

WA/2021/01674 – Erection of a single storey rear extension at 41 OCKFORD RIDGE
GODALMING GU7 2NR

Applicant: ELEANOR KOMOR
Parish: Godalming CP
Ward: Godalming Central and Ockford
Grid Reference: E: 495794
N: 143034
Case Officer: Susie Blackwood
Neighbour Notification Expiry Date: 06/08/2021
Expiry Date/Extended Expiry Date: 05/07/2021
Committee Meeting Date: Eastern Planning Committee 08/09/2021

RECOMMENDATION That, subject to conditions, permission be
GRANTED

Summary

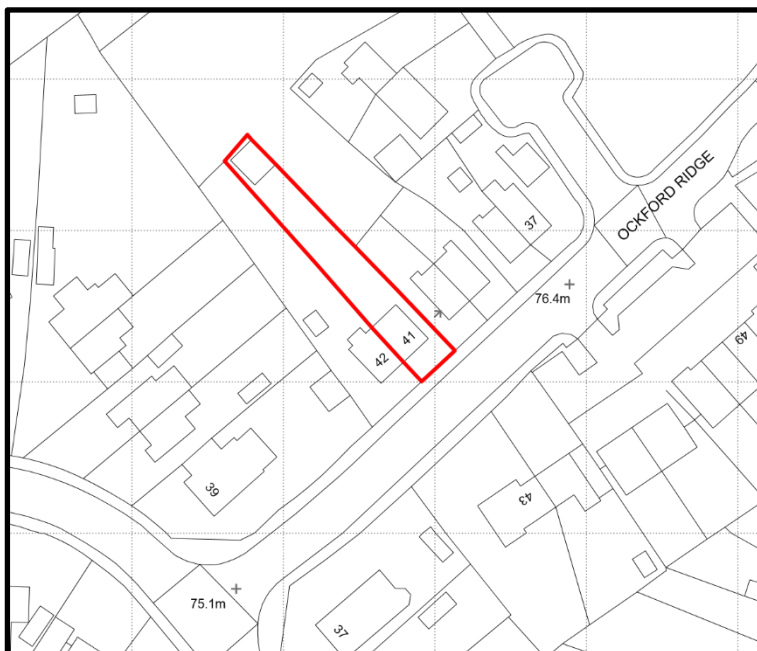
The item has been brought to committee as it falls outside of the scheme of delegation as the agent is related to a member of staff.

This proposal is for a single storey rear extension.

There are no neighbour comments. 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



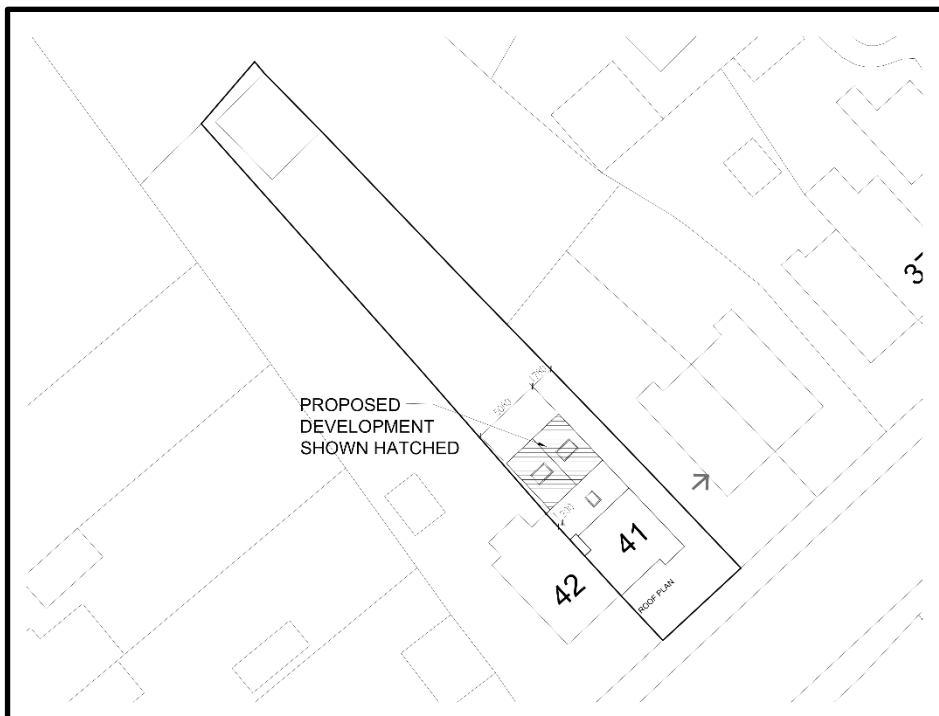
Site Description

The application site is located on the north western side of Ockford Ridge and forms the curtilage of 41 Ockford Ridge. The property is a semi-detached two storey dwelling with off street parking. The area is residential in character and the site is flat.

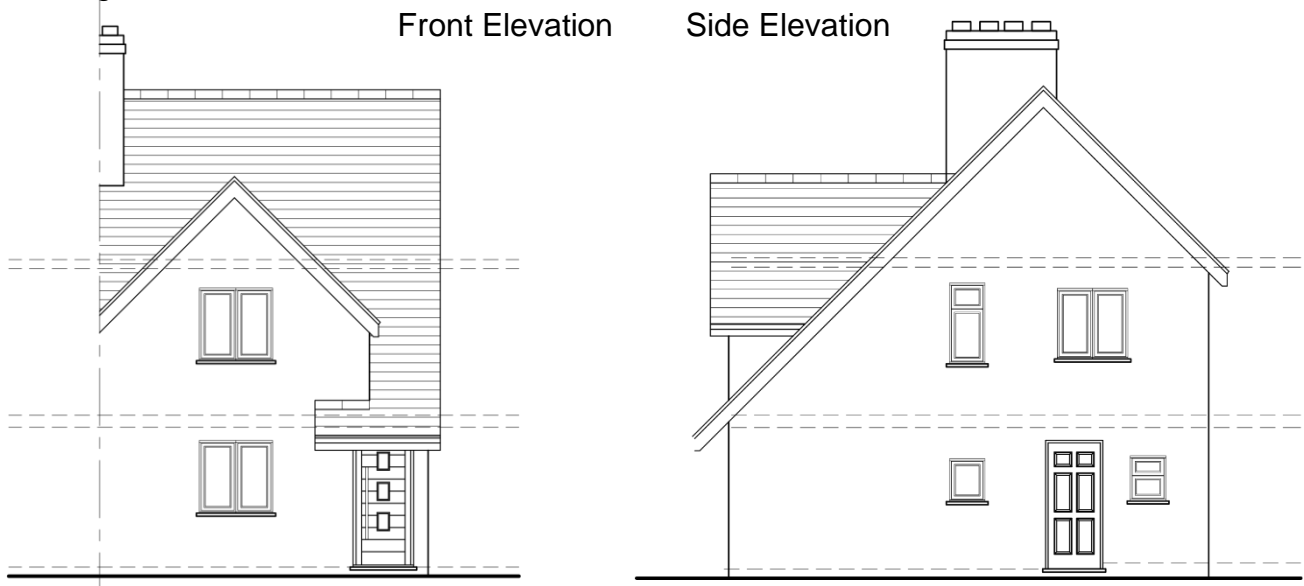
Proposal

Erection of a single storey rear extension. The rear extension would measure 4.5m deep by 5m wide with a ridge height of 3.6m and an eaves height of 2.4m.

Proposed Block Plan



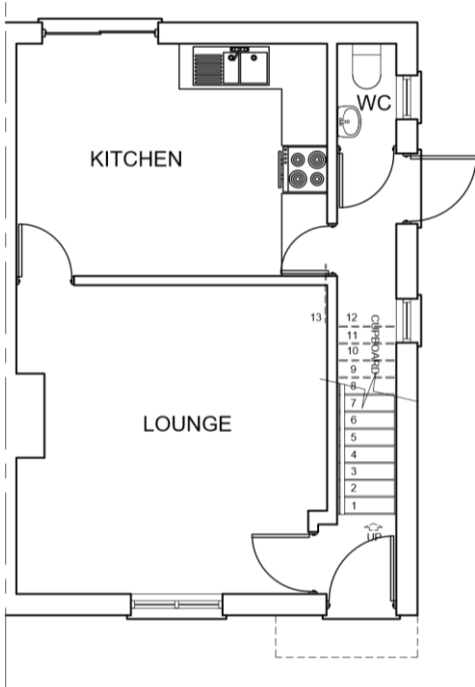
Existing Elevations



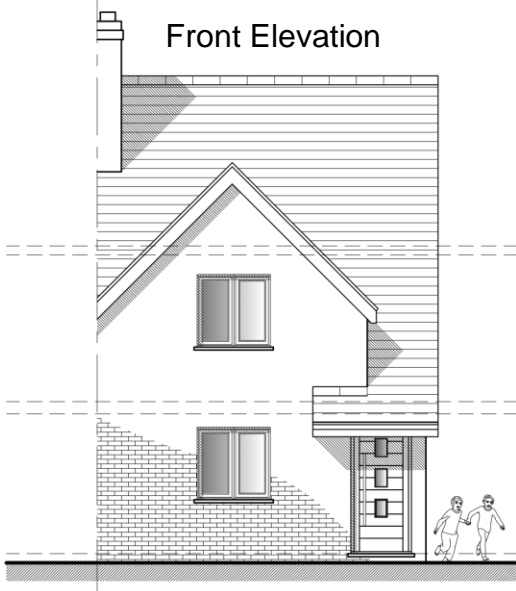


Rear Elevation

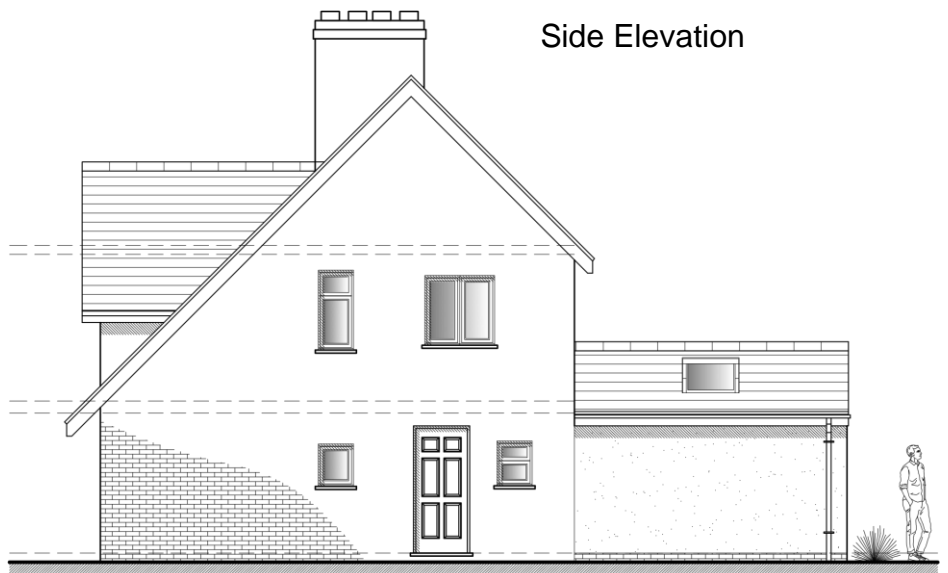
Existing Plans



Proposed Elevations

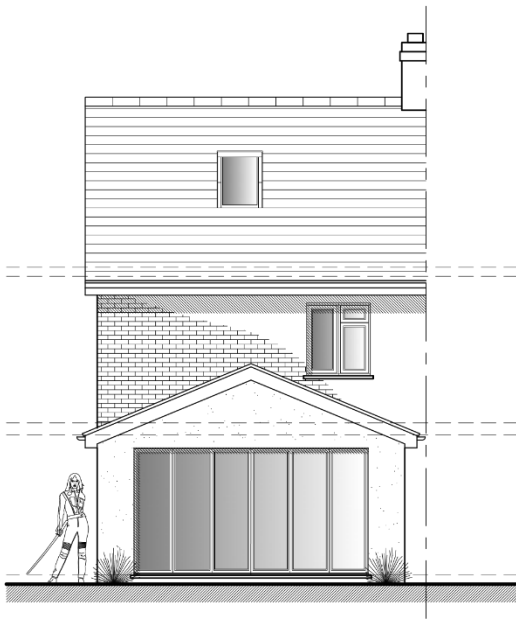


Front Elevation

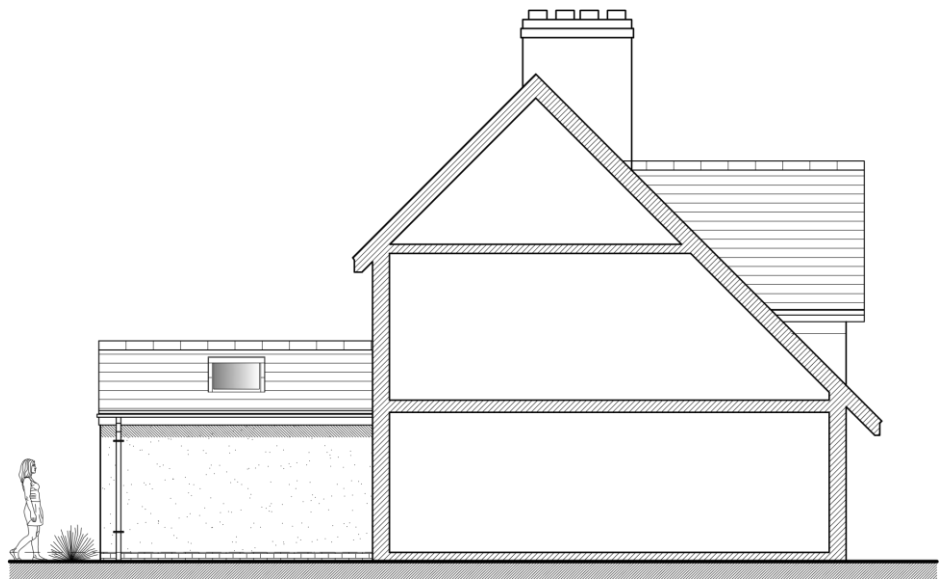


Side Elevation

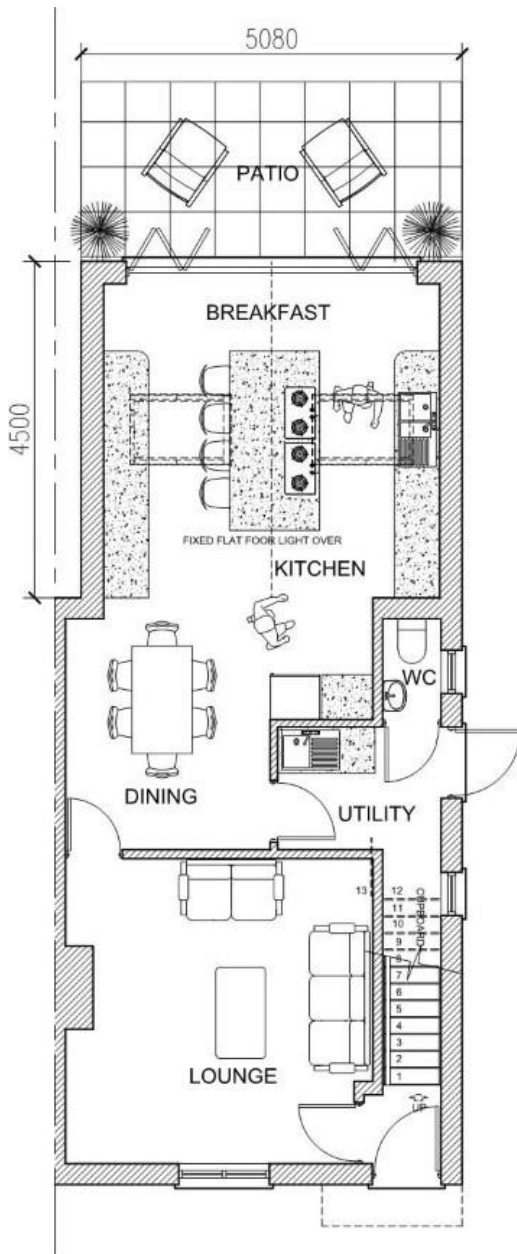
Rear Elevation



Attached Side Elevation



Proposed Plan



Relevant Planning History

Reference	Proposal	Decision
WA/2012/0469	Erection of detached garage following demolition of existing garages.	Full Permission 11/05/2012

Relevant Planning Constraints

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

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
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Representations

No letters of representation have been 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 rear single storey extension measuring 4.5m deep by 5m wide, the extension would be sited 0.2m from the adjoined neighbouring boundary alongside a 1.8m fence.

The extension would have a pitch roof with a ridge height of 3.6m and an eaves height of 2.4m, one roof light would be sited in each roof elevation and bi-fold doors to the rear elevation. Materials proposed would be render.

The proposal would be smaller in mass and scale and subordinate to the main building as suggesting in the Residential Extensions SPD.

The proposal would not be visible from the street scene, it is considered that there would not be any impact on visual amenity.

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 the adjoining semi detached dwelling at 42 Ockford Ridge. The eaves height would be relatively low at 2.4m in height, with the roof pitching away from the boundary. A small glazed extension is located on the rear of the neighbouring property, and would to reduce the impact from the depth of the extension on the rear of the neighbouring property. The applicant's agent has supplied a block plan showing that the proposal would be clear of the 45 degree line drawn from the furthest

window within the rear extension to 42. However, it is noted that a second window within the original rear wall is set further back on the rear elevation of 42 Ockford Ridge. The proposal would break the 45 degree line in relation to that ground floor window. However, that window is a small kitchen window, and therefore not a primary window. Whilst it is noted that the other original rear windows serving the kitchen dining area of 42 Ockford Ridge do receive a reduced level of light due to the position of their existing extension, this is the existing situation for 41 Ockford Ridge. Therefore, on balance, taking into account the orientation of the application site (with only very early morning light impacted on), the limited height of the extension above the boundary treatments, and the secondary nature of the closest window, the impact on 41 Ockford Ridge would be acceptable.

The proposal would be set 1.78 metres off the boundary with 39 Ockford Ridge to the north and would not adversely impact on the amenities of that neighbouring property.

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.

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.

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 591/06; Block Plan 591/05; Existing: 591/01; 591/02; Proposed 591/02 Rev B; 594/04 Rev B. 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.

Informatives:

1The 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.