

WA/2022/02867 – Erection of extensions and alterations (as amended by plans uploaded 22.02.2023) at CARIAD KNOLL ROAD GODALMING GU7 2EL

Applicant: Mr C Edkins
Case Officer: Sam Wallis
Neighbour Notification Expiry Date: 15/12/2022
Extended Expiry Date: 30/06/2023
Committee Meeting Date: Planning Committee 28/06/2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Summary

The application has been brought to Planning Committee at the request of the local Ward Member (Councillor Steve Williams) to allow the impact upon residential amenity to be debated by the Committee. 19 letters of objection from 13 addresses have been received.

The application proposes the erection of a two-storey and single storey side extension following the removal of a balcony, a two storey rear extension with balcony following the removal of a conservatory and the addition of a 2nd floor to the existing dwelling at Cariad, Knoll Road.

Officers consider the proposal is acceptable with regard to design, residential amenity and impact on trees. The planning balance assessment concludes that the proposal is in accordance with the Development Plan. As such, planning permission is recommended for approval.

2. Site Description

The application site is located at the southern end of Knoll Road.

- The property is a detached, modernist, two-storey dwelling with integrated garage.
- The area is residential in character.
- The site is flat but the rear of the garden drops steeply down to the Godalming Hillsides.

3. Proposal

Permission is sought for the erection of extensions and alterations (as amended by plans uploaded 22.02.2023).

- A part single storey and part two storey extension to the west elevation which would measure approximately 10.3m wide by approximately 6.1m deep with a height of approximately 5.5m at its highest point.

- A two-storey rear extension which would measure 24.3m wide by 4.5m deep incorporating a covered balcony at first floor level with a flat roof height of 6m.
- A second storey level which would measure 9m wide by 6.5m deep with an overall flat roof height of 8.3m
- Removal of a store building to the front of the property

4. Relevant Planning History

Reference	Proposal	Decision
WA/2018/1780	Erection of extensions and alterations.	GRANTED (07/12/2018)
WA/1994/0323	Erection of a conservatory over existing single storey extension.	GRANTED (11/04/1994)
WA/1975/0775	Extension to playroom, new front entrance screen, new staircase and window	GRANTED (04/08/1975)
WA/1974/0668	Erection of extension comprising bedroom, bathroom and dressing room and provision of door to carport	GRANTED (13/12/1974)
GOD22/70	Alterations to form additional bedroom, sewing room, bathroom, store and balcony	GRANTED (02/03/1970)
GOD7415	Erection of detached house	GRANTED (26/07/1962)

5. Relevant Planning Constraints

- Developed Area of Godalming
- Adjacent to Developed Area of Special Environmental Quality – Frith Hill
- Adjacent to Godalming Hillside
- Adjacent Woodland TPO 33/06
- 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, NE2, CC2
- **Godalming Neighbourhood Plan (made August 2019):** GOD5, GOD6, GOD12
- **Waverley Borough Local Plan (Part 2) (adopted March 2023):** DM1, DM2, DM4, DM5, DM9, DM11, DM13
- 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)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town Council Comments

Godalming Town Council	<p>Objection</p> <ul style="list-style-type: none"> • Overdevelopment. • Overlooking. • No Tree survey provided to ascertain impact on trees. • Protection of Godalming Hillside. <p>(05/01/2023)</p>
------------------------	--

Since these comments, the applicant has submitted an Arboricultural Impact Assessment and Tree Protection Plan and the Council's Tree and Landscape Officer has been consulted. This will be addressed further down the report.

8. Representations

19 letters of objection from 14 addresses (including 6 further letters from original objectors to the amended plans) have been received raising objection on the following grounds:

- Overdevelopment
- Disproportionate to the plot
- Large area of plot is unsuitable/sloping
- Over twice the size of the existing dwelling
- Out of keeping with neighbouring properties
- Out of keeping with character of the road
- Surrounding properties much smaller
- Excessive
- Visible from town
- Huge amount of glass
- White render too prominent
- Loss of neighbour amenity, light and privacy
- Too high
- Trees would need removing
- Impact on Godalming Hillside
- Impact on Frith Hill Area of Special Environmental Quality
- Impact on skyline
- No tree survey
- It would not positively contribute to the Frith Hill Area
- External staircase would cause overlooking

- It would cause a reduction in light to our neighbouring gardens
- Dominant
- Concerns over parking with a property of the size proposed
- Access for emergency vehicles could be impossible
- Not much space left as garden
- Pressure to remove trees to enhance the view of Cariad
- Original dwelling already significantly enlarge

Planning Considerations:

9. Planning Considerations:

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

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

10. Planning History and differences with previous proposal

The planning history is a material consideration. Planning permission has previously been granted for extensions and alterations to Cariad under WA/2018/1780. This scheme included a two-storey rear extension, albeit smaller than that currently proposed. This planning permission was not implemented and has now lapsed but remains a highly material consideration.

11. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM4 of the Local Plan (Part 2) 2023 require development to be of high quality design and to be well related in size, scale and character to its surroundings.

The proposed development would remove an existing store to the front amenity area of the property to enable access to the proposed garaging.

Following the demolition of a balcony at first floor level with steps leading up to it, the proposed two storey side extension to the west would create a three-bay garage/carport and bike/bin store at ground floor level and games room and en-suite at first floor level. The existing garage would be converted into a reception room, with the existing ground floor entrance, utility, study and bathroom being reconfigured internally to create an entrance, WC and utility room.

The two-storey rear extension would replace a single storey extension with first floor conservatory above. It would create a playroom, larger kitchen family room and snug at

ground floor level and three bedrooms, with a covered balcony area, at first floor level. The rear elevation would be prominently glazed.

A second storey is proposed to house a gym and office with fenestration to the rear only. Centrally located on the footprint of the floor below, the second floor would be set back from the front elevation by 3.5m and set back from the rear elevation by 3.3m. It would also be set in from the side elevations by 9.8m from the west and 4.6m from the east.

The dwelling is currently clad in horizontal timber at first floor level and has white painted brick at ground floor level to all facades. The proposed design is modern and linear with materials being cement render and horizontal timber cladding at ground floor level with vertical and horizontal timber cladding and aluminium cladding detailing at first floor level to the front façade, vertical and horizontal timber cladding to the side elevations and vertical and horizontal timber cladding at ground floor level with cement render and horizontal timber cladding at first floor level.

The Residential Extensions SPD states: In the majority of cases, it is advisable to use materials that match those of the existing dwelling. The materials proposed are not dissimilar to the existing materials albeit the proposed render would be used at first floor level in the rear extension. Despite the design of the proposal being contemporary, the dwelling is located within an area comprising a mix of architectural styles and of varied sizes. Whilst the extensions to the dwelling would result in a substantial enlargement, the dwelling would remain well contained within the site with over 2.5 metres separating the east and west elevations from the boundaries. Furthermore, due to the location of the dwelling in relation to highway at the end of Knoll Road and the positioning of the extensions on the dwelling, it is not considered that there would be a materially harmful impact on the visual amenity of the area. The side and rear extensions themselves would not be readily visible within the streetscene or from the Lammas Land given the treed hillside. The second-floor level would appear more notable. Notwithstanding, the impact from the increase in height arising from the introduction of the second floor would be minimised due to the reduction in bulk achieved by stepping in this floor from all elevations.

Additionally, Cariad would not be dissimilar in height to some neighbouring dwellings, the difference being Cariad is of linear design and would have a series of flat roofs rather than pitch. The Council's Residential Extensions SPD states that in the design of an extension, the Council will normally encourage the use of a fully-pitched roof. However, in this instance officers consider the flat roof extensions more suitable in relation to the existing flat roof linear 1960's design of the dwelling.

The SPD also states that, generally, two storey side extensions should not come to within 1 metre of the boundary; this retains the character of the streetscene and also avoid a 'terracing' effect. In lower density areas, where dwellings are well spaced from the boundary, a greater separation distance to the boundary from the extension may be required to retain the spaciousness. In this regard, the extensions would be compliant with the two-storey side extension sat 8.2m from the side flank boundary and given the atypical plot relationship, would continue to provide suitable spacing in line with surrounding properties.

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), Policy DM4 of the Local Plan Part 2 2022 and the Residential Extensions SPD.

12. 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. Policy DM5 of Local Plan (Part 2) 2023 sets out that development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

It is acknowledged that the proposed development to the west is a side extension. However, the relationship between the host dwelling and neighbouring properties is atypical, specifically in this case with Thorwood Cottage. The proposal is akin to a rear extension if one were to consider a typical side-by-side relationship with one's neighbour. Whilst the SPD offers guidance and rules of thumb in respect of typical, side-by-side relationships between buildings, it is clear that the relationship between Cariad and its neighbours is not typical. Nevertheless, the SPD provides a useful benchmark as to what might be acceptable separation distances to protect the residential amenity of existing and future occupants.

Officers have assessed the potential impact on neighbouring properties:

1 Knoll Wood

Cariad is located south-west of 1 Knoll Wood. The proposed extensions are to the west and south of Cariad. Coupled with the 17m distance between dwellings, officers consider therefore there would be no materially harmful impact on the residential amenity of 1 Knoll Wood.

Larchwoods

Cariad is to the north east of Larchwoods.

The Residential SPD states:

Two storey rear and front extensions should be at least three metres from the boundary with a neighbouring property.

Cariad is located to the north-east of Larchwoods. The proposed single storey extension is located approximately 2.5m from the flank boundary. It is noted in the case of single storey developments, the extension may extend to the boundary. However, in the spirit of good neighbourliness and to ensure adequate maintenance space, a 1 metre gap is encouraged. Thus, this would be acceptable. The two-storey west-side extension would be located 8.2m from the boundary and the two-storey rear extension located 9.6m. This is well within guidance of 3m for two-storey development.

Officers do note the proposed balcony would be located 4.4m. However, it is noted that there is an existing balcony to the western side of Cariad. Furthermore, in the event that planning permission is granted, a condition (Condition 7) is recommended to be imposed to ensure that a privacy side panel at a minimum of 1.7m in height is installed on the western side of the balcony to prevent loss of privacy from overlooking. Given this screening that would protect the privacy of Larchwoods coupled with there being no window openings on the side extension, it is considered there would be no material loss of privacy to this property. The rear elevation would have oblique views of the side of Larchwoods to their utility room. Furthermore, there are existing windows in the rear façade with the same outlook.

In terms of loss of light, the Residential Extensions SPD states:

The purpose of the 45° rule is to make sure that the development does not take away too much daylight from the neighbouring property. For a two storey extension, the measurement should be taken from the closest edge of the closest window serving a habitable room. A line should be drawn at 45° to the existing property and extended to a maximum of 12 metres. If the proposed extension crosses this line, then it is likely that there would be an unacceptable impact on the neighbouring property.

The closest window in Larchwoods front elevation serves a kitchen (considered to be a habitable room due to the size of the room). The 45 degree (horizontal analysis) would be crossed by the extension at Cariad after 12m for the single storey element and at 19m for the two storey element. It is noted that in regards to the 45-degree rule, the impact on daylight is assessed by drawing two 45° lines at 12 metres in length. As the single-storey extension would be exactly 12m along the 45-degree line from Larchwoods, there would be no material loss of light. Furthermore, the windows in the side elevation closest to Cariad serve a garage and utility room which are not classed as habitable rooms.

Thorwood Cottage

Cariad is located to the south of Thorwood Cottage. The proposed two-storey rear extension would not impact the residential amenity of Thorwood Cottage in any way.

In terms of overbearing impacts, the Residential Extensions SPD states:

Whilst the right to a view is not a material planning consideration, the impact of a large and visually dominating extension can undermine the amenity of neighbouring properties, therefore the following test applies: two storey rear and front extensions should be at least three metres from the boundary with a neighbouring property.

It should be noted that Thorwood Cottage is at right angles to Cariad. The proposed two storey side extension would be located between 5.5 and 7m from the boundary with Thorwood Cottage which would prevent the development being considered overbearing.

Of loss of light, the Residential SPD states:

The 25° Rule should be used when a proposed development directly faces an existing habitable window in the neighbour's property. In this instance, a line taken from one metre above ground floor level on the rear elevation of the proposed extension should be drawn at 25° to the ground. If this line crosses the development opposite, then it is considered that the relationship is unacceptable and would reduce the amount of daylight into the existing property.

A line drawn at 25 degrees from the side window at Thorwood Cottage would not cross the proposed buildline of Cariad.. Furthermore, it is considered there would not be overshadowing impacts to the gardenspace of Thorwood Cottage that would be materially more harmful than the existing situation.

In terms of overlooking from Cariad, the reconfiguration of the existing windows in the front elevation of Cariad would not cause additional overlooking. There are existing windows on the current dwelling with similar outlook. Officers do note an additional bedroom window to the eastern side of the front elevation. However, this is located 17m from 1 Knoll Road and 21m from Thorwood Cottage such that this would not cause a material overlooking impact. Furthermore, there are two additional first-floor front elevation windows. However, these serve an en-suite. In the event that planning permission is granted, a condition (Condition 3) is recommended to be imposed to ensure that the windows at first floor level in the northern elevation (shown to be serving an en-suite) are obscurely glazed to prevent additional overlooking. There are additional windows at ground floor level serving a utility room and W.C. with very little boundary screening to the neighbouring property. It is therefore considered necessary to recommend a condition (Condition 4) to secure obscure glazing of these windows to prevent views to Thorwood Cottage garden. Additionally, as previously mentioned, Condition 7 will require screening for the north elevation of the balcony in order to restrict harmful views to this property as well as Larchwoods. Lastly, the two-storey front entrance would have solid insulated panels on first-floor level which again would safeguard privacy.

As highlighted above, the existing relationship on balance is considered acceptable. However, if further windows were to come forward owing to permitted development rights, specifically on the second-floor level this would potentially be detrimental with regard to loss of privacy. Thus, in the event that planning permission is granted, a condition (Condition 6) is recommended to be imposed to remove permitted development rights to insert new windows in the north, west and east elevations.

Subject to the above outlined conditions, 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, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan (made August 2019), Policy DM5 of the Local Plan Part 2 2022 and the Residential Extensions SPD.

13. Ancient Woodland

With regards to the impact on Ancient Woodland, the Forestry Commission's Standing Advice recommends a minimum 15m buffer between development and Ancient Woodland. As the proposed extensions would be set approximately 18m at their closest point coupled with the attached TPP and Arboricultural Impact Assessment which will be discussed below, officers are satisfied that no harmful impact on Ancient Woodland would result. The proposal would therefore accord with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan Part 2 2022 and paragraph 180 of the NPPF.

14. 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.

15. 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. Policy DM11 of the Local Plan Part 2 2022 is attributed full and significant weight respectively due to its level of consistency with the NPPF 2021.

To the immediate south and abutting the curtilage of the application site is a Woodland Tree Preservation Order. In relation to the trees within the site itself, an Arboricultural Impact Assessment and Tree Protection Plan have been submitted. The Council's Tree and Landscape Officer has reviewed the documents and is satisfied that they offer adequate protection and has supplied conditions (Conditions 8 and 9) should the application be approved. The proposal would remove a single ornamental tree close to the dwelling; officers do not consider this to be sufficient to warrant a refusal of planning permission .

16. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

Officers note there is an inaccuracy with the biodiversity checklist and the proposal would be sited just 18m from an area of ancient woodland and is first-floor timber-clad. Thus, officers have consulted Surrey Wildlife Trust in relation to bats. SWT have informed officers that given the building appears to be in a good condition, is a post-1960 build, is flat-roofed

rather than pitched and the timber cladding is tongue and groove rather than lapping, there would be limited suitability for roosting bats.

However, an informative should be added to remind the applicant that protected species may still be present at the property and that works should stop should they be found during the course of the works.

As such, subject to an informative, it is considered that the proposal is in accordance with Policy NE1 of the Local Plan 2018 (Part 1) and DM1(g) of Local Plan (Part 2) 2023.

17. 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 existing dwelling has four bedrooms and parking for five vehicles, two within the double garage and three to the front amenity space. The proposal would increase the amount of bedrooms to six and create a three bay garage with space in the front amenity area increasing through the removal of a store. The adopted Parking Guidelines Document suggests 2.5 spaces for a 3+ bedroom property. There would be adequate parking provision with the proposal.

18. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has not been submitted in support of the application as the requirement was not in place at the time of the submission of the planning application. Notwithstanding this, the planning statement highlights that the proposed development would uplift the entire property in line with modern building regulations including additional external insulation to the walls and roof as well as an air source heat

pumps and underfloor heating. A condition (Condition 10) is recommended to secure the submission of a schedule of sustainability measures prior to commencement in order to ensure that energy efficiency is maximised and carbon emissions are reduced in accordance with Policies CC1 and CC2 of Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and advice contained within the Climate Change and Sustainability SPD 2022.

19. Third party representations

The grounds for objection raised in the third-party responses to the application have been carefully considered in the assessment of this application and the majority has been addressed within the body of the report.

- Access for emergency vehicles could be impossible
 - There are no proposals to alter the access to the site. This is proposed to remain unchanged.

- Impact on Godalming Hillsides
 - The proposal is adjacent to Godalming Hillside., Policy BE5 of Local Plan 2002 and GOD12 of the Godalming and Farncombe Neighbourhood Plan makes clear that development here will not be acceptable unless it would not diminish the wooded appearance of the hillside and result in a loss of tree cover to the detriment of the area and the character and setting of the town; A single ornamental tree, located next to the dwelling, is proposed to be removed. The wooded appearance of the hillside will not be materially impacted by the development.

- Impact on skyline
 - Policy GOD12 of the Godalming and Farncombe Neighbourhood Plan states that it is equally important to maintain the overall character and setting of the hillsides and the town in general that development at the highest points on the hillsides does not significantly encroach on the existing skyline. Given the higher level of sensitivity of development on the skyline of the Hillsides, this has specifically been identified in the policy; the dwelling is set back within the plot and barely visible from the town or Lammas Land due to the tree coverage from protected trees. The increase in height of the dwelling would be set back from the rear elevation and would not encroach on the skyline.

- Impact on Frith Hill Area of Special Environmental Quality
 - Policy BE2 seeks to safeguard the very important part of the character of Godalming; the proposal would not impact the wooded area of hillside, the trees will be retained. The residential amenity will be retained. The development would not be above the height of the prevailing trees or have road frontage.

- Visible from town
 - Officers have viewed the Cariad from various locations in the town centre and on the opposite hillside during winter months and are satisfied that there is limited visibility of the existing house and a small likelihood of increased visibility from the proposal.

- No tree survey
- The agent has provided a tree survey for the development.

20. 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:

045 E 01 Rev * Existing Plans & Elevations
045 P 01 Rev D Proposed GF Plan
045 P 02 Rev C Proposed FF Plan
045 P 03 Rev C Proposed 2nd F Plan
045 P 04 Rev C Proposed Roof Plan
045 P 05 Rev D Proposed N & E Elevations
045 P 06 Rev D Proposed S & W Elevations
045 P 07 Rev D Proposed Section
045 P 08 Rev D Proposed Perspectives
045 P 10 Rev B Proposed Block & Location Plan

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 Policy DM4 of the Local Plan (Part 2) 2022.

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 2018 (Part 1) and Policy DM4 of the Local Plan (Part 2) 2022.

3. Condition:

The first floor ensuite windows in the northern elevation, shown as serving an ensuite on drawing number 045 P 02 Rev C, shall be fitted with purpose made obscure glazing to the extent that intervisibility is excluded. All windows shall be retained in these forms.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM5 of the Local Plan (Part 2) 2022.

4. Condition:

The ground floor windows in the northern elevation, shown as serving a WC and a utility room on drawing number 045 P 01 Rev D, shall be fitted with purpose made obscure glazing to the extent that intervisibility is excluded. All windows shall be retained in these forms.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM5 of the Local Plan (Part 2) 2022.

5. Condition:

The flat roofs of the extensions hereby permitted shall not at any time be used as a balcony or terrace without the prior written permission of the Local Planning Authority. No railings or other form of enclosure shall be erected upon the roof of the flat roof extension.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM4 of the Local Plan (Part 2) 2022.

6. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the northern, eastern or western elevations of the extension hereby permitted without the written permission of the Local Planning Authority.

Reason:

Having regard to the relationship with neighbouring properties and to accord with Policy TD1 of the Local Plan Part 1 2018, Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 and Policy DM5 of the Local Plan (Part 2) 2022.

7. Condition:

Prior to first use of the balcony hereby permitted: (a) details of privacy screening shall be submitted to and agreed in writing in relation to the northern and western balcony side, achieving a minimum height of 1.7m and maximum height of 2.1m from the finished floor level of the balcony and preventing intervisibility between the application site and neighbouring properties, and (b) the screening shall be erected in strict accordance with the approved details and retained in perpetuity.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policy DM5 of the Local Plan (Part 2) 2022.

8. Condition:

The Arboriculture Impact Assessment by TGA, ref: TGA.2520.ArbImpactAssessment dated 19/01/2023 and TGA Tree Protection Plan dated: 19/1/2023 shall be adhered to prior and throughout the construction. The development hereby permitted shall be carried out in accordance with the approved details.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2022.

9. Condition:

Prior to the commencement of the development hereby permitted, the Local Authority shall be notified at least 2 weeks before any demolition/construction activities and associated vehicular movement commences within the site to ensure ground and fence protection is in place and in accordance with the arboriculture method statement and tree protection plan.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2022.

10. Condition:

Prior to commencement a scheme of climate change and sustainability measure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall have regard to the content of the Council's Climate Change and Sustainability SPD (2022). The development hereby permitted shall not proceed except in strict accordance with the approved details.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018.

Informatives:

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0300 060 3900.
2. "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.
3. 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
4. The applicant is reminded that the installation of an air source heat pump will need to comply with Schedule 2, Part 14, Class F of the Town and Country Planning

(General Permitted Development) Order 2015 (as amended). If it is not possible to achieve compliance with this Class, the applicant will need to seek to apply for express planning permission for the air source heat pump.

Appendix



PROPOSED SITE
BLOCK PLAN
SCALE 1:500

PROPOSED SITE
LOCATION PLAN
SCALE 1:1250



Drainance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100020432



goodchild architects

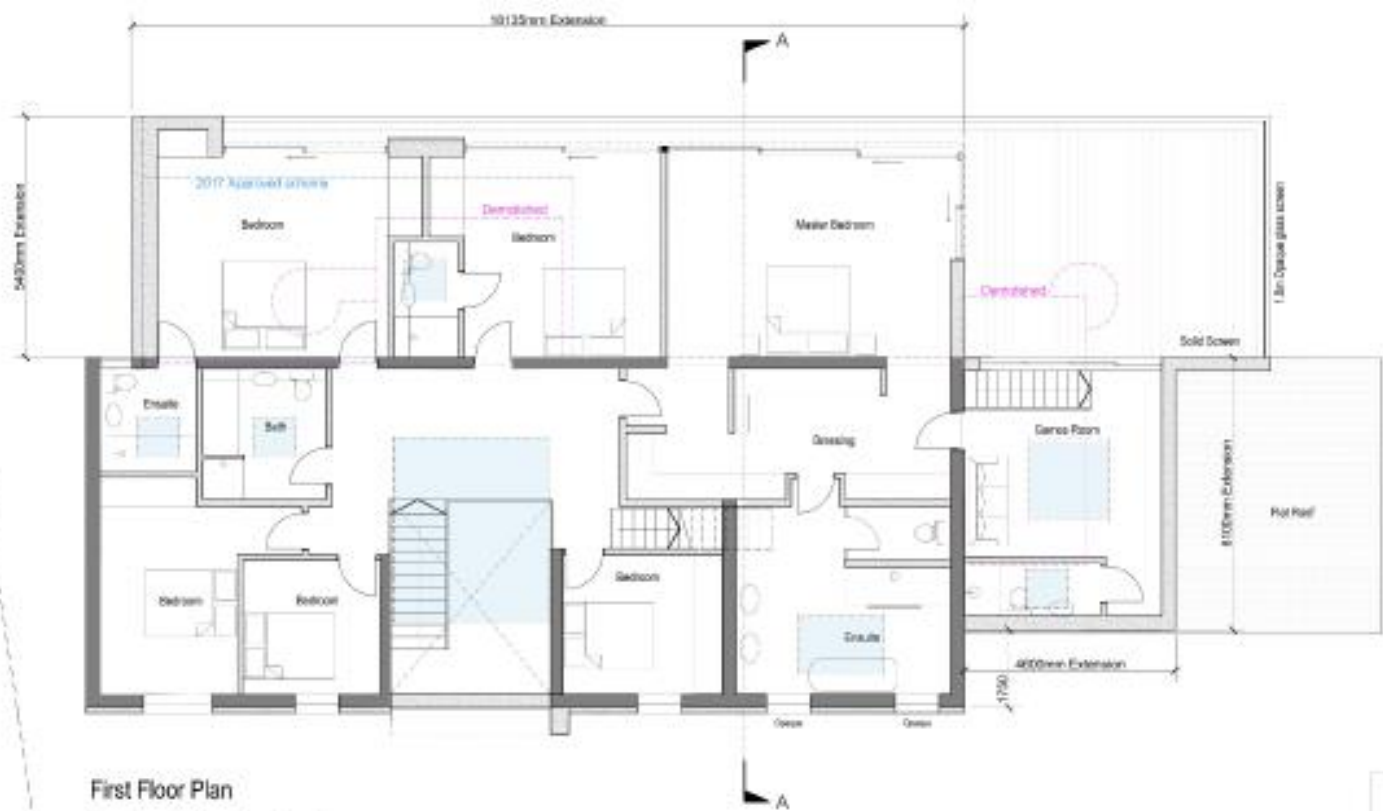
Cariad, Knoll Road
Godalming GU7 3EL
- Rear, side and Second Floor Extension

Proposed Block and Location Plan

Dwg : 045 P 10 Rev B

Scale 1:500/ 1250 @ A3

Date: Oct 2022



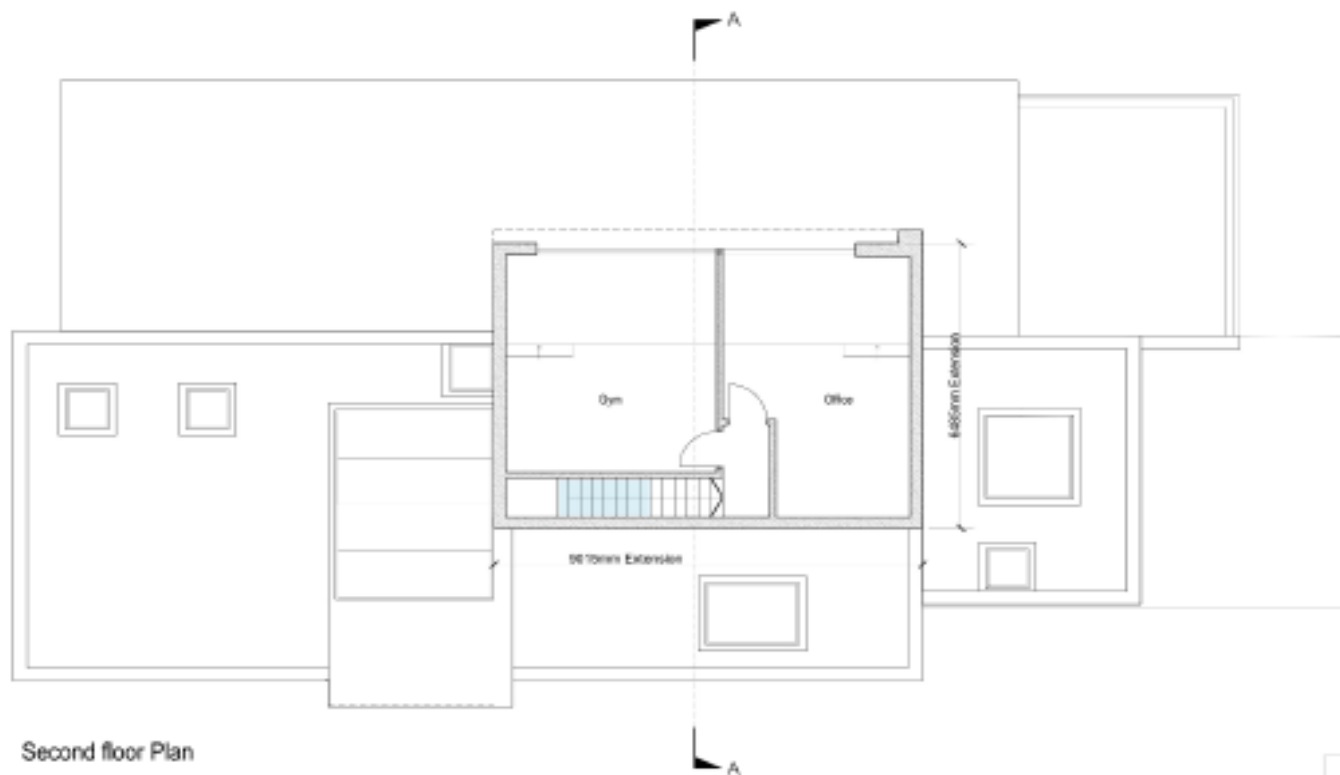
First Floor Plan



goodchild architects

Cariad, Knoll Road
 Godalming GU7 3EL
 - Rear, side and Second Floor Extension

Proposed First Floor Plan
 Dwg : 045 P 02 Rev C
 Scale : 1:100 @ A3 Unless stated otherwise
 Date : Oct 2022



Second floor Plan



goodchild architects

Cariad, Knoll Road
Godalming GU7 3EL

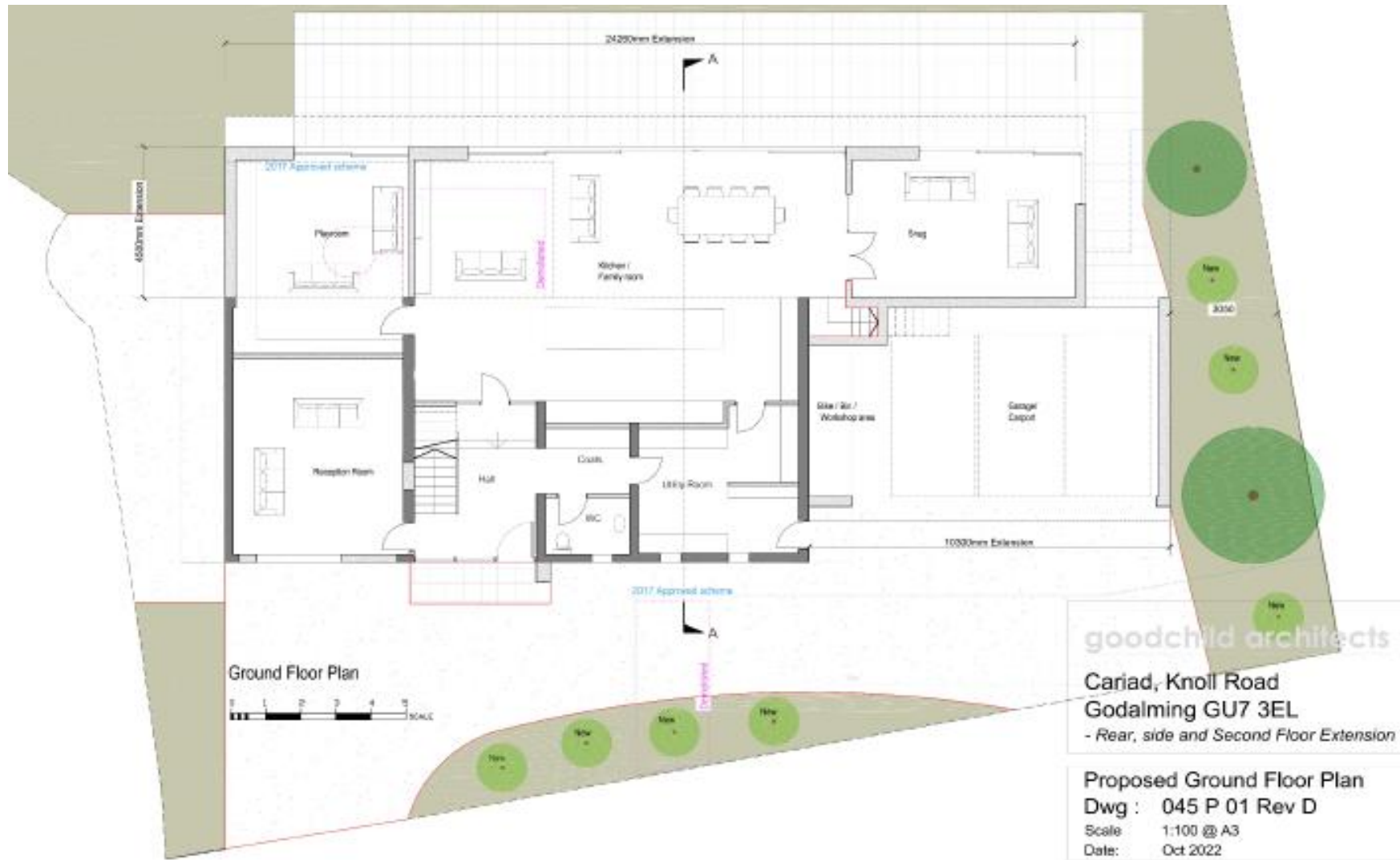
- Rear, side and Second Floor Extension

Proposed Second Floor Plan

Dwg : 045 P 03 Rev C

Scale 1:100 @ A3 Unless stated otherwise

Date: Oct 2022





Perspective - Front



Perspective - Rear

goodchild architects

Cariad, Knoll Road

Godalming GU7 3EL

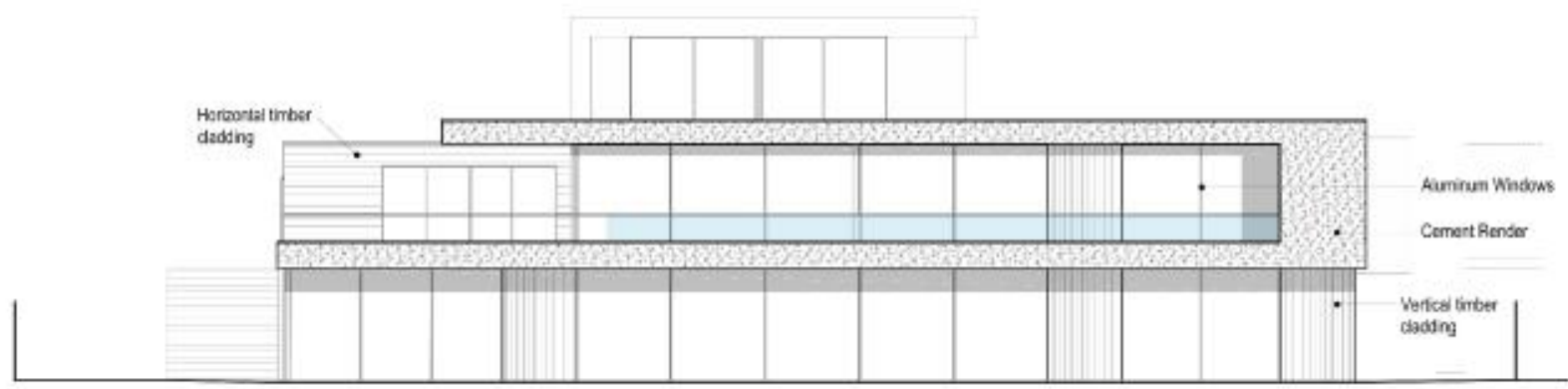
- Rear, side and Second Floor Extension

Proposed Perspectives

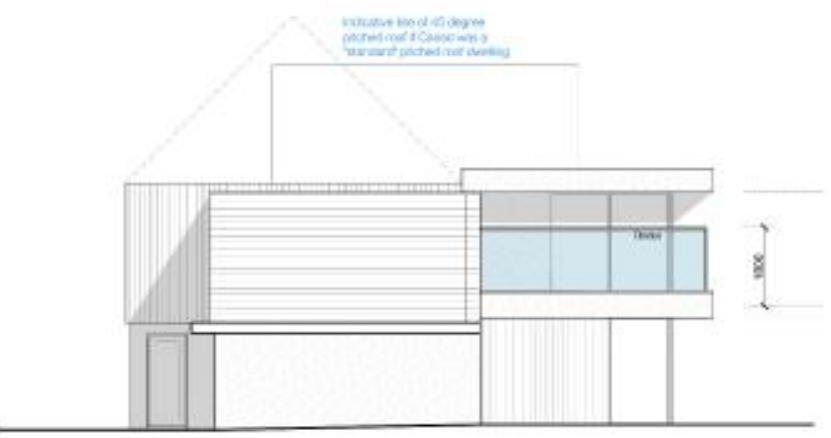
Dwg : 045 P 08 Rev D

Scale 1:100 @ A3 Unless stated otherwise

Date: Oct 2022



South Elevation - Rear
 0 1 2 3 4 5
 scale

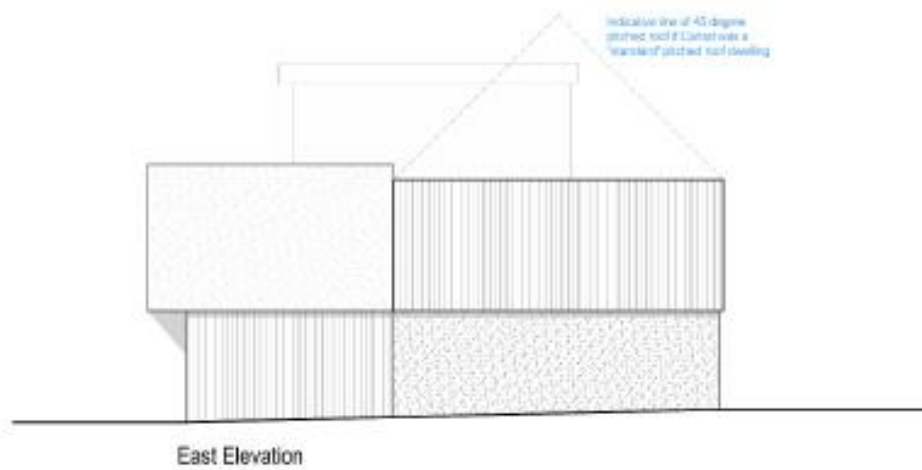
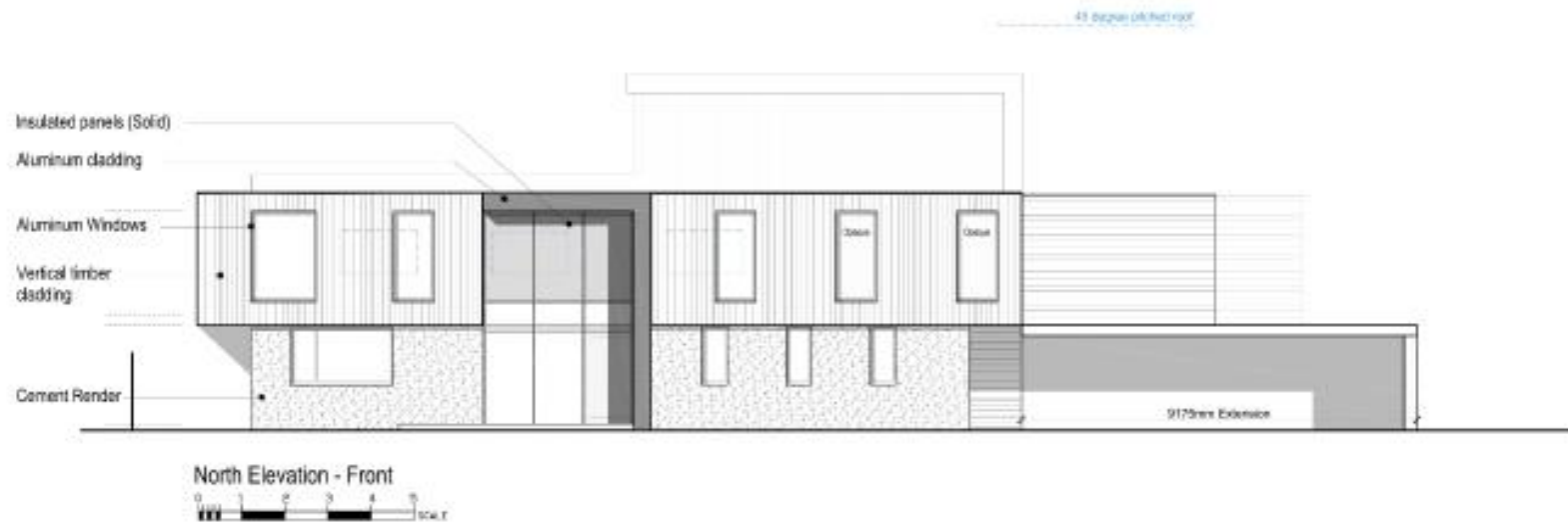


West Elevation

goodchild architects

Cariad, Knoll Road
 Godalming GU7 3EL
 - Rear, side and Second Floor Extension

Proposed South & West Elevations
 Dwg : 045 P 06 Rev D
 Scale 1:100 @ A3 Unless stated otherwise
 Date: Oct 2022



goodchild architects

Cariad, Knoll Road
 Godalming GU7 3EL
 - Rear, side and Second Floor Extension

Proposed North & East Elevations
 Dwg : 045 P 05 Rev D
 Scale : 1:100 @ A3 Unless stated otherwise
 Date: Oct 2022