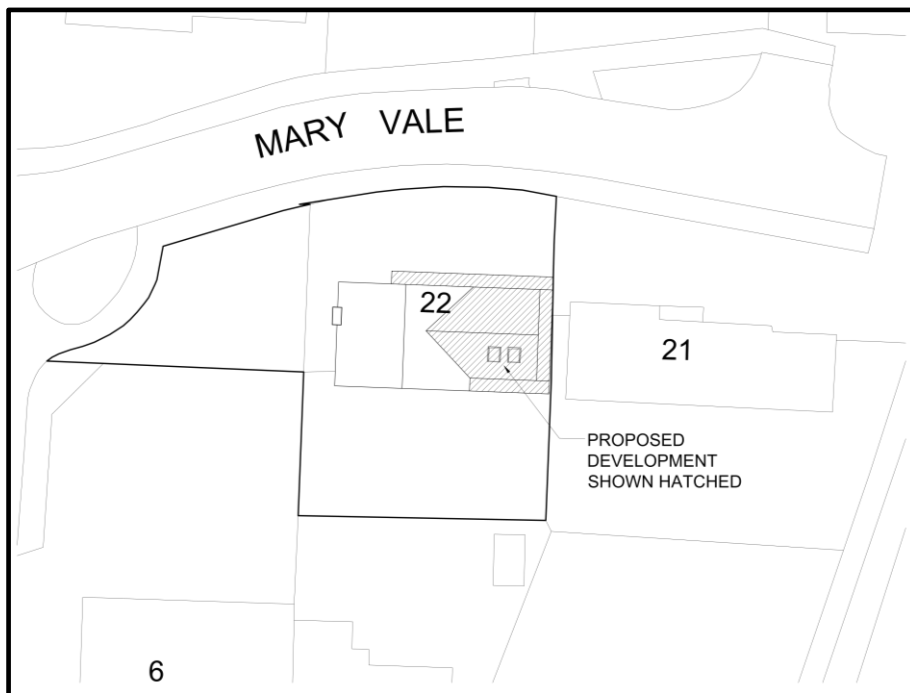
The application site measures 0.048h and forms the residential curtilage of 22 Mary Vale, and is located on the southern side of Mary Vale cul-de-sac.

The application property is a two storey detached brick built dwelling with off street parking for two vehicles. The area is residential in character and the site is flat.

Proposal

The application proposes the erection of a first floor extension above an existing single storey. The extension would measure 4.8m wide by 6.6m deep with a total ridge height of 6.8m. The application also proposes cladding to the ground floor entrance area of the dwelling and new fenestration to the whole dwelling.

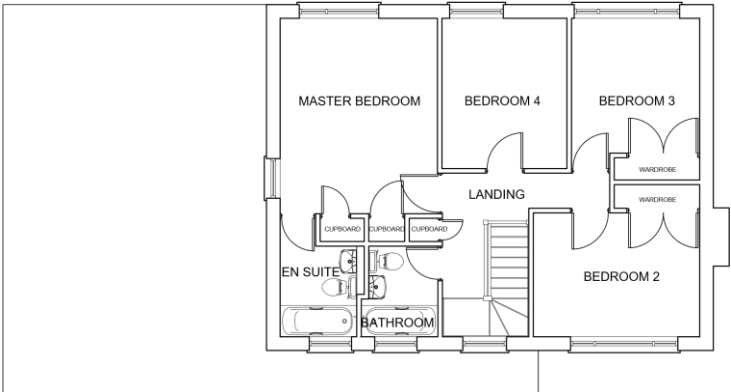
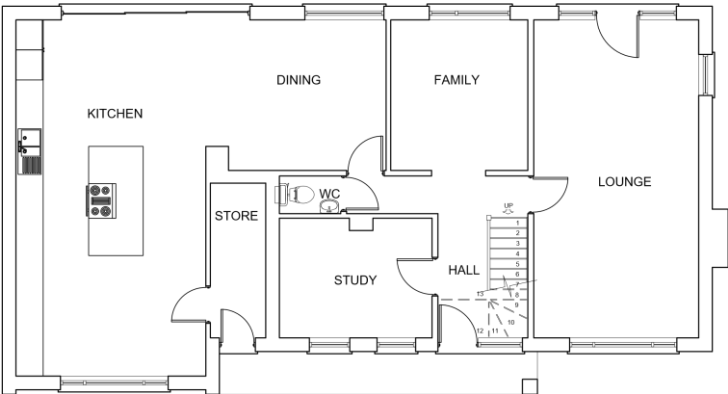
Proposed Block Plan



Existing Elevations



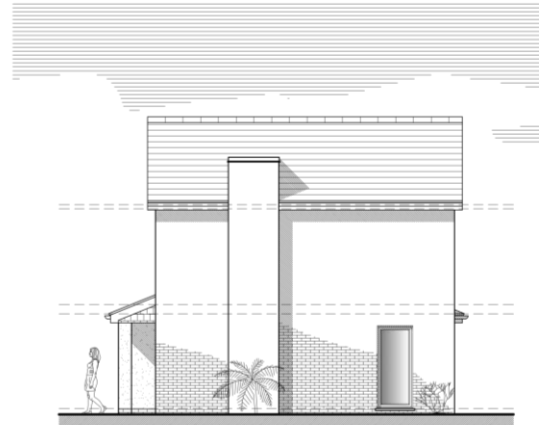
Existing Plans



Proposed Elevations



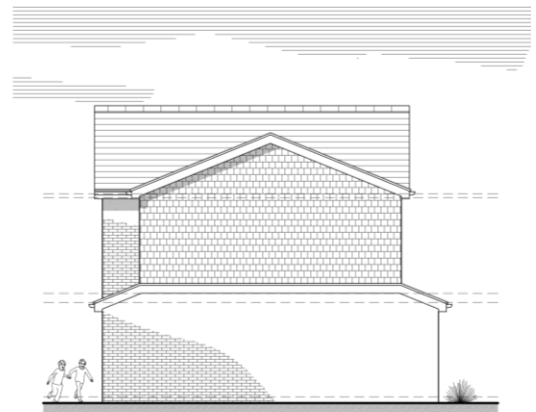
FRONT ELEVATION



SIDE ELEVATION

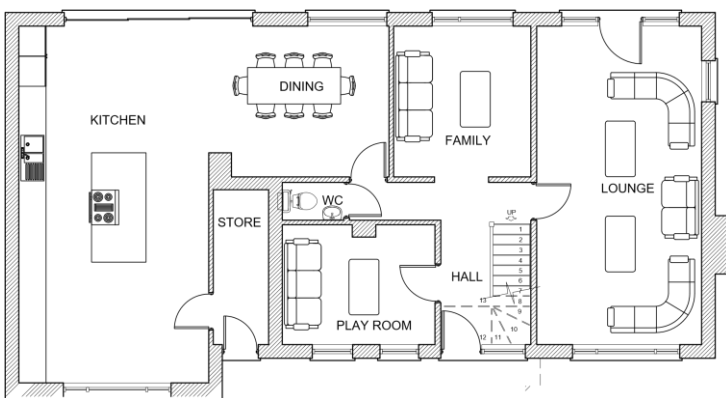


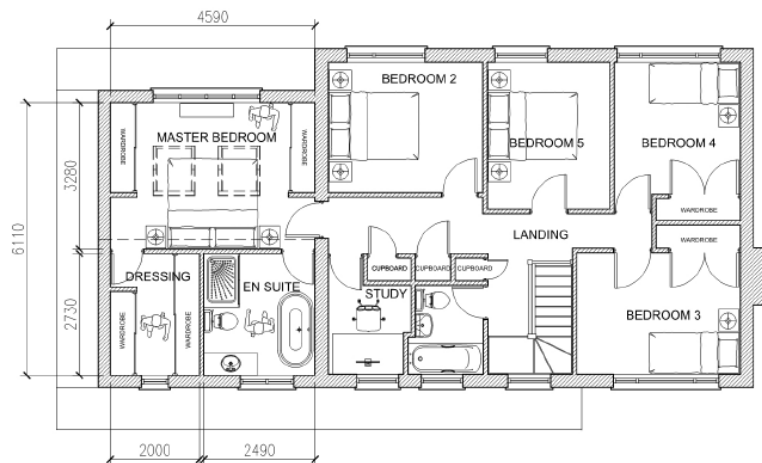
REAR ELEVATION



SIDE ELEVATION

Proposed Plans





FIRST FLOOR PLAN

Relevant Planning History

Reference	Proposal	Decision
WA/2017/1017	Alterations to garage to provide additional habitable accommodation.	Full Permission 17/07/2017

Relevant Planning Constraints

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

Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):
 SP1 – Presumption in Favour of Sustainable Development,
 TD1 – Townscape and Design,
 NE1 – Biological and Geological Conservation,
 NE2 – Green and Blue Infrastructure
- Godalming Neighbourhood Plan (made August 2019):
 GOD5,
 GOD6,
- Waverley Borough Local Plan 2002 (retained policies February 2018):
 D1 – Environmental Implications of Development,
 D4 – Design and Layout
 D6 – Tree Control,
 D7 – Trees, Hedgerows and Development

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)

Consultations and Town/Parish Council Comments

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

Representations

None received

Planning Considerations:

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.

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 2021.

The proposal would create a first floor above the existing single storey part of the dwelling. The front façade would follow the line of the main build which is set back from the single storey (former garage) by 0.9m. The ridge would be set down from the main ridge by 0.7m as suggested in the Residential SPD.

The proposal would be visible from the street scene, however, it would be well designed and would not adversely impact on visual amenity. The changes in fenestration would be updated in the whole property, and enhance the appearance of the building. Materials proposed would be brick and vertical hung tiles to match existing as suggested in 9.3 – Building materials and detailing of the Residential Extensions SPD.

The proposal would be smaller in mass and scale and subordinate to the main building, and set off the shared flank boundary as suggested in the Residential Extensions SPD. The proposal would therefore accord with Policy TD1 of the Local Plan Part 1 2018, 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 (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 2021.

The closest neighbouring property would be 21 Mary Vale, which has a flank to flank relationship with the application property. The proposed first floor extension would extend towards the flank of the neighbouring building and would not therefore have an overbearing impact or cause a loss of light to the rear garden of that property. It is noted that there is a side window within the flank of 21 Mary Vale, however, the proposal would not impact on the amenity of No.21 as the side window in No.21 is a secondary window. In terms of privacy the rear windows would look along rather than directly into the adjoining garden which is a common relationship within the developed area.

The windows in the front facade would have the same outlook as the existing windows facing the neighbouring property at No.18 Mary Vale located 21m from No.22.

The windows in the rear extension would have the same outlook as the existing windows facing the rear of neighbouring property at No.4 Ashted Lane located 21m from No.22 Mary Vale.

Overall it is considered that there would be no adverse impact on neighbouring amenity arising from the proposal.

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, retained Policies D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

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. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2021.

The council's tree officer has assessed the site and comments: The first floor extension is away from the crown spread of the protected and existing trees, but they will need protecting from the construction process. Therefore it is recommended that a condition to protect the soft ground area around the trees from the development process be attached to the report.

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 SPA in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

Ancient Woodland

The application site is within 500m 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 180 of the NPPF.

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 Location Plan 589/06; Block Plan 589/05 Rev A; Dwg No.: 589/01; 589/02; 589/03 Rev A; 589/04 Rev A. 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 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 (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition:

Prior to commencement of any works on site, demolition or other development activities, a protective fence to BS 5387, located 1m outside the extent of the crown spread of all trees on site and overhanging the site shall be erected, so as to exclude storage of materials, level increases, excavation or other building activities likely to be harmful to roots. Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures via site visit or photographs submitted by e-mail.

Reason:

In the interests of the protection of the rooting areas of trees subject of a Tree Preservation Order worthy of retention in the interests of the visual amenity and character of the area in accordance with Policies NE1 and TD1 of the of the Local Plan (Part 1) 2018 and retained Policies D1, D4, D6 and D7 of the Local Plan 2002.

Informatives:

1."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.

2.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 2021.