

WA/2021/02397 – Erection of extension at 135 GEORGE ROAD, FARNCOMBE
GODALMING GU7 3LX

Applicant: Mr & Mrs ADAM & EMMA DEWHURST
Parish: Godalming CP
Ward: Godalming Farncombe and Catteshall
Grid Reference: E: 497649
N: 145413
Case Officer: Susie Blackwood
Neighbour Notification Expiry Date: 27/10/2021
Expiry Date/Extended Expiry Date: 12/09/2021
Committee Meeting Date: Eastern Planning Committee 08/12/2021

RECOMMENDATION That, subject to conditions, permission be
GRANTED

Summary

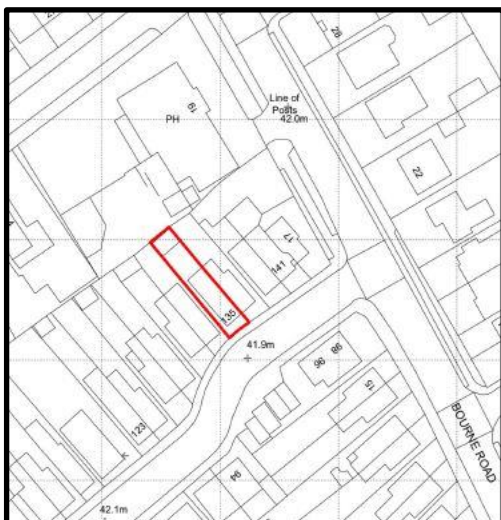
The item has been brought to committee as it falls outside of the scheme of delegation as the agent is related to a member of staff.

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



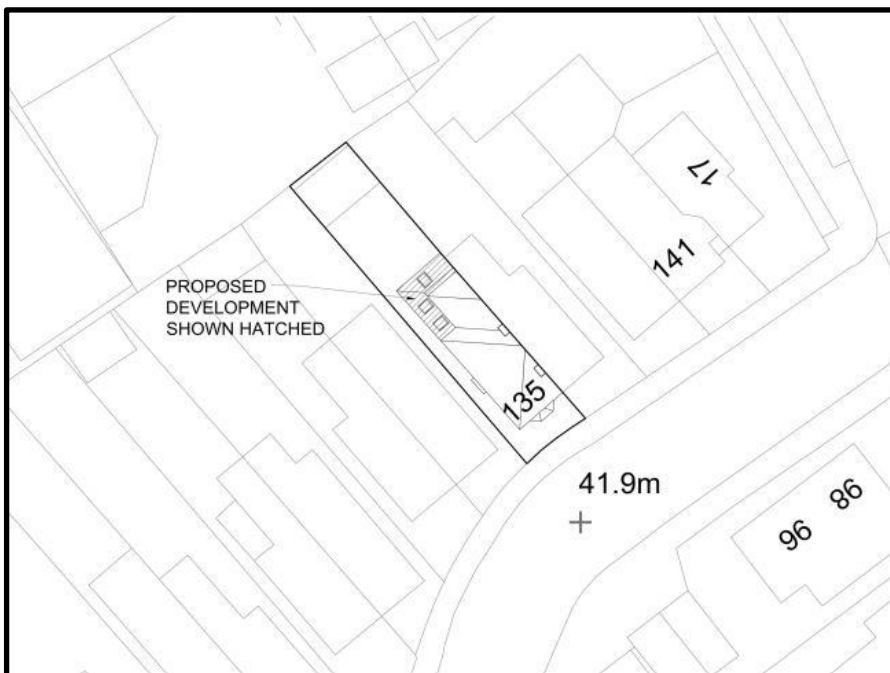
Site Description

The application site is located on the north western side of George Road and forms the curtilage of 135 George Road. The property is a semi-detached two storey dwelling. The area is residential in character and the site is flat.

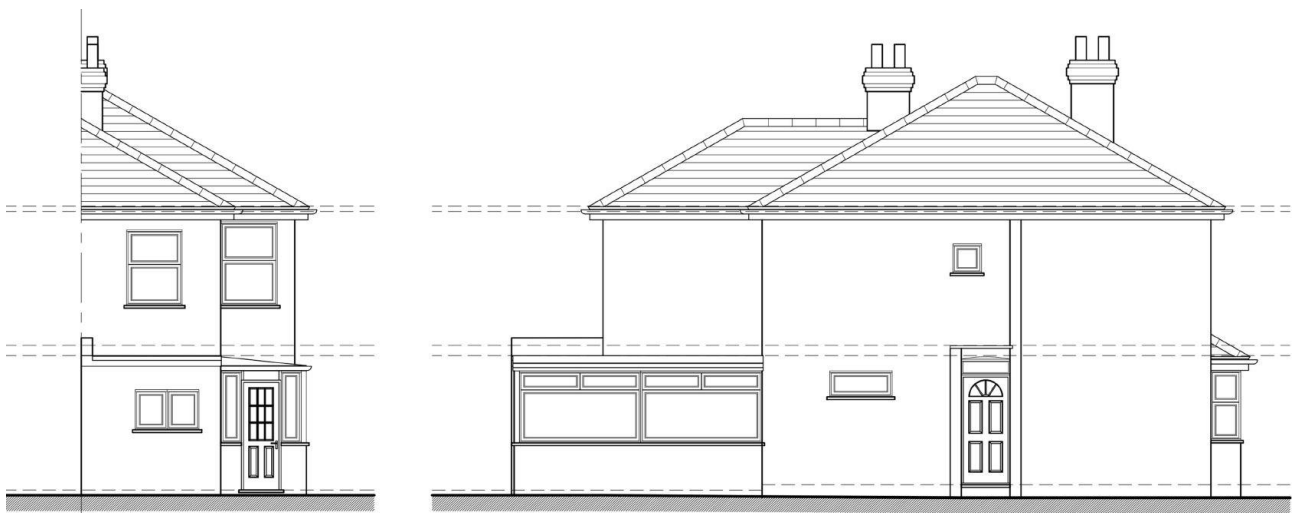
Proposal

Erection of a single storey rear extension. The rear extension would measure a maximum of 4.8m deep by 4m wide with a ridge height of 3.4m and an eaves height of 2.5m.

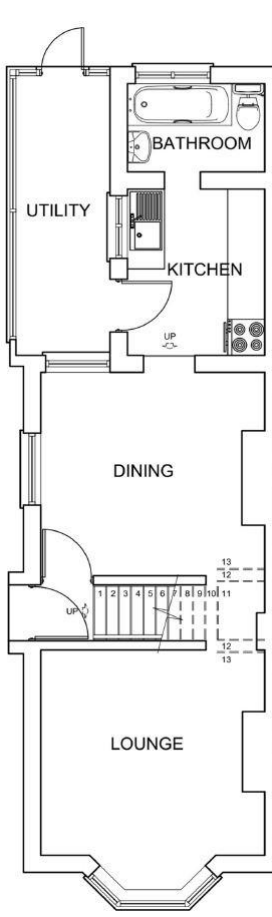
Proposed Block Plan



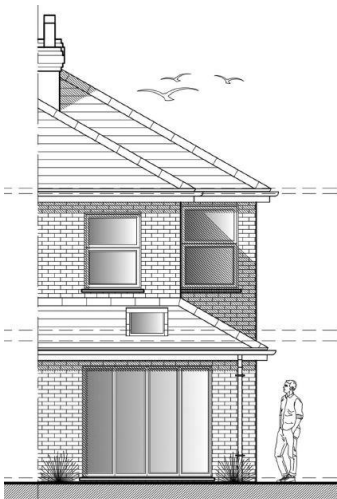
Existing Elevations



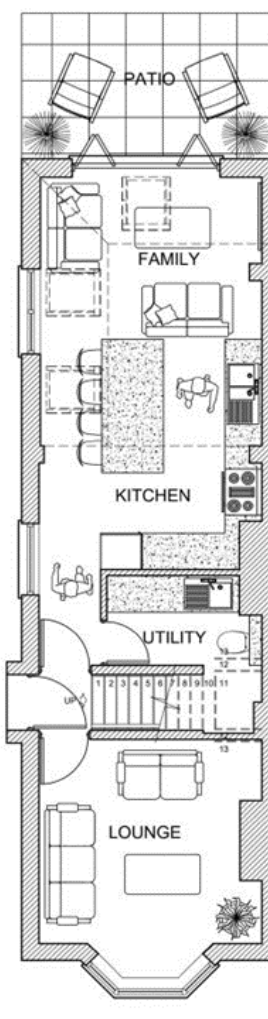
Existing Plans



Proposed Elevations



Proposed Plans



Relevant Planning History

No relevant history

Relevant Planning Constraints

Developed Area of Farncombe

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

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	None received
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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 Farncombe 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 remove an existing rear single storey brick built bathroom and conservatory utility of similar size and create a rear single storey extension measuring a maximum of 4.7m deep by 4m wide, the extension would be sited 0.9m from the adjoined neighbouring boundary following the existing build line alongside a 1.2m fence.

The extension would have a false pitch roof with a ridge height of 3.4m and an eaves height of 2.5m, one roof light would be sited in the rear roof elevation and two in the side. Bi-fold doors would be located in the rear elevation and a high level window in the side.

Materials proposed would be brick facing 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 as suggested 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 137 George Road. The proposed extension would project 0.4m further than the rear single storey element of their property, the proposal would replace an existing single storey room of the same depth, the impact on 137 George Road would be acceptable.

The proposal would be set 0.9m off the boundary with 133 George Road to the west and would not adversely impact on the amenities of that neighbouring property since the proposal would replace a side conservatory of greater width, the roof would hip away from the 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.

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 597/: 01; 02; 03; 04. 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 approved deposited plan 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 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 2021.