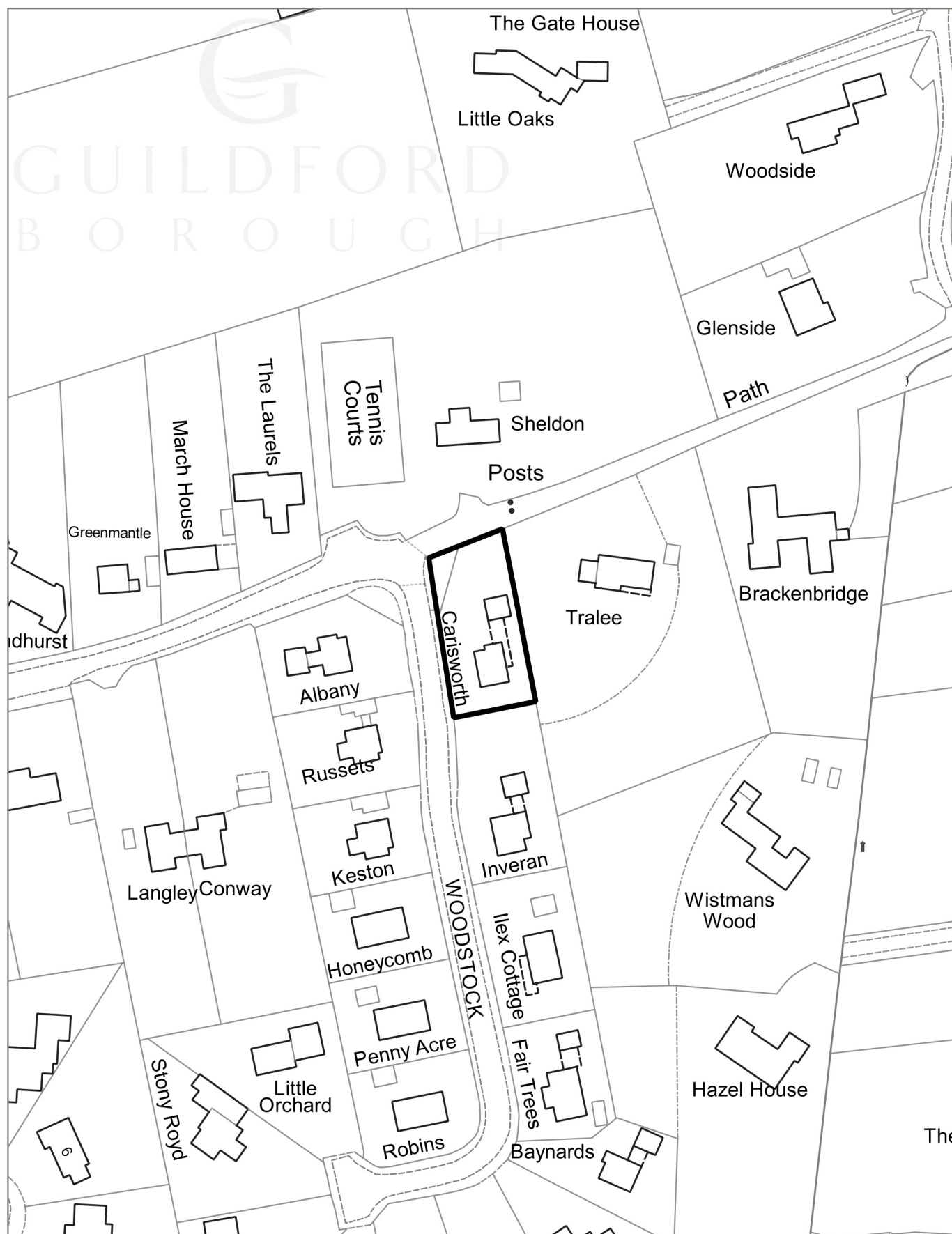


# 21/P/00068 - Carisworth, Woodstock, West Clandon, Guildford



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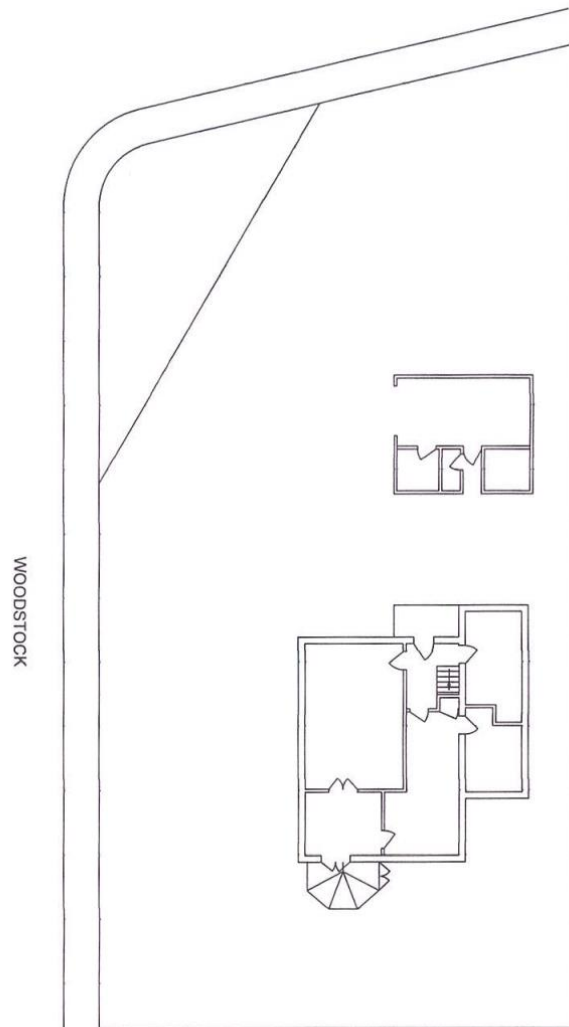


Not to Scale



GUILDFORD  
BOROUGH

**21/P/00068 – Carisworth, Woodstock, West Clandon**



**Not to scale**



**App No:** 21/P/00068  
**Appn Type:** Full Application  
**Case Officer:** Sakina Khanbhai  
**Parish:** West Clandon  
**Agent :**

**8 Wk Deadline:** 24/03/2021

**Ward:** Clandon & Horsley  
**Applicant:** Mr Hopgood  
Vine Cottage  
Ricksons Lane  
West Horsley  
Leatherhead  
KT24 6HU

**Location:** Carisworth, Woodstock, West Clandon, Guildford, GU4 7UJ  
**Proposal:** Refurbish covered way roof and construct walls to enclose area including changes to fenestration.

### **Executive Summary**

#### **Reason for referral**

This item has been referred to Planning Committee by the Council's Planning Development Manager because the application has been submitted on behalf of a member of staff.

#### **Key information**

Refurbish covered way roof and construct walls to enclose area including changes to fenestration.

#### **Summary of considerations and constraints**

The proposal is for enclosing an existing area which provides a covered roof linking the garage to the side elevation of the main dwellinghouse. The proposal does not result in any increase to the existing footprint of the dwellinghouse due to the infill nature of the proposed development. There would be no increase in size, bulk or massing other than the construction of external walls and fenestration changes to create a more formalised single storey link between the garage and dwellinghouse . Therefore, the proposal would represent appropriate development in the Green Belt.

The proposal would have an acceptable scale and design and, as such, would respect the scale and character of the existing property and the character of the surrounding area.

The proposed development is not considered to result in a detrimental impact on residential amenities enjoyed by the occupants of the neighbouring properties.

As such, the proposed development is recommended for approval.

### **RECOMMENDATION:**

**Approve - subject to the following condition(s) and reason(s) :-**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 01, 11, 12, 13, 14, 31, 32, 33, 02, 03 and 22 received on 18/01/21 and 03/02/21.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. The external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory.

#### **Informatives:**

1. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

- Offering a pre application advice service
- Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
- Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case, pre-application advice was not sought prior to submission and the application was acceptable as submitted.

2. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or [buildingcontrol@guildford.gov.uk](mailto:buildingcontrol@guildford.gov.uk)

## **Officer's Report**

### **Site description.**

The application site relates to a detached dwelling located within a cul-de-sac of residential properties. The site lies in the Green Belt and the Identified Settlement Boundary of West Clandon.

The surrounding area is residential; consisting of detached properties of varying scale, design and character situated on medium sized plots.

### **Proposal.**

Refurbish covered way roof and construct walls to enclose area including changes to fenestration.

### **Relevant planning history.**

GU/R 7735 Erection of detached dwelling with private garage - Approved 09/06/59

94/P/00162 Erection of two storey rear extension - Approved 22/03/94

### **Consultations.**

West Clandon Parish Council: No comment received.

### **Third party comments:**

None received.

### **Planning policies.**

#### National Planning Policy Framework 2019 (NPPF):

- 1. Introduction
- 2. Achieving sustainable development
- 4. Decision-making
- 12. Achieving well-designed places
- 13. Protecting Green Belt land

#### Guildford Borough Local Plan: Strategy and Sites 2015-2034:

The Guildford Borough Local Plan: Strategy and Sites was adopted by Council on 25 April 2019. The Plan carries full weight as part of the Council's Development Plan. The Local Plan 2003 policies that are not superseded are retained and continue to form part of the Development Plan (see Appendix 8 of the Local Plan: strategy and sites for superseded Local Plan 2003 policies).

- |    |               |
|----|---------------|
| P2 | Green Belt    |
| D1 | Place shaping |

#### Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

- |    |                                  |
|----|----------------------------------|
| G1 | General Standards of Development |
| G5 | Design Code                      |

### Supplementary planning documents:

Residential Extensions and Alterations SPD 2018

### **Planning considerations.**

The main planning considerations in this case are:

- the impact on the green belt
- the impact on the scale and character of the existing dwelling and the surrounding area
- the impact on neighbouring amenity

#### The impact on the green belt

The site is located within the Green Belt. Policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 confirms that Green Belt policy will be applied in line with the NPPF. The NPPF identifies that new buildings will be deemed inappropriate unless for specific purposes as set out in paragraph 145. Extensions to buildings are referred to, provided they would not result in a disproportionate enlargement to the original building. The test of whether there would be a disproportionate enlargement is not an openness test nor does it relate to the visual impact of the development. Neither is it a relative assessment to the size of other buildings in the surrounding area. Instead it requires a quantitative assessment, factors can include the floor space uplift and three dimensional factors such as footprint, increases in height, width, depth and building shape.

The proposed development does not result in any increase in footprint and there would be no three dimensional increases in height, width, depth and building shape. The proposal would introduce solid brick walls to enclose the current open-sided roof way only. The proposed solid brick built single storey link between the existing dwellinghouse and garage would not result in any enlargements to the size of the dwellinghouse. The proposed development is of minor scale and would not result in a disproportionate addition to the original building.

The proposal is found to represent an appropriate development in the Green Belt and accord with policy P2 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034 and with the provisions of paragraph 145 of the NPPF.

#### The impact of the development on the character of the area and scale and character of the existing building

The application site lies within a residential area, being located within a cul-de-sac of residential properties.

The proposed development is subordinate in scale and the overall design would be in keeping with the existing character and appearance of the dwellinghouse. The development would not have a significant material impact on the street scene nor would it detract from the character of the area.

There are no objections to the proposed external fenestration changes to the property.

As such, the overall development would comply with policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015-2034, policy G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007) and the NPPF 2019.

#### The impact on neighbouring amenity

The application site is bounded by two residential properties, Inveran to the side (south) boundary and Tralee to the rear (north-east).

Both neighbouring properties are set off and away from the shared boundaries with separation distances in excess of 21metres.

By virtue of the minor scale of development, positioning, boundary treatment and relationship to those neighbouring properties, the development will not have an unacceptable impact on the amenities enjoyed by the occupants of either neighbouring or surrounding properties, in terms of overbearing impact, privacy and access to sunlight and daylight.

Therefore, the development would comply with saved policy G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction 24/09/2007).

#### **Conclusion.**

The proposal would have no impact on the amenities of the Green Belt. The proposed works would be acceptable in scale and design and would not result in a detrimental impact on residential amenities of the neighbouring properties. For these reasons, the application is acceptable and is therefore recommended for approval.