

WA/2021/02464 – Erection of an attached dwelling and associated works together with alterations to existing dwelling (as amended by drawings received 22/10/2021) at 40 SOUTH HILL GODALMING GU7 1JT

Applicant: Mr & Mrs Dawes
Parish: Godalming CP
Ward: Godalming Central and Ockford
Case Officer: James Kidger

Neighbour Notification Expiry Date: 03/11/2021
Expiry Date/Extended Expiry Date: 20/09/2021
Committee Meeting Date: Eastern 12/01/2022

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application is brought before the committee at the request of Councillor Follows.

Permission is sought for a new dwelling, of the same appearance and attached to the side of the existing. The present semi-detached pair would become a terrace of three. There would be no significant detriment to the street scene and the additional unit would fit into the locally mixed urban grain. Though the parking provision would fall marginally short of the policy requirement, it would nonetheless be an improvement over the existing situation and is not considered to warrant refusal.

2. Site Description

The application site comprises a two storey semi-detached dwelling and associated curtilage on a corner plot on the westerly side of South Hill. The ground level slopes down in an approximate north-easterly direction.

3. Proposal

Planning permission is sought for the erection of a dwelling adjoining the south side of the existing property, together with associated works including the provision of off-street parking and the demolition of the existing garage. The garage was originally proposed to be retained, but it is unsuitable for modern vehicles and its removal would allow a further parking space. Drawings are reproduced in an annexe at the end of this report

4. Relevant Planning History

None.

5. Relevant Planning Constraints

- Developed Area
- Godalming Neighbourhood Plan Area
- Wealden Heaths I SPA 5km Buffer Zone

6. Relevant Development Plan Policies and Guidance

Waverley Borough Local Plan Part 1: Strategic Policies and Sites (February 2018)

Policies SP1, SP2, ALH1, ST1, TD1, and CC2.

Waverley Borough Council Local Plan 2002 (retained policies February 2018)

Policies D1 and D4.

Godalming & Farncombe Neighbourhood Plan (April 2019)

Policies GOD5, GOD6, and GOD11.

Other guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Council's Parking Guidelines (2013)

7. Consultations and Town/Parish Council Comments

- Godalming Town Council: Objection on the grounds of overdevelopment, impact to the street scene, and loss of amenity to neighbouring property.
- Highway Authority: No objection subject to recommended conditions.
- Southern Water: Out of area.

8. Representations

Eight (8) representations have been received, objecting to the proposed development for the following reasons:

- Inadequate parking provision;
- Loss of view;
- Small plot;
- Overlooking of neighbouring properties;

- Out of keeping;
- Overbearing to pavement;
- Undesirable precedent;
- Loss of open character and green space; and
- Concern that potential buyers/future occupiers of no. 39 will be unaware of the proposal.

Officer note: the loss of a view is not a planning matter. The application has been publicised as per the statutory requirements.

9. Planning Considerations:

Principle of development

The site is located within the built-up area of Godalming where further residential development is considered acceptable in principle as per policy SP2. The dwelling would be within walking distance of the centre of Godalming and would comprise sustainable development, subject to the detailed considerations explored below.

Character

The proposed dwelling would adjoin the flank of the existing semi-detached property, would be of similar appearance, and would maintain the existing staggered frontage. The resulting terrace would appear cogent, and though the addition would be outside the building line on the south side this would be ameliorated by the strip of amenity land opposite. The impact to the adjacent footpath on what is ultimately a secondary frontage is not considered unduly detrimental.

The local urban grain is varied with terraces to the north and a number of detached dwellings to the south-east. Plot sizes differ, with only localised patches of uniformity (for example the existing terraces, and the semis opposite the site to the east). The proposed terrace and subdivided plot is not considered incongruous in this context, and overall there would be no significant detriment to the street scene.

Standard of accommodation

The floor area of the proposed dwelling would be approximately equal to that set out within the Nationally Described Space Standard. Although the Council has not yet adopted the Standard as policy it is considered indicative of adequate internal space. Habitable rooms, both in the proposed and retained dwellings, would be adequately lit.

The outdoor amenity space at the rear of the proposed dwelling would be in excess of its footprint and is considered adequate. A similar space would be retained at the rear of the retained dwelling.

Neighbouring amenity

The proposed dwelling would have approximately the same relationship with the retained dwelling as that dwelling has with no. 41, and is not considered unduly

detrimental to amenity. First floor rear windows would face toward the forecourt of no. 39, which is on elevated ground. There would be no significant overlooking of neighbouring properties.

Parking

Two off-road parking spaces at the rear of the plot would be provided for the proposed dwelling, and two more would be provided for the existing dwelling fronting the road. This would be marginally short of the 2.5 per unit sought by policy GOD6.

However, only one space is currently available for the existing dwelling, which amounts to a shortfall of 1.5 spaces. The proposed development would result in a shortfall of 1 space and would thus improve the on-site provision. On this basis the shortfall compared to the policy does not warrant refusal.

Other matters

The site is within 5km of the Wealden Heaths I Special Protection Area (SPA), some of the finest remaining heathland on the Lower Greensand and of national importance for its bird, reptile and invertebrate populations. The erection of a single dwelling is not considered likely to have a significant effect on the SPA, and as such an Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 is not required. In drawing this conclusion regard has been had to guidance provided to the Council by Natural England.

10. Conclusion

The proposed development would provide an additional unit of accommodation in a sustainable location. The standard of accommodation would be acceptable and there would be no unduly detrimental impact to the character of the area or to neighbouring amenity. Though there would be a shortfall of one parking space compared to policy GOD6, the overall on-site provision would be improved. The application is therefore recommended for approval subject to conditions.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The development hereby permitted shall be carried out in accordance with the approved plans listed below:

- 10/062-004 - Proposed Ground Floor Plan - received 13th October 2021
- 10/062-005 - Proposed First Floor Plan - received 13th October 2021
- 10/062-006 Rev B - Proposed Site Plan - received 22nd October 2021
- 10/062-007 - Proposed Roof Plan - received 13th October 2021
- 10/062-009 - Proposed Elevations - received 13th October 2021

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 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 external finishes of the development hereby permitted shall match those used in the existing dwelling in material, colour, style, bonding and texture unless otherwise indicated on the approved plans or within Section 7 of the application form.

Reason:

To protect the character and appearance of the building and the visual 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.

3. Condition:

No above ground development associated with the dwelling hereby permitted shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees, shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the completion of the development and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies TD1 and NE1 of the Local Plan (Part 1) 2018 and Policies D1 and D4 of the Local Plan 2002.

4. Condition:

Prior to the commencement any above ground works in connection with the dwelling hereby permitted, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the dwelling will achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G

(2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CC1 and CC2 of the Local Plan (Part 1) 2018.

5. Condition:

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no building, structure or other addition or alteration permitted by Classes A, AA, B, and C of Part 1 of Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason:

To protect the character of the area and the amenity and privacy of the occupants of neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policies D1 and D4 of the Local Plan 2002.

6. Condition:

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to South Hill has been constructed in accordance with the approved plans. Thereafter the access shall be permanently retained and maintained.

Reason:

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1).

7. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1).

8. Condition:

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1).

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 the National Planning Policy Framework.
2. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
3. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment which will be at the applicant's own expense.

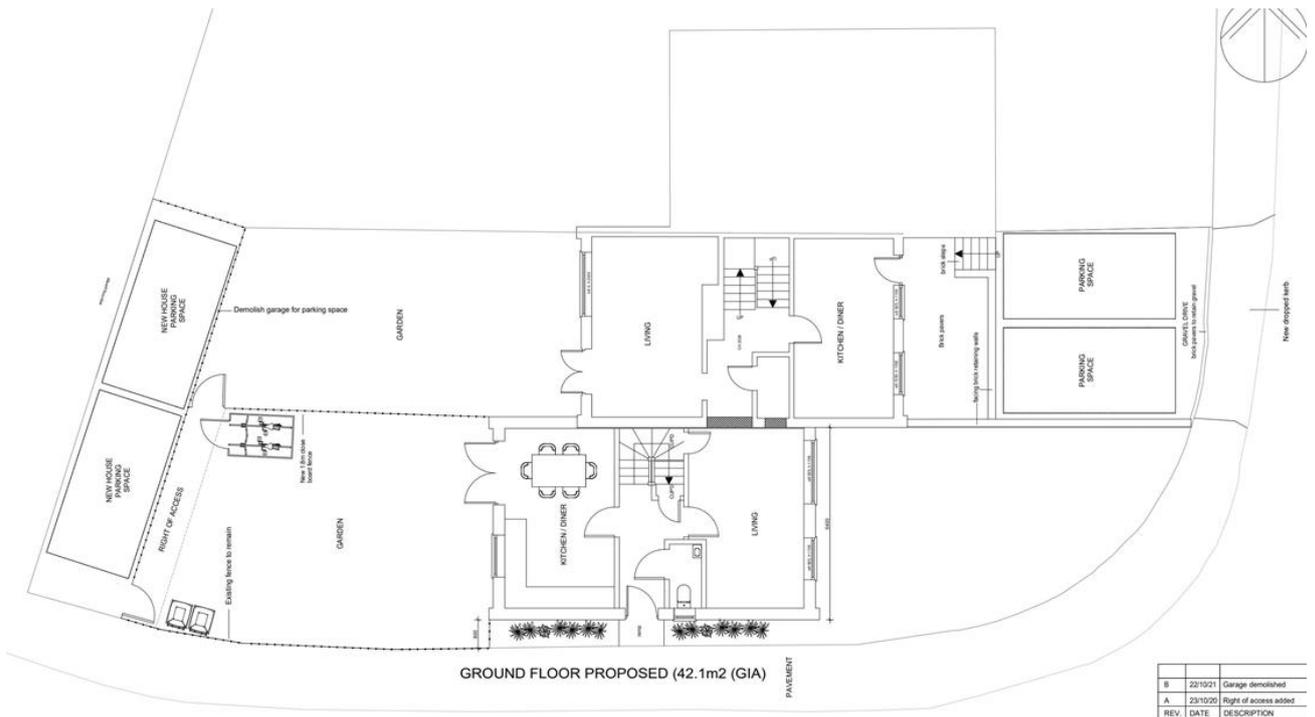
4. The applicant is advised that a detailed design must be approved from Surrey County Council Structures Team before any works are carried out on any footway, footpath, carriageway, or verge.
5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
6. 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 7 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

Plans Annexe for WA/2021/02464

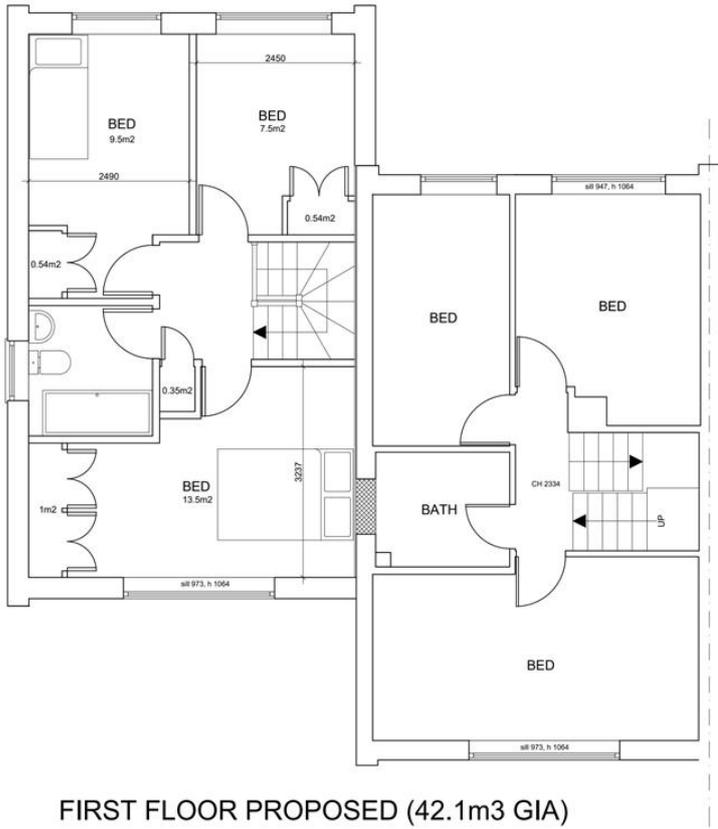
Location Plan



Proposed Site Plan



| REV. | DATE | DESCRIPTION |
|------|----------|-----------------------|
| B | 22/10/21 | Garage demolished |
| A | 23/10/20 | Right of access added |



FIRST FLOOR PROPOSED (42.1m³ GIA)