



TO THE CHAIRMAN AND MEMBERS OF THE **PLANNING COMMITTEE**

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday, 12 May 2020 at 7.00 pm. The meeting will be held virtually and webcast live through the Council's website in accordance with the Coronavirus Act 2020 and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (S.I.2020 No. 392).

The agenda for the meeting is set out below.

RAY MORGAN
Chief Executive

NOTE: Filming Council Meetings

Please note the meeting will be filmed and will be broadcast live and subsequently as an archive on the Council's website (www.woking.gov.uk). The images and sound recording will also be used for training purposes within the Council. By joining the meeting remotely you are consenting to being filmed.

AGENDA

PART I - PRESS AND PUBLIC PRESENT

1. Minutes

To approve the minutes of the meeting of the Planning Committee held on 17 March 2020 as published.

2. Apologies for Absence

3. Declarations of Interest

- (i) To receive declarations of disclosable pecuniary and other interests from Members in respect of any item to be considered at the meeting.
- (ii) In accordance with the Members' Code of Conduct, any Member who is a Council- appointed Director of a Thamesway Group company will declare a non-pecuniary interest in any item involving that Thamesway Group company. The interest will not prevent the Member from participating in the consideration of that item.
- (iii) In accordance with the Officer Procedure Rules, any Officer who is a Council- appointed Director of a Thamesway Group company will declare an interest in any item involving that Thamesway Group company. The interest will not prevent the Officer from advising the Committee on that item.

4. Urgent Business

To consider any business that the Chairman rules may be dealt with under Section 100B(4) of the Local Government Act 1972.

Matters for Determination

5. Planning and Enforcement Appeals (Pages 3 - 4)

6. Planning Applications (Pages 5 - 8)

Section A - Applications for Public Speaking

There are no items for public speaking.

Section B - Application reports to be introduced by Officers

6a. 2019/0549 183 Boundary Road, Woking (Pages 13 - 40)

6b. 2020/0078 Woking Gymnastics Club, Kingfield Road, Kingfield, Woking (Pages 41 - 54)

6c. 2019/1252 Crooksbury, Guildford Lane, Woking (Pages 55 - 82)

6d. 2020/0036 164 Goldsworth Road, Woking (Pages 83 - 110)

6e. 2019/1234 South Paddock, Pyle Hill, Sutton Green, Woking (Pages 111 - 150)

6f. 2019/0893 Goldsworth County Primary School, Bridge Barn Lane, Woking (Pages 151 - 170)

6g. 2019/1230 59 The Oaks, West Byfleet (Pages 171 - 196)

6h. 2020/0151 169 Percheron Drive, Knaphill, Woking (Pages 197 - 212)

Section C - Application Reports not to be introduced by officers unless requested by a Member of the Committee

6i. TPO/0013/2019 – Land at 25 Gorsewood Road, Knaphill (Pages 215 - 224)

6j. TPO/0012/2019 – Land at Florence Court, Florence Way, Knaphill (Pages 225 - 234)

AGENDA ENDS

Date Published - 1 May 2020

For further information regarding this agenda and arrangements for the meeting, please contact Becky Capon on 01483 743011 or email becky.capon@woking.gov.uk



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PLANNING COMMITTEE – 12 MAY 2020

PLANNING AND ENFORCEMENT APPEALS

The Committee is requested to:

RESOLVE:

That the report be noted.

The Committee has authority to determine the above recommendation.

Background Papers:

Planning Inspectorate Reports

Reporting Person:

Peter Bryant, Head of Legal and Democratic Services

Date Published:

1 May 2020

APPEALS DECISION

2018/0633

Application for the demolition of existing buildings and erection of mixed-use development ranging in height to 17 storeys, comprising of 2,275 sq.m GIA energy centre (flexible Sui Generis/Class B1), 679 sq.m co-working space (Sui Generis/Class B1), 247 student and co-living rooms (Sui Generis) with shared kitchens and associated communal space totalling 714 sq.m and 312 sq.m rooftop amenity space, in addition to associated landscaping, waste and ancillary spaces. Installation of 3 No. thermal store vessels and ancillary infrastructure structures including above ground pipework. Installation of subterranean district heating main and private wire electricity cables beneath Poole Road, Goldsworth Road and Church Street West (amended plans and description) at Format House, Poole Road, Woking, GU21 6DY.

Refused by Delegated Powers
20 November 2018.

Appeal Lodged
3 October 2019.
Appeal Dismissed
27 March 2020.

2019/0466

Application for Proposed conversion of detached bungalow into 2x 2 storey dwellings with associated first floor extensions and alterations and the construction of 2x vehicle crossovers at Kits Coty 25 Westfield Road Westfield Woking Surrey GU22 9NA.

Refused by Delegated Powers
2 September 2019.

Appeal Lodged
6 December 2019.
Appeal Dismissed
1 April 2020.

PLANNING COMMITTEE AGENDA

PLANNING APPLICATIONS AS AT 12TH MAY 2020

This report contains applications which either fall outside the existing scheme of delegated powers or which have been brought to the Committee at the request of a Member or Members in accordance with the agreed procedure (M10/TP 7.4.92/749). These applications are for determination by the Committee.

This report is divided into three sections. The applications contained in Sections A & B will be individually introduced in accordance with the established practice. Applications in Section C will be taken in order but will not be the subject of an Officer's presentation unless requested by any Member.

The committee has the authority to determine the recommendations contained within the following reports.

Key to Ward Codes:

BWB = Byfleet and West Byfleet
GP = Goldsworth Park
HO = Horsell
KNA = Knaphill
PY = Pyrford

C = Canalside
HE = Heathlands
HV = Hoe Valley
MH = Mount Hermon
SJS = St. Johns

Major Applications Index to Planning Committee

12 May 2020

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0006A	183 Boundary Road, Woking, Surrey, GU21 5BU,	PLAN/2019/0549	LEGAL	C
0006B	Woking Gymnastics Club, Kingfield Road, Kingfield, Woking, Surrey, GU22 9AA	PLAN/2020/0078	PER	HV
0006C	Crooksbury, Guildford Lane, Woking, Surrey, GU22 0AS	PLAN/2019/1252	PER	HE
0006D	164 Goldsworth Road, Woking, Surrey, GU21 6NE	PLAN/2020/0036	LEGAL	SJS
0006E	South Paddock, Pyle Hill, Sutton Green, Woking, Surrey, GU22 0SR	PLAN/2019/1234	PER	HE
0006F	Goldsworth County Primary School, Bridge Barn Lane, Woking, Surrey, GU21 6NL	PLAN/2019/0893	PER	SJS
0006G	59 The Oaks, West Byfleet, Surrey, KT14 6RW	PLAN/2019/1230	PER	PY
0006H	169 Percheron Drive, Knaphill, Woking, Surrey, GU21 2QX	PLAN/2020/0151	PER	KNA
0006I	25 Gorsewood Road, St Johns, Woking	TPO/0013/2019	CON	SJS
0006J	Florence Court, Florence Way, Knaphill, Woking	TPO/0012/2019	CON	KNA

SECTION B - 6A-6H

SECTION C - 6I-6J

PER - Grant Planning Permission

LEGAL - Grant Planning Permission Subject To Compliance Of A Legal Agreement

CON - Confirm

SECTION A

APPLICATIONS ON WHICH PUBLIC ARE ELIGIBLE TO SPEAK

(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)

SECTION B

**APPLICATIONS WHICH WILL BE
THE SUBJECT OF A PRESENTATION
BY OFFICERS**

(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or area generally)

183 Boundary Road, **Woking**

PLAN/2019/0549

Change of use of ground floor from Use Class A2 (financial and professional services) to Use Class B1 (Business) and formation of an additional one bedroom self-contained flat at first floor level and external alterations including insertion of first floor window openings, alterations to fenestration, installation of external rendered insulation and alterations to roof and shop front and associated bin and cycle storage (AMENDED PLANS)



PLAN/2019/0549



183 Boundary Road

RiveDitch

Basingstoke Canal

Drain Tow Path

ESS

Scandia House

G M S House

29.0m

BOUNDARY ROAD

Tow Path

Play Area

DELTA ROAD

COURTENAY ROAD

MOLLOY COURT

El Sub Sta

Works

Kingsoak House

Comments

Not Set



SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6A PLAN/2019/0549

WARD: Canalside

LOCATION: 183 Boundary Road, Woking, GU21 5BU

PROPOSAL: Change of use of ground floor from Use Class A2 (financial and professional services) to Use Class B1 (Business) and formation of an additional one bedroom self-contained flat at first floor level and external alterations including insertion of first floor window openings, alterations to fenestration, installation of external rendered insulation and alterations to roof and shop front

APPLICANT: Mr Tom Willis

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the creation of new dwellings falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the change of use of the ground floor of the building from Use Class A2 (financial and professional services) to Use Class B1 (Business) and the formation of an additional one bedroom self-contained flat at first floor level. The proposal also include and external alterations including insertion of first floor window openings, alterations to fenestration, installation of an external rendered insulation and alterations to roof and shop front. No extensions are proposed and the proposal would retain existing hardstanding to the rear forming off-street parking.

PLANNING STATUS

- Urban Area
- High Density Residential Area
- Priority Place
- High Accessibility Zone
- Surface Water Flood Risk Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement to secure a SAMM contribution.

SITE DESCRIPTION

The proposal relates to a two storey end-of-terrace property with a vacant commercial (A2 use) unit at ground floor level with ancillary office space at first floor level and a garage and storage buildings to the rear. The property also features an existing flat at first floor level. The property forms a prominent corner plot. The surrounding area is characterised predominately by two storey terraced dwellings and is in a relatively high density area. The proposal site faces Boundary Park with the Basingstoke Canal beyond.

RELEVANT PLANNING HISTORY

- PLAN/2017/1001 - Erection of a two storey rear extension and change of use and subdivision of building, including existing shop unit (A2 Use Class), to form 3x self-contained flats (1x two bedroom & 2x one bedroom), removal of shop front and erection of front canopy plus associated external alterations and provision of parking and bin storage following demolition of existing garages – Resolved to be granted at 27/02/2018 Planning Committee but no further action taken as the Legal Agreement was not completed
- 81/0907 – Continued use of first floor as offices for electrical business – Refused 06.10.1981 but allowed at appeal
- 78/0672 – Two storey extension – Refused 01.12.1978
- 76/0759 - Erection of new shop front – Permitted 27.07.1976

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

Drainage and Flood Risk Engineer: No objection.

Scientific Officer: No objection subject to conditions.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM8 - Land Contamination and Hazards

DM15 - Shops Outside Designated Centres

DM20 - Heritage Assets and their Settings

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS5 - Priority Places

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and Water Management

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS18 - Transport and accessibility

CS20 - Heritage and Conservation

CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Parking Standards (2018)
Woking Design (2015)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)

BACKGROUND

Amended plans were received on 18/02/2020 and 16/03/2020 which identified the following amendments following concerns raised by the Case Officer:

- The first floor internal layout was amended to avoid side-facing windows
- Additional detailing shown on external render
- Eaves extension to the front omitted and barge boards added to flank elevation
- Alterations to window proportions and shopfront design
- Bin and cycle storage identified

The proposal has been assessed based on these plans.

PLANNING ISSUES

Principle of Development:

1. The proposal relates to a building which includes a vacant commercial unit which is understood to have previously been in A2 use (financial and professional services). The loss of the existing use is therefore a material consideration however the proposal site is not within a designated shopping frontage. Woking DPD (2016) policy DM15 establishes a presumption against the loss of 'isolated' shop units except in certain circumstances; the proposal site is however located within 321m of the Walton Road Local Centre to the south (approximately a 5 minute walk) which contains a variety of A1 and A2 uses. The loss of the existing A2 use is not therefore considered to limit access to shops serving the day-to-day needs of local residents as there is alternative provision within the local area. The proposal would result in the change of use of the ground floor to office use (Use Class B1a); there is no policy presumption against new office floor space in this location and the proposal can therefore be considered acceptable in land use terms.
2. The proposal also includes the creation of an additional first floor flat. The NPPF (2019) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area, within close proximity of Woking Town Centre and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. Core Strategy (2012) policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place and the proposal is considered to constitute the efficient use of previously developed land within the urban area.
3. The principle of residential development is therefore considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

4. The proposal relates to a two storey end-of-terrace property dating from the Victorian/Edwardian era which is typical of surrounding development and includes a two storey rear projection on the boundary with Delta Road. The proposal includes external alterations in the form of an external insulated render system, insertion of new window openings and alterations to the roof and shopfront.
5. The external insulated render would project 10cm from the existing external walls. The existing building is finished in render and the proposed material finish would be similar to the existing. Whilst the insulation would project beyond the existing exterior walls, the only place this would be readily apparent is where the property adjoins the attached neighbour at No.185 Boundary Road however the presence of a rainwater downpipe at this property serves to limit the prominence of the projection. Examples of similar external insulation can be found on properties along Walton Road nearby. The proposed plans identify the extension of the eaves of the property, the installation of barge boards and the adoption of decorative horizontal bands in order to help integrate the render system into the host building. Overall the external render system is considered to result in an acceptable impact on the character and appearance of the host building and surrounding area.
6. The proposal also includes alterations to existing windows and the insertion of new window and door openings. The proposed windows adopt traditional proportions which are considered to reflect the character and proportions of the host building and serve to break-up an otherwise largely blank and prominent flank elevation facing Delta Road. The proposal would incorporate a new shopfront which adopts traditional design features which is considered visually acceptable.
7. The proposal site is not within a Conservation Area but is positioned opposite the Basingstoke Canal Conservation Area. The extent of the works and their acceptable visual impact described above is considered to result in a development which preserves the special character and setting of the Conservation Area.
8. Overall the proposed development is considered to result in an acceptable impact on the character of the host building and surrounding area.

Impact on Neighbours:

9. The closest neighbour to the proposal site is the adjoining neighbour at No.185 Boundary Road to the north-east which is a two storey mid-terrace property and features habitable room windows on the rear elevation and on the side elevation facing the proposal site. The existing building features first floor side-facing windows facing this neighbour; these windows would remain, two would be removed and one new window would be inserted. All the windows would serve either bathrooms or as secondary windows and so can be required to be obscurely glazed with restricted opening by condition in order to avoid undue overlooking or loss of privacy. A first floor rear-facing window would be inserted on the south-east facing rear elevation facing towards No.7 Delta Road. The window would be positioned approximately 8.5m from the boundary with this neighbour however the window would look towards the frontage of this neighbour and is not considered to result in an undue overlooking or loss of privacy impact. The flank windows facing towards No.181 Boundary Road on the opposite side of Delta Road would be positioned a minimum of 10m from this neighbour which is considered appropriate for this relationship. No extensions are proposed and the external render system is not considered to impact on the amenities of neighbours.

12 MAY 2020 PLANNING COMMITTEE

10. The proposed office use would be limited in extent (83m²) and is considered a relatively innocuous use. The proposed use is not considered to give rise to an undue neighbour amenity impact and would be similar to the existing lawful A2 use (Financial and Professional Services).
11. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and in terms of potential disturbance compared to the existing situation.

Transportation Impact:

12. The Council's Parking Standards SPD (2018) sets minimum standards of 0.5x spaces per one bedroom flat. The total parking requirement for the two flats would therefore be one space. The SPD sets maximum standards for B1 uses of one space per 30m². There is an existing area of hardstanding to the rear of the proposal site serving as off-street parking for two cars although the length of the spaces does not comply with the minimum dimensions set out in the SPD. These spaces are identified as serving the proposed office use rather than the proposed residential units. The proposal site is however in a sustainable location close to the amenities of Woking Town Centre and the Walton Road Neighbourhood Centre. Surrounding roads are also covered by a Controlled Parking Zone (CPZ). The absence of dedicated parking for the additional flat is not considered to impact unacceptably on parking provision in the surrounding area. In terms of bin and cycle storage, the plans identify the utilisation of an existing store for secure cycle storage and bin storage to the rear.
13. The County Highway Authority raises no objection subject to conditions. Overall the proposal is therefore considered to result in an acceptable transportation impact.

Standard of Accommodation.

14. The resulting first floor flats would have floor areas of 40m² and 36m². The smaller of the two flats would fall 1m² below the recommended minimum standard set out in the National Technical Housing Standards (2015) however this alone is not considered a sufficient reason to warrant refusal. The flats would have relatively open outlooks and are considered to achieve an acceptable standard of internal accommodation. There is no scope for private external amenity space to be provided on site however this is considered acceptable given the constraints of the site and considering the presence of the Boundary Road Recreation Ground immediately opposite the proposal site.
15. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Impact on Flood Risk:

16. The proposal site is not within a designated Flood Zone however the surrounding area is at high risk from surface water flooding. The additional flat would however be located at first floor level and the Council's Drainage and Flood Risk Engineer has been consulted and raises no objection. The proposal is therefore considered acceptable in terms of flood risk.

Contamination:

17. The proposal site is located opposite the site of a former timber treatment works and there is potential for contamination on the site. The Council's Scientific Officer raises

no objection to the proposal subject to a condition securing a Remediation Strategy should any contamination be discovered during construction. The proposal is therefore considered acceptable in this regard.

Impact on the Thames Basin Heaths Special Protection Area (SPA):

18. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
19. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The proposed development would require a SAMM financial contribution of **£515** based on a net gain of 1x one bedroom dwelling which would arise from the proposal. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
20. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

CONCLUSION

21. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and in transportation terms. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions and subject to Section 106 Agreement.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £515	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

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

19141[S]00 (Site Location Plan) received by the LPA on 27/06/2019
19141[S]001 (Existing Site Plan) received by the LPA on 27/06/2019
19141[S]01 (Existing Ground Floor Plan) received by the LPA on 27/06/2019
19141[S]02 (Existing First Floor Plan) received by the LPA on 27/06/2019
19141[S]03 (Existing Roof Plan) received by the LPA on 27/06/2019

19141[PL]001 Rev.A (Proposed Site Plan) received by the LPA on 16/03/2020
19141[PL]01 Rev.B (Proposed Ground Floor Plan) received by the LPA on 16/03/2020
19141[PL]02 Rev.B (Proposed First Floor Plan) received by the LPA on 18/02/2020
19141[PL]03 Rev.A (Proposed Roof Plan) received by the LPA on 18/02/2020
19141[PL]04 Rev.D (Proposed South-West and North-East Elevations and Section AA) received by the LPA on 16/03/2020
19141[PL]05 Rev.C (Proposed North-West and South-East Elevations and Sections BB and CC) received by the LPA on 18/02/2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area.

12 MAY 2020 PLANNING COMMITTEE

4. The first floor windows in the north-east facing side elevation of the development hereby approved shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties

5. Prior to the first occupation of the development hereby permitted, the cycle storage and bin storage facilities shall be provided in accordance with the approved plans listed in this notice and thereafter the cycle and bin storage areas shall be permanently retained and maintained for their designated purposes.

Reason: To ensure adequate bin and cycle storage facilities.

6. If during development, contamination not previously identified is found present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

Reason: To comply with the National Planning Policy Framework (NPPF) which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution and to ensure that adequate site investigation information, prepared by a competent person, is presented.

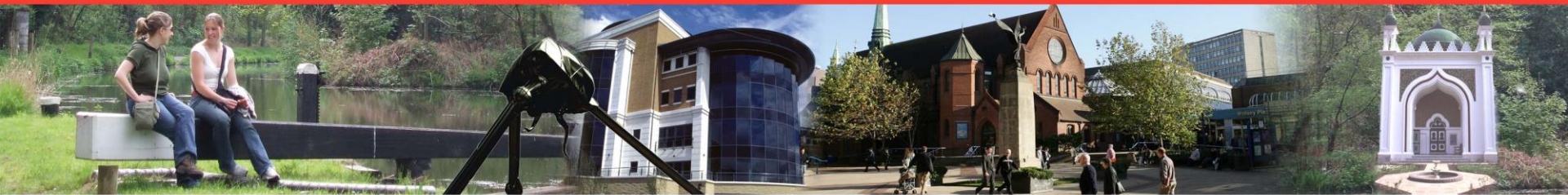
Informatives

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 (2019).
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.

12 MAY 2020 PLANNING COMMITTEE

5. The applicant is advised that this permission does not convey the right to enter or to building on land not within their ownership.

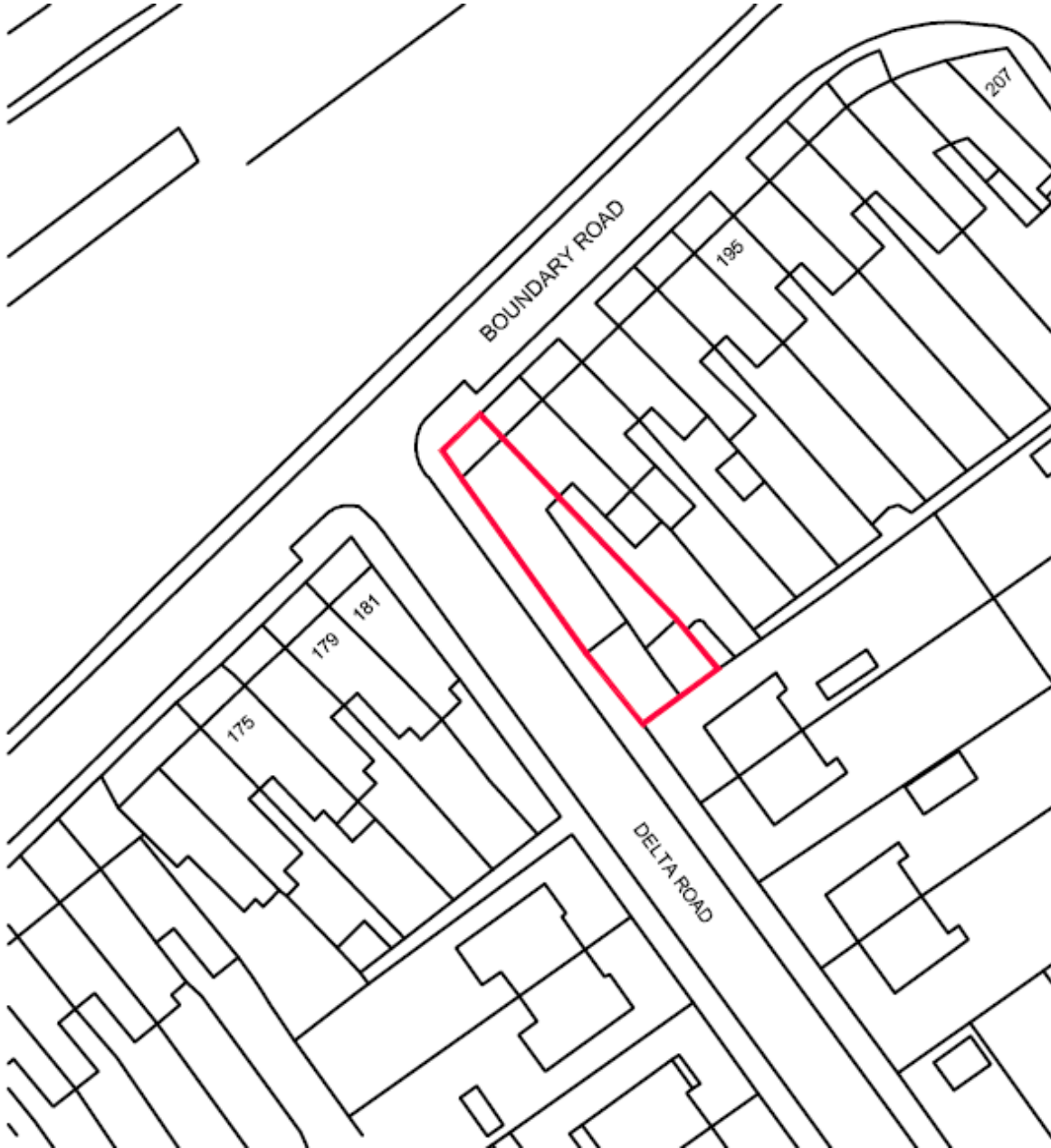


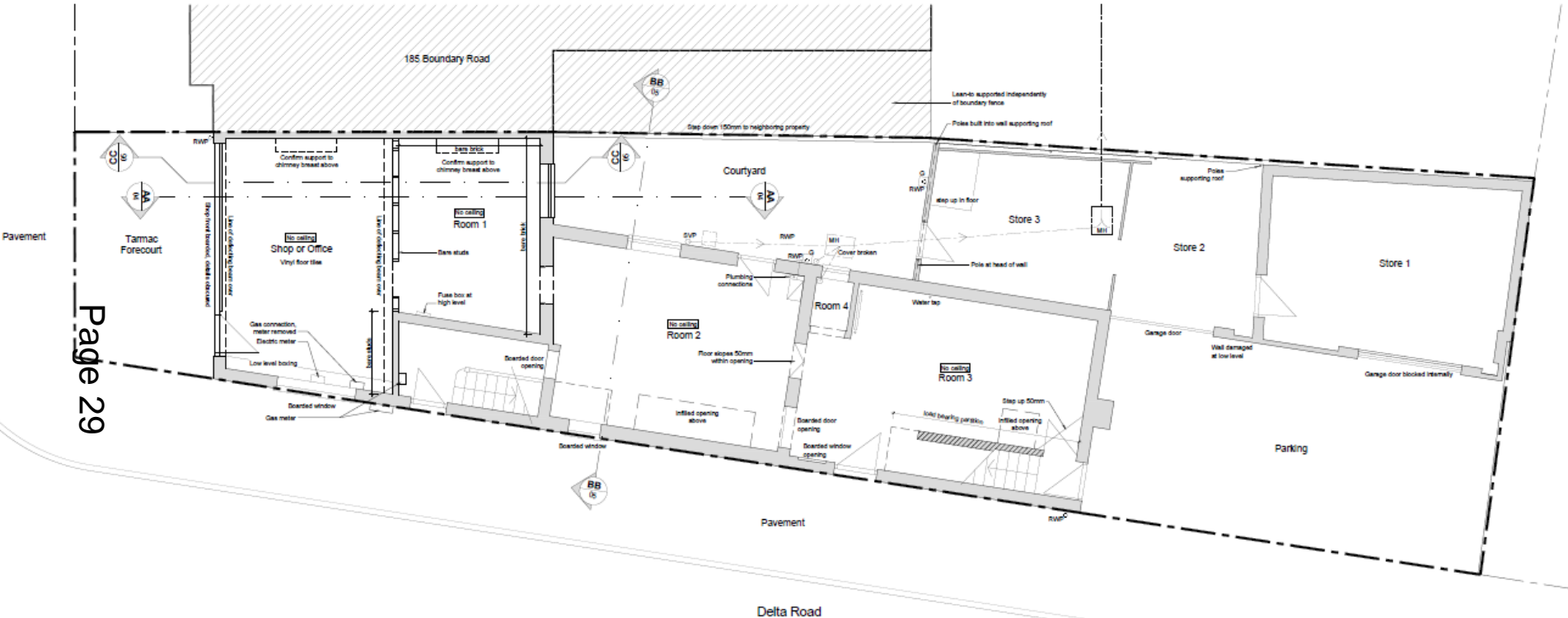
ITEM 6a – PLAN/2019/0549

183 Boundary Road, Woking.

Change of use of ground floor from Use Class A2 (financial and professional services) to Use Class B1 (Business) and formation of an additional one bedroom self-contained flat at first floor level and external alterations including insertion of first floor window openings, alterations to fenestration, installation of external rendered insulation and alterations to roof and shop front and associated bin and cycle storage
(AMENDED PLANS)

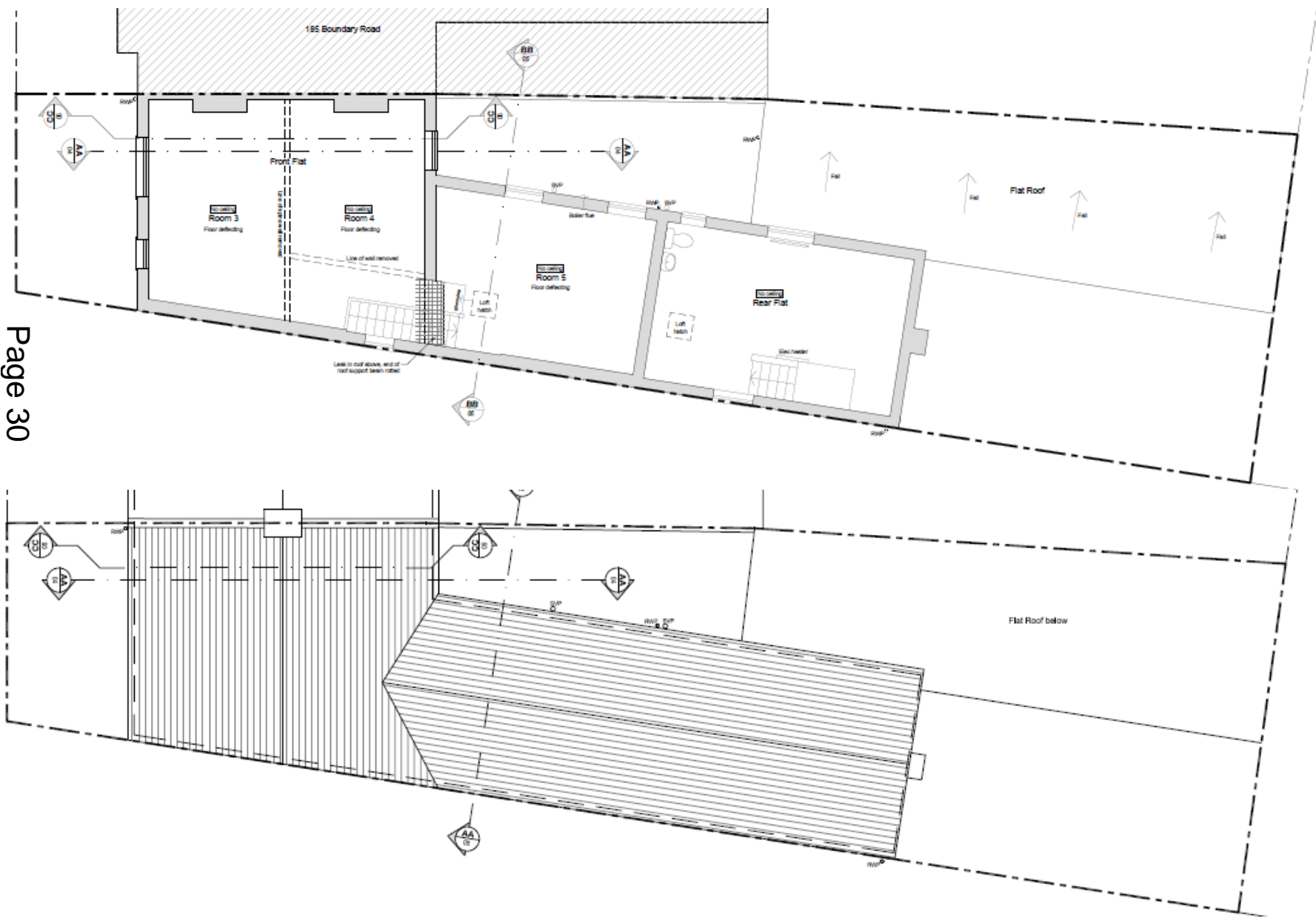
Location Plan – PLAN/2019/0549





Slide 5

Existing First Floor and Roof Plan – PLAN/2019/0549



Photographs – PLAN/2019/0549



Photographs – PLAN/2019/0549



Photographs – PLAN/2019/0549

Page 33

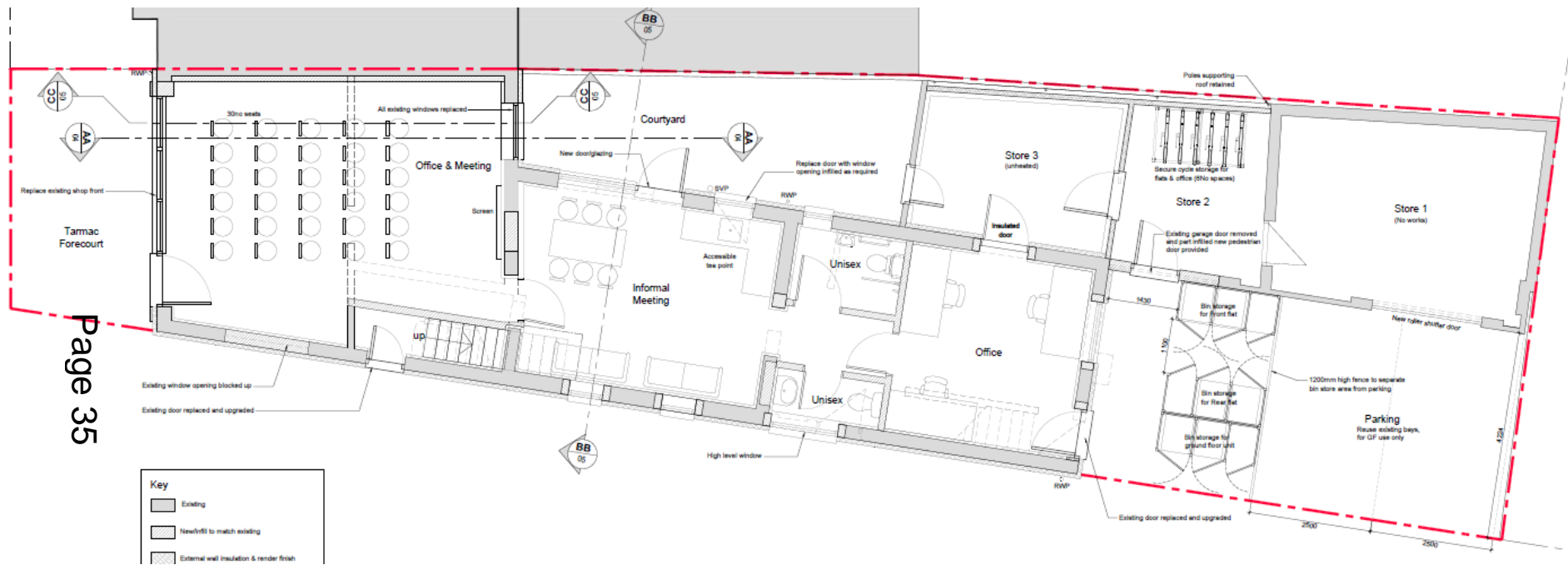


Block Plan – PLAN/2019/0549

Page 34

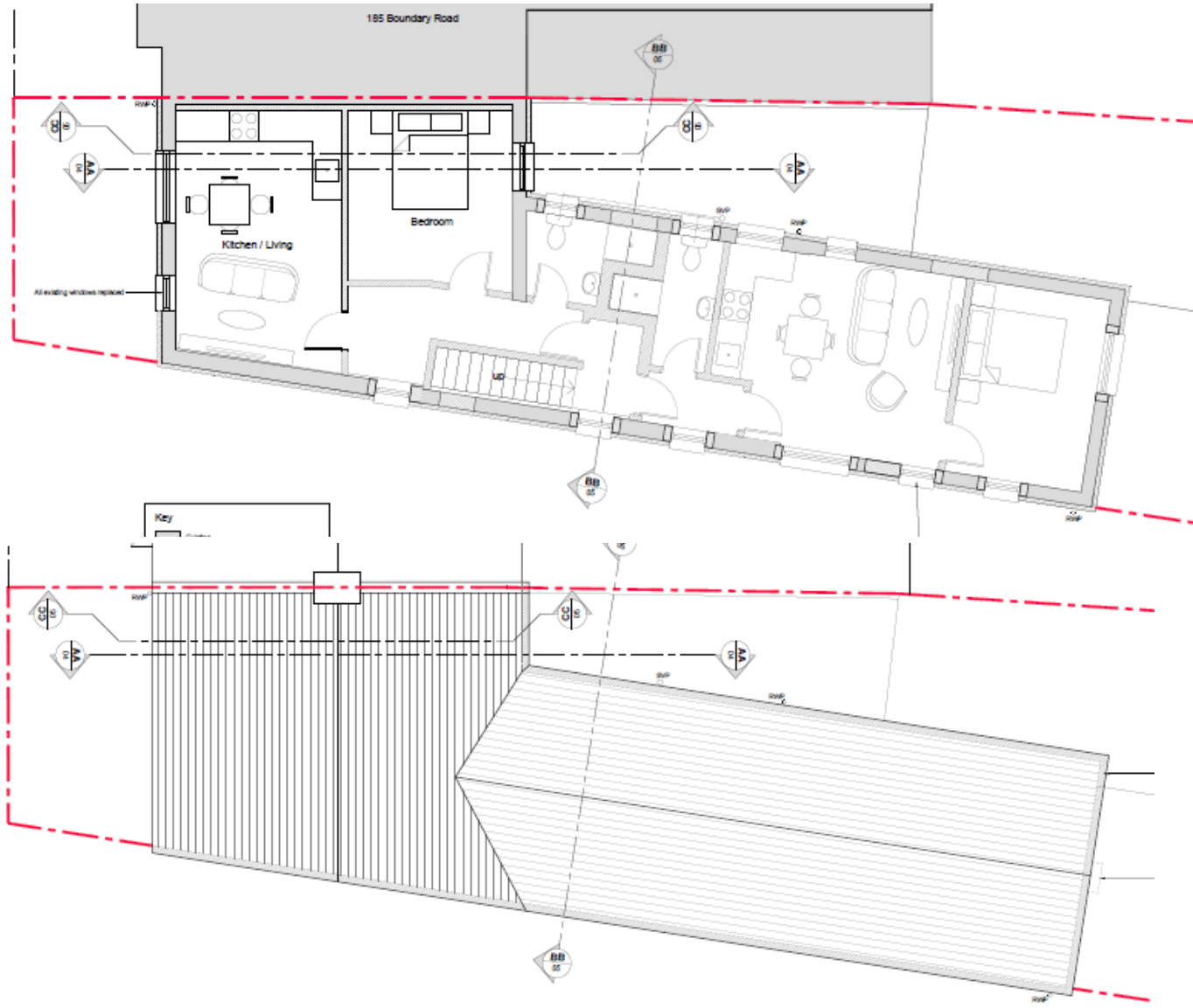


Proposed Ground Floor Plan – PLAN/2019/0549

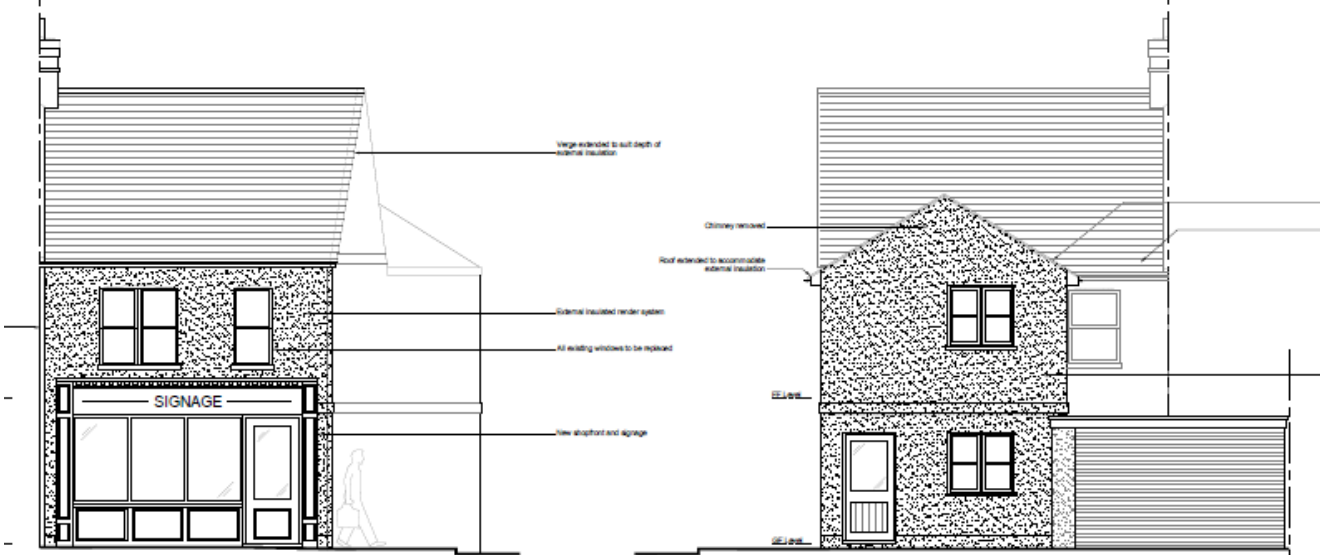


Slide 11

Proposed First Floor & Roof Plan – PLAN/2019/0549

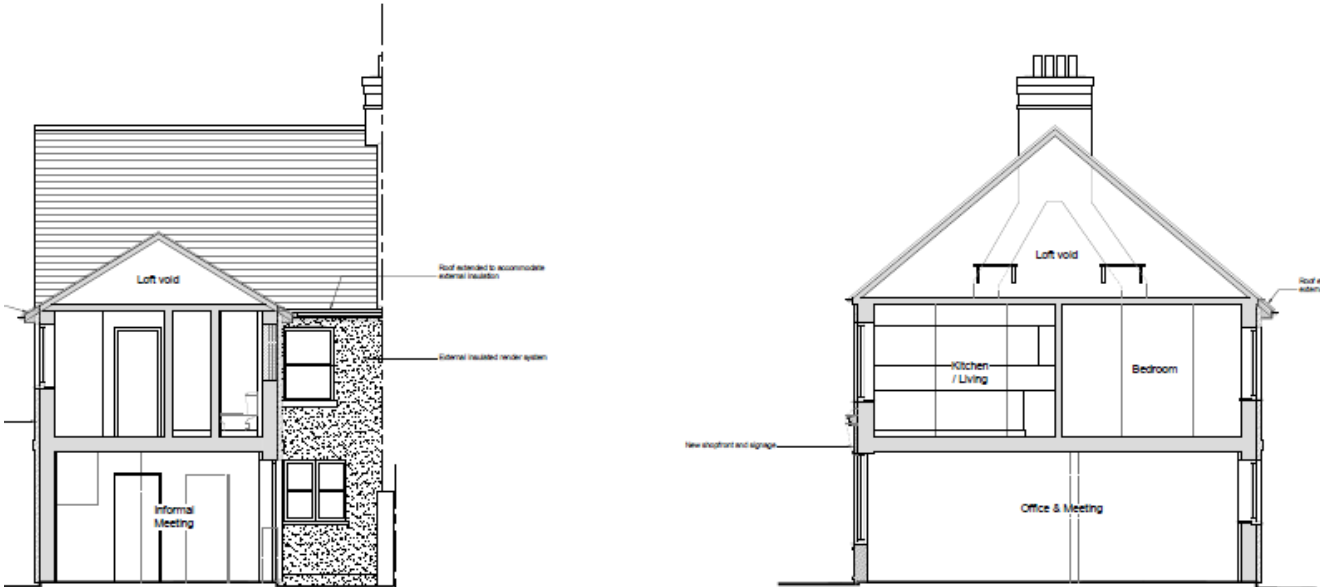


Proposed Elevations – PLAN/2019/0549



FRONT ELEVATION (NORTH-WEST)

REAR ELEVATION (SOUTH-EAST)

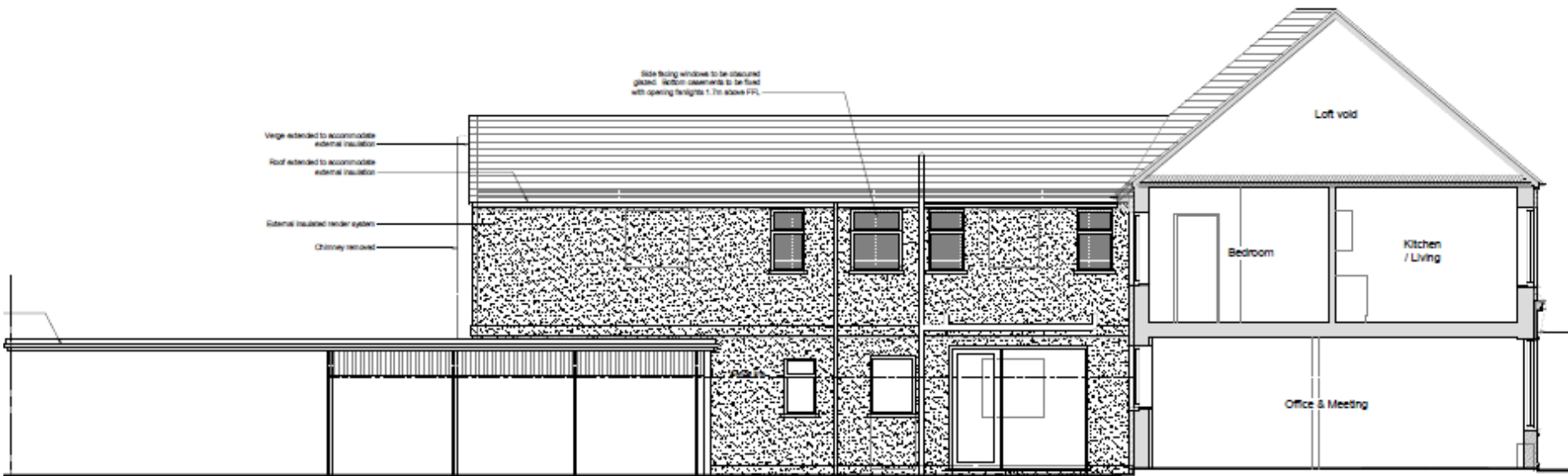
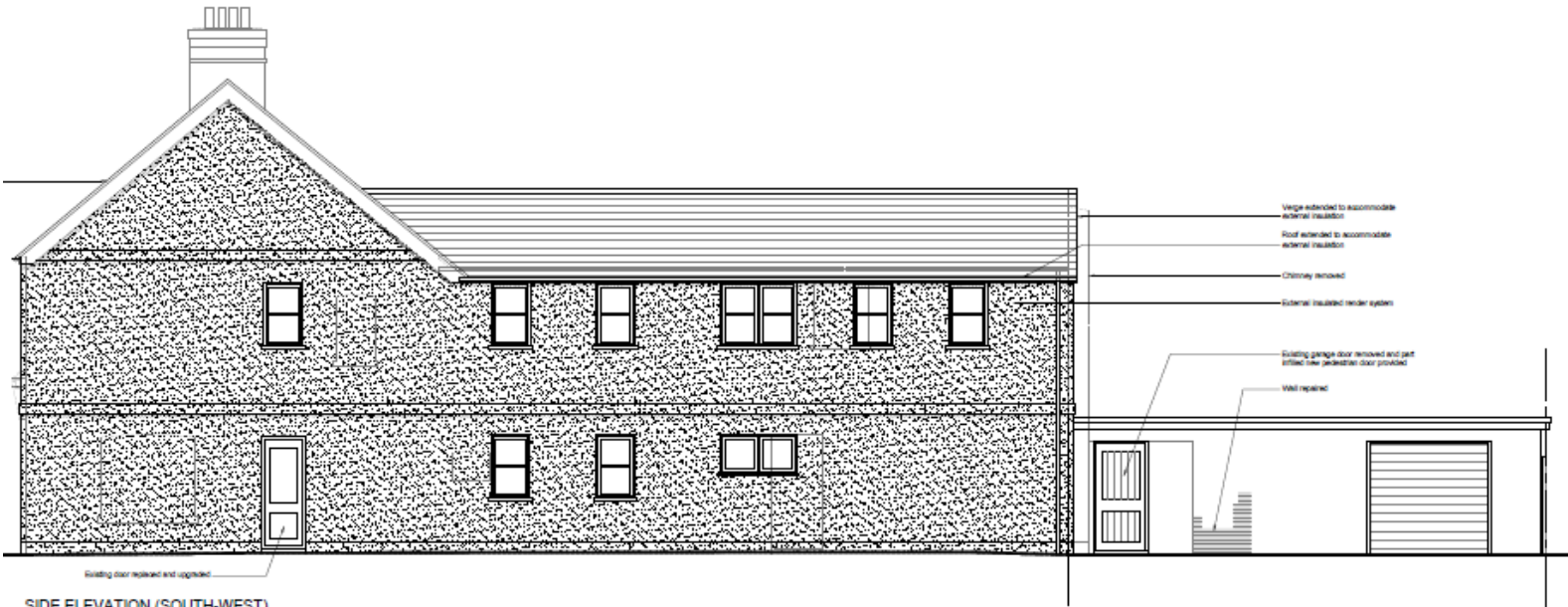


SECTION B-B

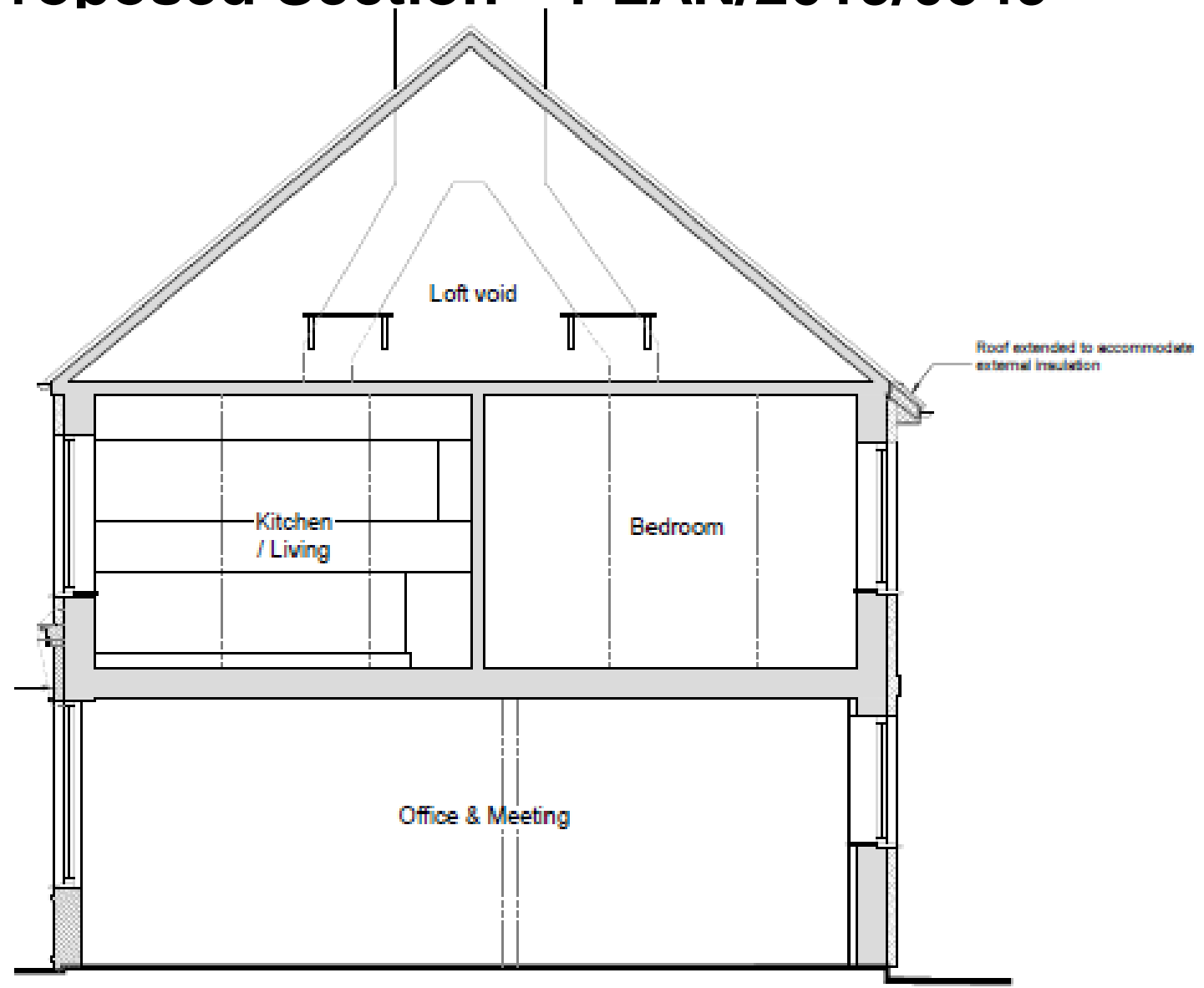
SECTION C-C

Proposed Elevations – PLAN/2019/0549

Page 38



Proposed Section – PLAN/2019/0549



Page 39

SECTION C-C

Photographs – PLAN/2019/0549

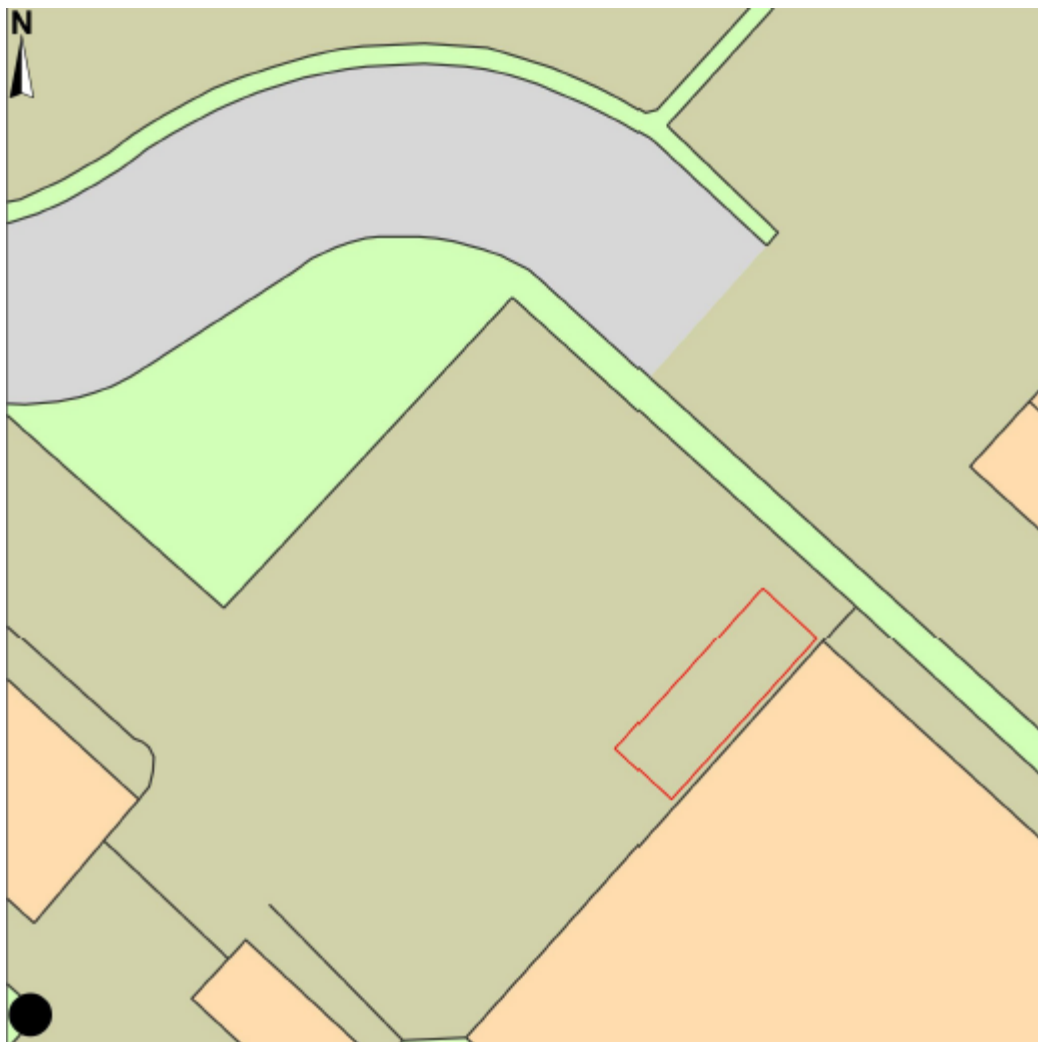
Page 40



Woking Gymnastics Club, **Kingfield Road, Kingfield,** **Woking**

PLAN/2020/0078

Proposed siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).



PLAN/2020/0078



Woking Gymnastics Club

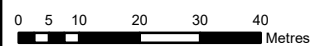


Comments

Not Set



SCALE 1:1,250



Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6b

PLAN/2020/0078

WARD: HV

LOCATION: Woking Gymnastics Club, Kingfield Road, Kingfield, Woking, Surrey, GU22 9AA

PROPOSAL: Proposed siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

APPLICANT: Mrs V. Davenport

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application relates to the provision of a new non-residential detached structure/building. The application is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The application proposes the siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Surface Water Flood Risk area (medium risk)

RECOMMENDATION

GRANT temporary planning permission subject to conditions.

SITE DESCRIPTION

The application relates to the existing site for the Woking Gymnastics Club which is occupied by a single large utilitarian building with hard surfacing providing parking immediately to the front of the site. The north stand of Woking Football Club is located to the south-west, immediately to the north-east is Woking Snooker Centre with residential properties beyond and residential properties to the south-east (to the rear of the gymnastics club building). To the north-west is a large area laid to hardstanding to the north-west.

PLANNING HISTORY

The most recent planning history for the site is as follows:

PLAN/2019/1176 - Redevelopment of site following demolition of all existing buildings and structures to provide replacement stadium with ancillary facilities including flexible retail, hospitality and community spaces, independent retail floorspace (Classes A1/A2/A3) and medical centre (Class D1) and vehicle parking plus residential accommodation comprising of 1,048 dwellings (Class C3) within 5 buildings of varying heights of between 3 and 11 storeys (plus lower ground floor and partial basement levels) on the south and west sides of the site together with hard and soft landscaping, highway works, vehicle parking, bin storage, cycle storage, plant and other ancillary works including ancillary structures and

fencing/gates and provision of detached residential concierge building (Environmental Statement submitted). Under consideration

[Officer note: the Woking Gymnastics Club site is included within the wider application site area for the above application]

PLAN/2017/0342 – Change of use of existing Woking Snooker Centre (Use Class D2) to additional gymnastics space ancillary to existing Woking Gymnastics Club (Use Class D2). Erection of new linking structure between existing Gymnastics Club building and Snooker Centre building with associated revised parking and access arrangements and alterations to external materials and fenestration. Permitted 23.05.17 (not implemented).

PROPOSED DEVELOPMENT

The application proposes the siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

The portacabin would be located immediately adjacent to the front elevation of the building and would measure 7.3 metres in width, 2.7 metres in depth and would have a flat roof height of 2.6 metres. The portacabin would occupy a space which currently provides 3-4 car parking spaces.

The applicant advises that the temporary portacabin would accommodate 3 administration staff and would be in use 5 days per week (9am-6pm).

CONSULTATIONS

County Highway Authority: The proposal would not have a material impact on the safety and operation of the adjoining public highway and therefore there are no highway requirements.

REPRESENTATIONS

0 letters of representation have been received.

RELEVANT PLANNING POLICIES

The relevant policies are:

National Planning Policy Framework

Woking Core Strategy 2012

CS9 – Flooding and water management

CS18 – Transport and accessibility

CS19 – Social and Community infrastructure

CS21 – Design

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Development Management Policies DPD 2016

None relevant

Draft Site Allocations DPD (Regulation 19) July 2019

Policy UA44 – Woking Football Club, Woking Gymnastics Club, Woking Snooker Club

SPD

Parking Standards SPD 2018

Outlook, Amenity, Privacy and Daylight SPD 2008

Design SPD 2015

PLANNING ISSUES

1. The main issues to consider in this case are the impact on visual amenity, impact on neighbouring residential amenity, parking provision and flood risk.
2. The application site forms part of a much larger site which is proposed as an allocation (Policy UA44) for mixed use development in the Draft Site Allocations DPD (Regulation 19) July 2019 version. The Draft Site Allocations DPD is still in the examination stage. However given the minor nature of this application, and as detailed below, a temporary period planning condition is recommended, it is not considered that if temporary planning permission were to be granted that this would prejudice the draft site allocation. It is noted as a matter of fact that a planning application for the draft site allocation area is currently under consideration by the Local Planning Authority.
3. The applicant advises that the portacabin would be used for administration staff. The proposal would be of benefit to the existing leisure use on the site and would comply with Policy CS19 of the Core Strategy which seeks to support and promote the provision of social and community infrastructure.

Impact on visual amenity

4. The proposal relates to the siting of a single storey portacabin structure immediately adjacent to the front elevation of the gymnastics club building but set to one side of the entrance. The front elevation of the gymnastics club building is faced in white render with the larger part of the building clad in green vertical metal cladding. The portacabin would occupy the space of 3-4 of the existing car parking spaces and would be modest in size and lower in height than the front part of the gymnastics building.
5. Although the proposed portacabin would be visible on the approach to the gymnastics club, snooker club and the adjacent football stadium, it would not be visible from outside the wider site. In addition the other parking spaces would be retained within the gymnastics club site and in the overflow parking area to the north of the application site. Thus parked vehicles would filter views of the portacabin and re-inforce the character of this area as a functional access and parking area to support the leisure uses on the wider site. As such the portacabin structure is not therefore considered to be out of character with the site and surrounding area. Furthermore given the varied appearance of the surrounding area it is not considered necessary to control the external colour of the proposed portacabin building. However given the inherently temporary nature of such structures it is considered reasonable and necessary to grant a temporary 3 year planning permission in order to review the condition at the end of that time.
6. Subject to condition the proposed development is considered to result in a visually acceptable development which would improve the character and quality of this area and would comply with Policy CS21 of the Woking Core Strategy and the NPPF.

Impact on neighbouring amenity

7. Policy CS21 of the Core Strategy advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful

impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. Further detail is provided in the SPD Outlook, Amenity, Privacy and Daylight.

8. Given the position of nearby neighbouring properties in relation to the proposed portacabin structure it is not considered to result in any adverse neighbour amenity impacts. The proposal therefore complies with Policy CS21 of the Woking Core Strategy 2012, the SPD Outlook, Amenity, Privacy and Daylight and the NPPF.

Parking provision

9. The proposed portacabin would occupy 3-4 spaces at the front of the gymnastics building, leaving 9 parking spaces available. However the applicant has advised that *"there is plenty of alternative parking available in the overflow car park area adjacent to the football club."*
10. The Parking Standards SPD sets maximum parking standards for non-residential uses and for uses such as the gymnastics club an individual assessment of parking provision is required. Although the proposal would result in the loss of a maximum of 4 car parking spaces, it appears that there is no restriction on parking in the overflow car park area in the wider site, which although is outside the application site, appears to be available for parking. Given the distance of the application site from the highway, the loss of the 4 parking spaces is unlikely to result in a highway safety risk. The County Highway Authority has no highway requirements in respect of this application.
11. The proposed development is therefore considered to comply with Policy CS18 of the Woking Core Strategy 2012, the Parking Standards SPD and the NPPF.

Drainage and Flood Risk

12. The application site is located in Flood zone 1 (low risk) and part of the front of the site is located in the medium risk surface water drainage area. However given the limited floorspace of the proposed portacabin, that it would be sited on existing hard surfacing and its temporary nature, the proposal is not considered to result in any surface water flood risk that would need to be mitigated by planning condition. The proposal is therefore considered to comply with Policy CS9 of the Woking Core Strategy and the NPPF.

Local Finance Considerations

13. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. The proposed building is for a Class D2 (assembly and leisure) use and therefore the relevant CIL rate is nil.

CONCLUSION

14. Overall the proposal is considered to have an acceptable impact on the character of the surrounding area, neighbour amenity, parking and flood risk. It is however considered necessary to permit the proposal on a temporary 3 year basis. The proposal is therefore considered to accord with Policies CS9, CS18, CS19, CS21, CS24 and CS25 of the Woking Core Strategy 2012, SPD's Outlook, Amenity, Privacy and Daylight 2008 and Parking Standards 2018 and the NPPF. In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. It is therefore recommended that planning permission be granted subject to the conditions set out below.

BACKGROUND PAPERS

Planning File PLAN/2020/0078

RECOMMENDATION

It is recommended that temporary planning permission be **GRANTED** subject to the following conditions:

1. The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development commencing on or before 3 years from the date of this planning permission.

Reason: The building hereby permitted is not considered suitable as a permanent form of development and to safeguard the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Site Location Plan rec 27.01.2020

Proposed Plan received 27.01.2020

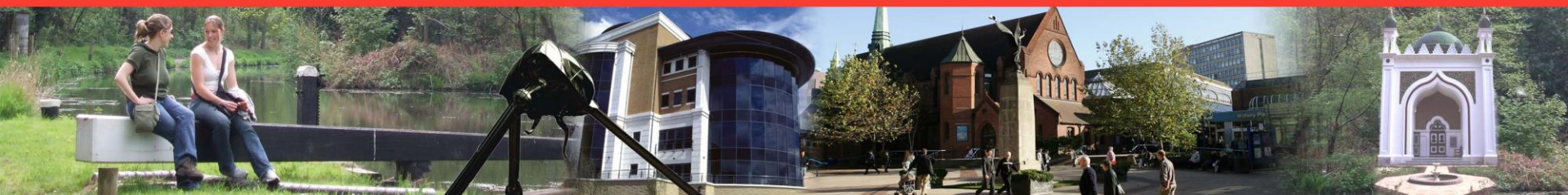
Existing and Proposed Elevations received 27.01.2020

Photographs of proposed portacabin received 27.01.2020

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

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 NPPF.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.



ITEM 6b – PLAN/2020/0078

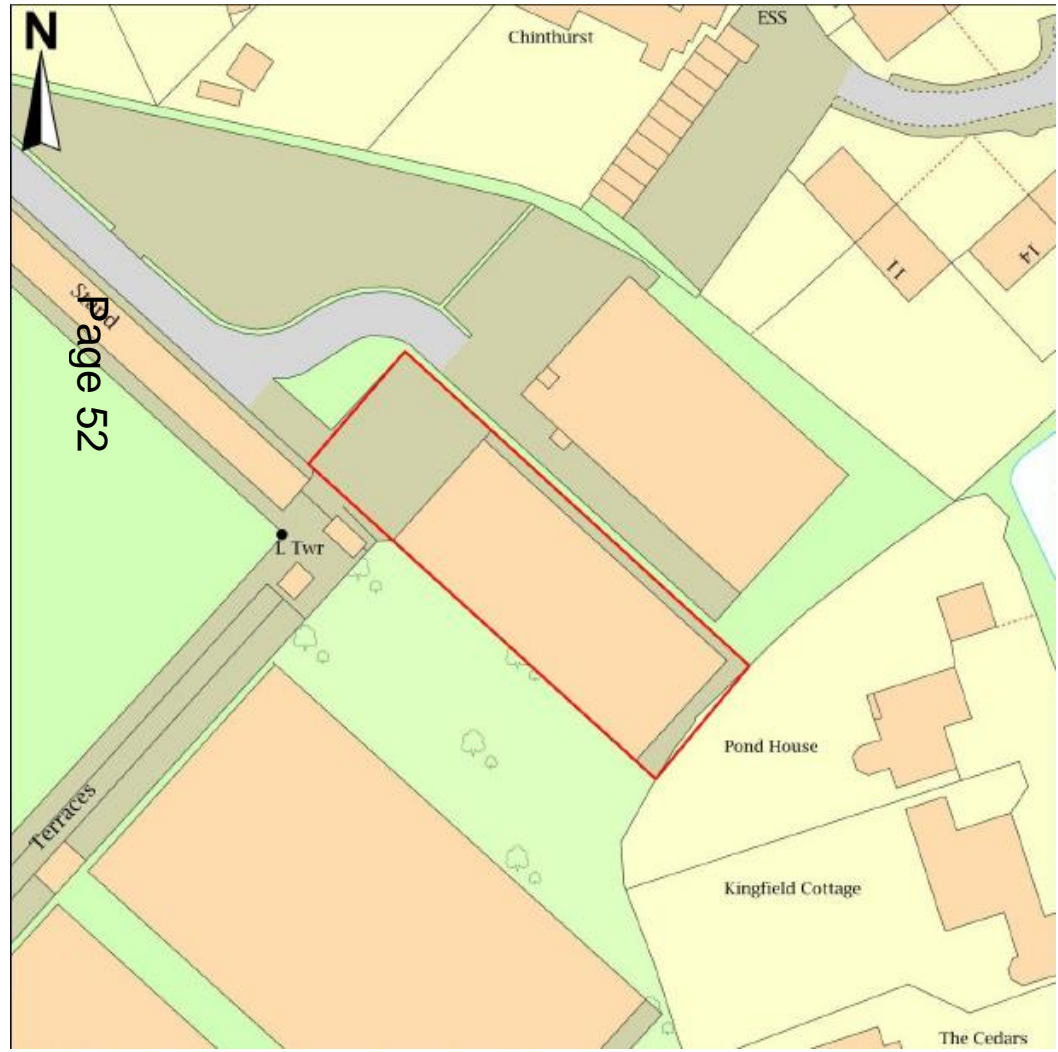
Woking Gymnastics Club, Kingfield Road, Kingfield, Woking.

Proposed siting of a portacabin within the staff car parking area directly outside the club building for use by Woking Gymnastics Club (Use Class D2).

Page 51

PLAN/2020/0078

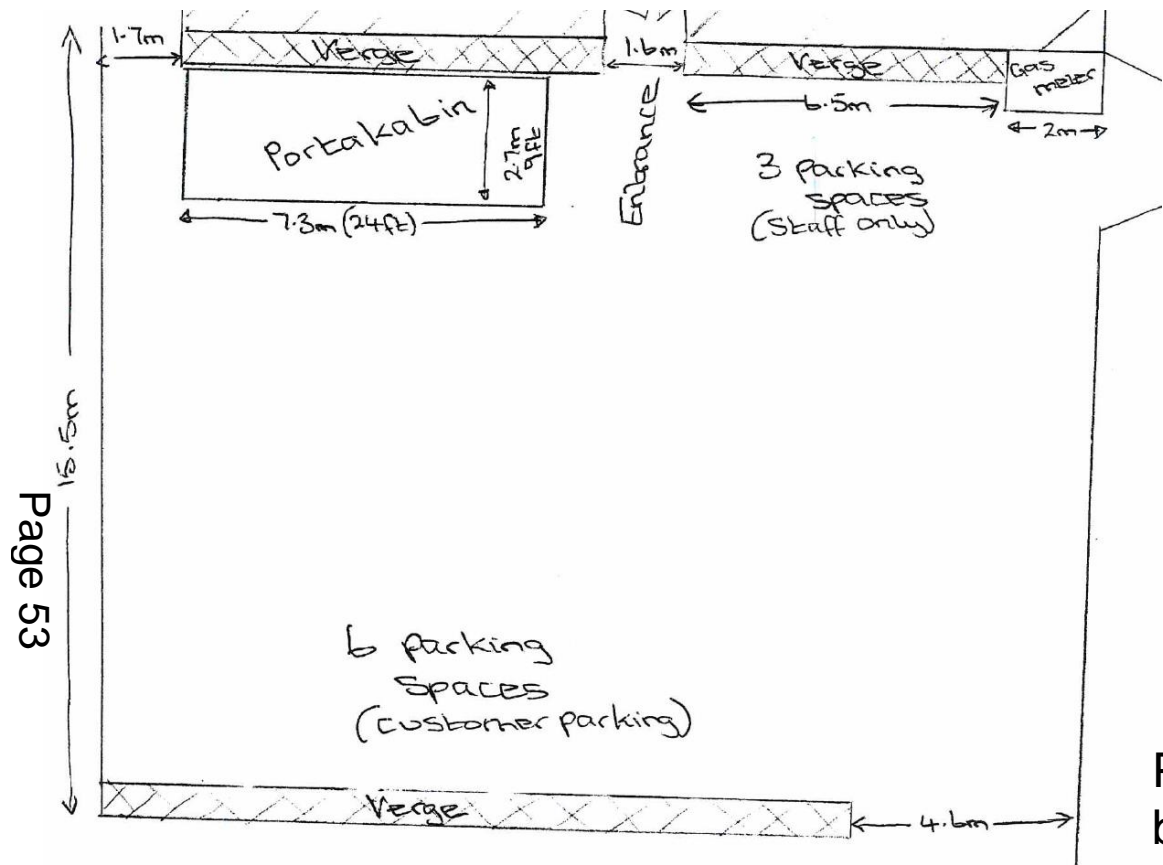
Site Location Plan



Additional Parking Area available

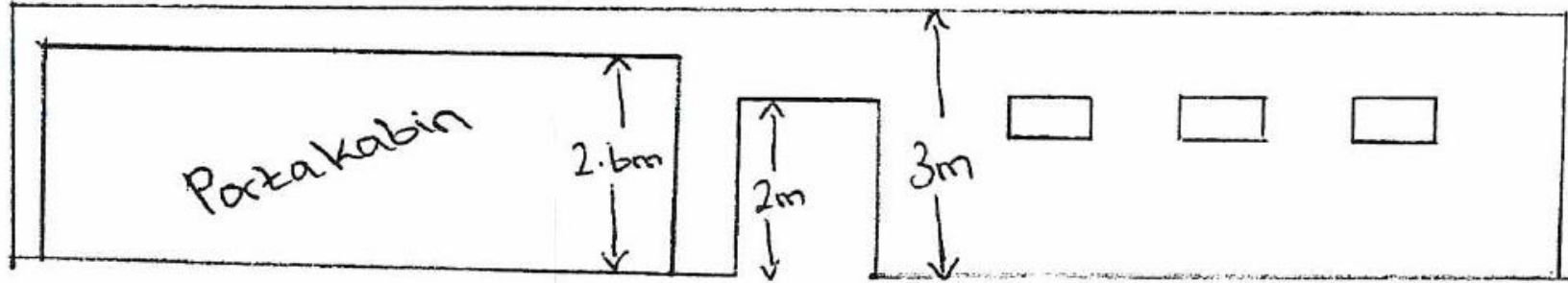


PLAN/2020/0078



Front of site showing position of portakabin

Proposed front elevation of building with portakabin



Photograph - PLAN/2020/0078

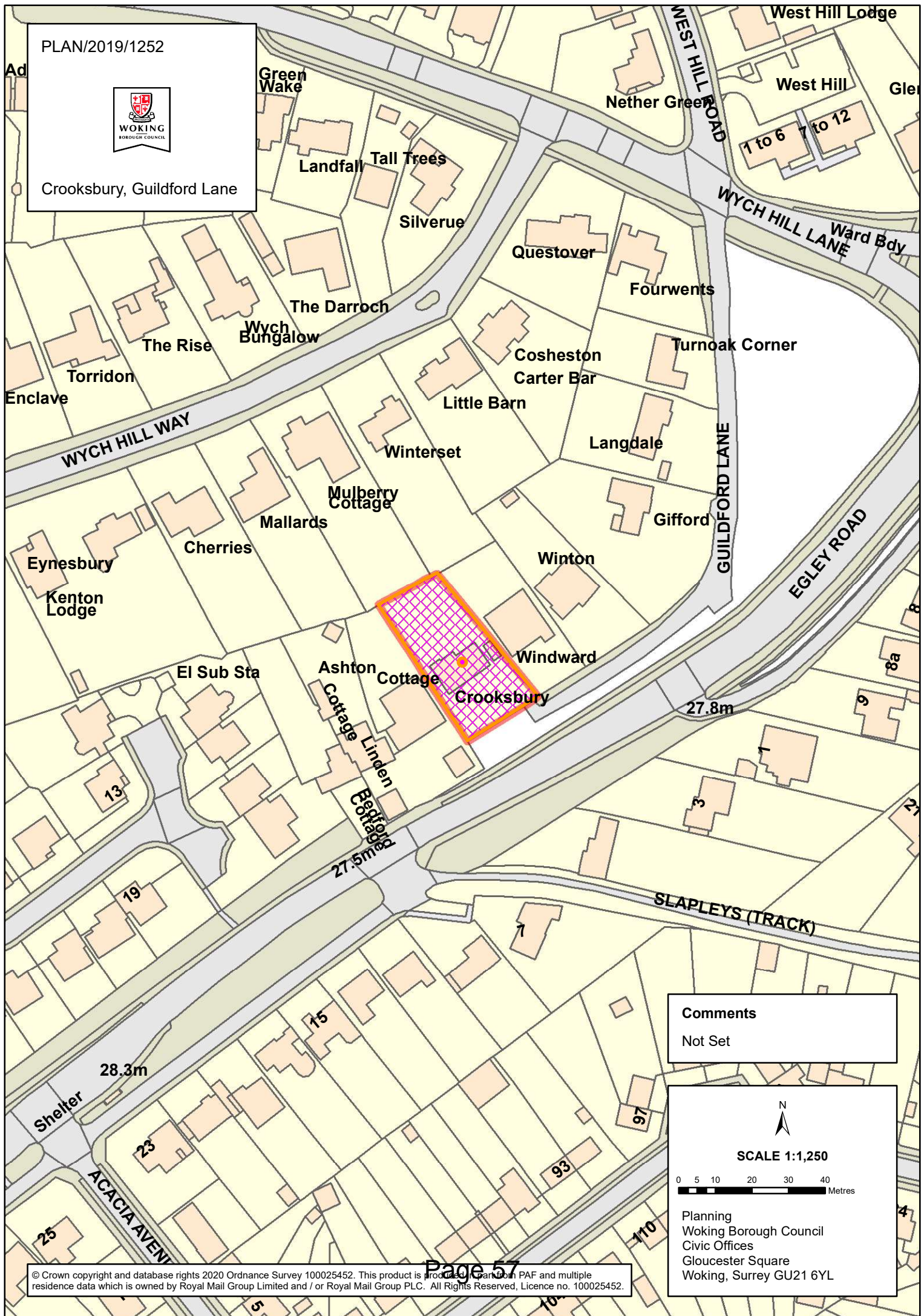
Page 54



PLAN/2019/1252



Crooksbury, Guildford Lane

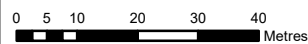


Comments

Not Set



SCALE 1:1,250



Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6c PLAN/2019/1252

WARD: Heathlands

LOCATION: Crooksbury, Guildford Lane, Woking, GU22 0AS

PROPOSAL: Demolition of existing bungalow and garage and erection of two storey dwelling with adjoining garage and associated landscaping.

APPLICANT: Mr Salvatore De Piano

OFFICER: James Kidger

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the erection of a replacement dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PROPOSED DEVELOPMENT

Planning permission is sought to demolish the existing bungalow and garage and to erect a two storey dwelling with adjoining garage and associated landscaping.

PLANNING STATUS

- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The existing property is a detached single storey dwelling fronting Guildford Lane and Egley Road beyond. The area is residential and the urban grain is primarily large detached two storey dwellings on substantial plots, with the exception of the existing dwelling and a semi-detached pair a ways to the west.

PLANNING HISTORY

PLAN/2001/0014 – Conservatory – approved 22nd February 2001.

CONSULTATIONS

None.

REPRESENTATIONS

Two (2) representations have been received objecting to the proposed development for the following reasons:

- Overshadowing and loss of light to Ashton Cottage;

- Overlooking of Ashton Cottage;
- Loss of privacy to Mulberry Cottage; and
- Loss of view from Mulberry Cottage.

Officer note: the loss of a view is not a material planning consideration.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Woking Core Strategy (2012):

CS8 – Thames Basin Heaths Special Protection Areas

CS18 – Transport and accessibility

CS21 – Design

CS22 – Sustainable construction

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

1. The main planning considerations material to this application are the principle of development on the site, the standard of accommodation to be provided, the impact on the character of the area and the impact on the amenity of neighbouring properties.

Principle of development

2. The proposed development would replace the existing dwelling and there would be no net increase in the housing supply. Whilst there are no specific policy objections to a replacement dwelling in an established urban area such as this, the acceptability or otherwise of the scheme is subject to the character of the area and a satisfactory design. These issues are discussed below.

Standard of accommodation

3. The proposed dwelling would have five bedrooms and a potential occupancy of nine persons. Each of the bedrooms would be well sized with good outlook and natural lighting. The total floor area would be in excess of 300 square metres – ample for a dwelling of this scale – and the large open plan ground floor living area would ensure plentiful circulation space.
4. The remaining outdoor amenity space at the rear of the plot would be over 350 square metres. This would be in accordance with the level recommended within the Outlook, Amenity, Privacy and Daylight SPD, which for large family houses calls for an area of amenity space greater than the floor area of the dwelling.

Character of the area

5. The proposed dwelling would be two storey and would not be of radically differing appearance than that of other properties in the streetscape. As such the design is considered more in keeping with the character of the street than the existing property, which is the only single storey dwelling on Guildford Lane.
6. The dwelling would be part rendered and part brick and its appearance is not considered harmful to the street scene.

Impact on neighbouring amenity

7. The proposed dwelling would be well contained within the plot. At the west side the two storey element would be at least 2.7m from the boundary, and at the east 3.8m, while the single storey element at the rear would be 3m from each side. Only the garage would be sited close to the boundary, but this would be on the footprint of the existing structure and the height would be little different.
8. All neighbouring windows, where affected by the proposed development, would pass the 45 degree test (as set out within the Outlook, Amenity, Privacy and Daylight SPD) on the vertical axis, and the first floor rear window at the easterly side of Ashton Cottage would also pass the BRE 25 degree test, which indicates that a good standard of light would be retained.
9. Given the above, there would be no significantly harmful overbearing impact or loss of light to the neighbouring properties.
10. The proposed first floor rear windows would introduce an element of overlooking toward the neighbouring gardens at either side. However, a degree of overlooking between two storey dwellings in close proximity is not unusual, especially toward the rear, and that facilitated here would be no more than that already possible from the neighbouring properties toward Crooksbury itself. On this basis the overlooking facilitated is not considered significantly harmful to the amenity of the neighbouring properties.
11. Mulberry Cottage to the rear is more than 50m away from the proposed development. This is considerably in excess of the recommended 20m separation distance between the rear elevations of two storey dwellings as set out within the aforementioned SPD, and the amenity of the occupiers would remain intact.
12. The proposed first floor side window would be obscure glazed. This will be secured by condition to prevent overlooking of the side of Windward to the east. The large clear glazed first floor window on the side elevation of Windward is noted, but there is no reason to perpetuate the harm in this instance.

Parking

13. The proposed driveway would accommodate six off-road parking spaces. This would be in excess of the minimum standard for a five bedroom dwelling (three spaces) as set out within the Parking Standards SPD.

Thames Basin Heaths Special Protection Area (TBH SPA)

12 MAY 2020 PLANNING COMMITTEE

14. The site is within 5km of the Thames Basin Heaths Special Protection Area. However, there would be no net increase in the housing supply and therefore no Strategic Access Management and Monitoring (SAMM) contribution is required.

Sustainability

15. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This was expected to happen alongside the introduction of the Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
16. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

Local Finance Considerations

17. The proposed development includes a replacement dwelling and is thus liable for a financial contribution under the Community Infrastructure Levy (CIL).
- The gross floor space would amount to 301m².
 - The existing floor space amounts to 121m².
 - The net additional floor space would therefore be 180m².

CIL would therefore be payable on the net increase of 180m².

CONCLUSION

The proposed development would provide a larger unit of accommodation in the Borough and would generate some economic activity during construction work. The standard of accommodation and amenity space to be provided is considered acceptable and there would be no harm to the character of the area and no significant harm to neighbouring amenity. The application is therefore recommended for approval subject to conditions.

BACKGROUND PAPERS

Site Photographs dated 9th March 2020.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

12 MAY 2020 PLANNING COMMITTEE

1. The development for which permission is hereby granted shall be commenced not later than the expiration of three years beginning with the date of this permission.

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

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

ADS/236/PL/01 Rev A – Proposed Site Plan – received 17th February 2020
ADS/236/PL/06 Rev A – Proposed Ground Floor Plan – received 17th February 2020
ADS/236/PL/07 Rev A – Proposed First Floor Plan – received 17th February 2020
ADS/236/PL/08 Rev A – Proposed Roof Plan – received 17th February 2020
ADS/236/PL/09 Rev A – Proposed Elevations – received 17th February 2020
ADS/236/PL/10 Rev A – Proposed Elevations – received 17th February 2020

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. ++ No above ground development associated with the development hereby permitted shall commence until details and samples of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To protect the visual amenities of the area.

4. The first floor side window in the east elevation of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the neighbouring properties.

5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B and C of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification), the flat roof area of the dwelling hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the dwelling without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect adjoining properties from overlooking and noise.

6. ++ Prior to the commencement any above ground works in connection with the development hereby permitted, written evidence shall be submitted to and

approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:

- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
- b. 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 policy CS22 of the Woking Core Strategy 2012.

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 2019.
2. The applicant is advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.
4. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential extensions), it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development. The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as

commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from:

http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at:

<https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

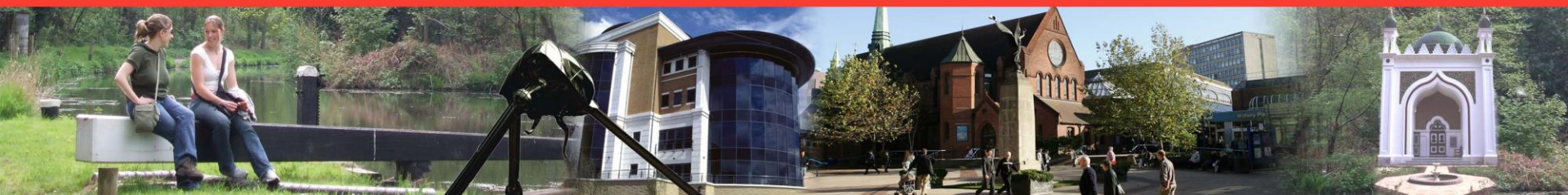
For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

5. Your attention is specifically drawn to the condition(s) above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

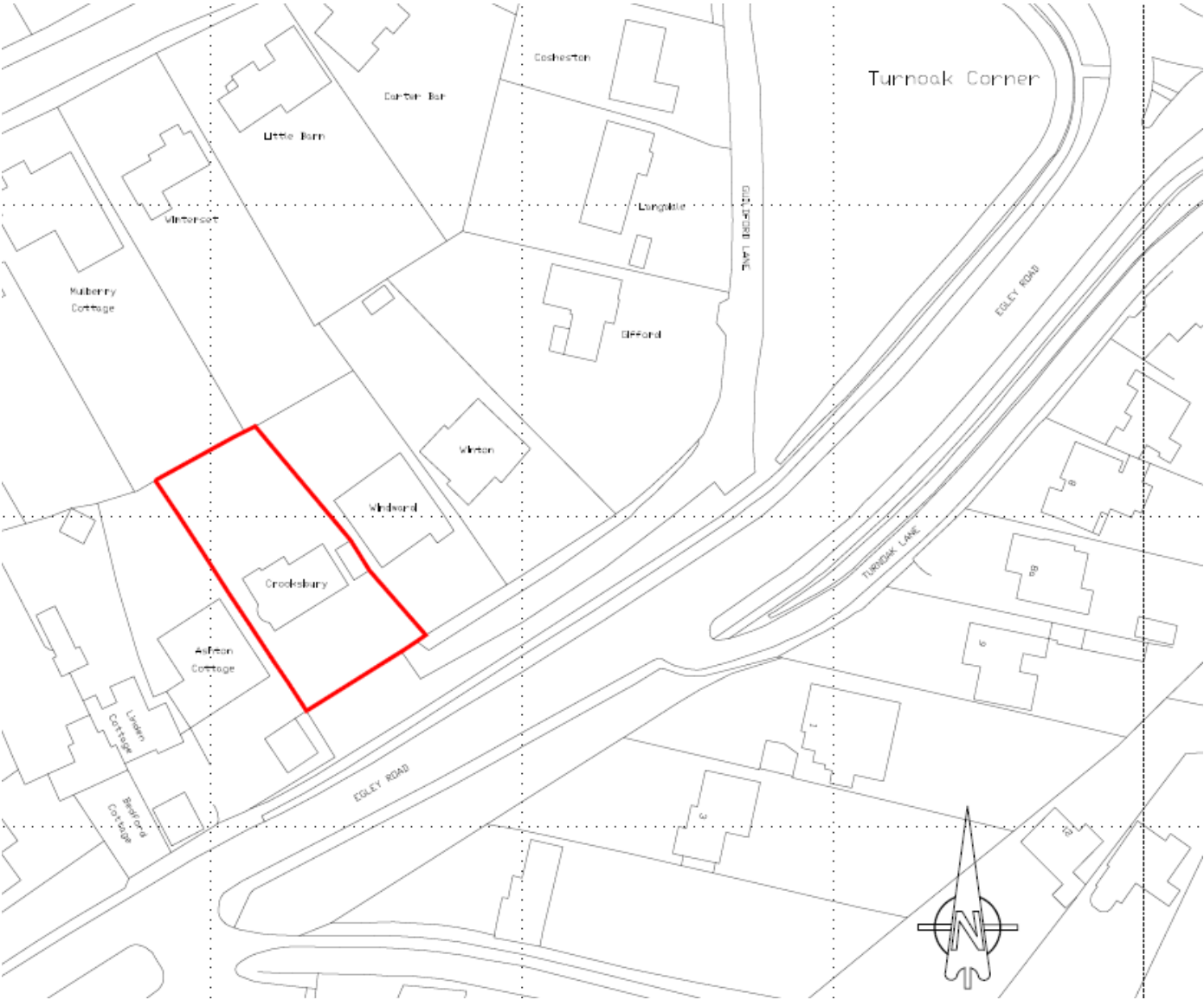


ITEM 6c – PLAN/2019/1252

Crooksbury, Guildford Lane, Woking

Demolition of existing bungalow and garage and erection of two storey dwelling with adjoining garage and associated landscaping.

Location Plan – PLAN/2019/1252



Aerial Photograph – PLAN/2019/1252



Proposed Site Plan – PLAN/2019/1252



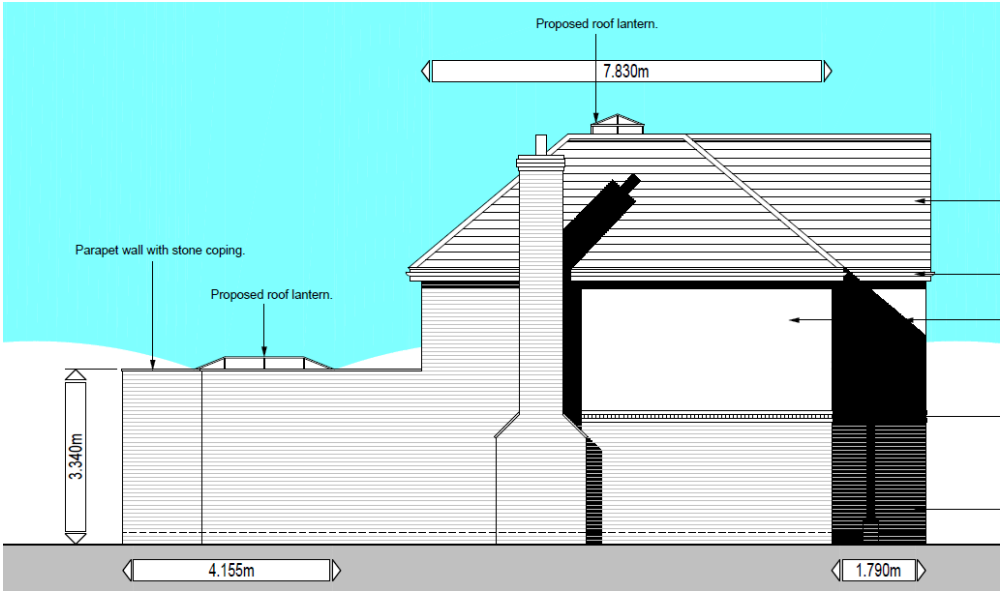
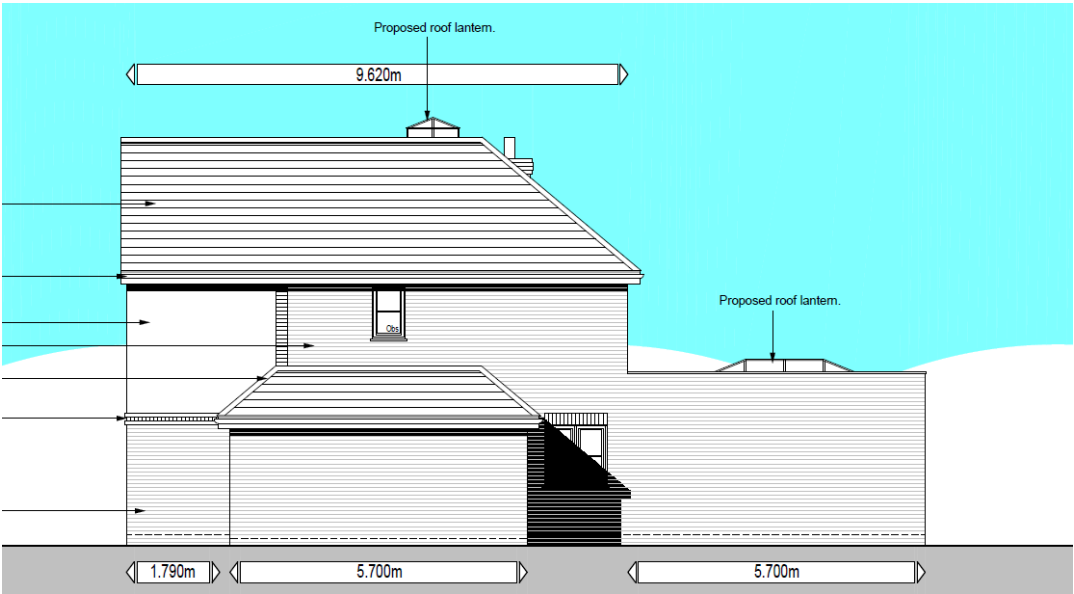
Proposed Elevations – PLAN/2019/1252

Page 71



Proposed Elevations – PLAN/2019/1252

Page 72



From Egley Road – PLAN/2019/1252

Page 73



Existing Building – PLAN/2019/1252

Page 74



Toward Ashton Cottage – PLAN/2019/1252

Page 75



Toward Ashton Cottage – PLAN/2019/1252

Page 76



Toward Windward – PLAN/2019/1252

Page 77



Toward Windward – PLAN/2019/1252

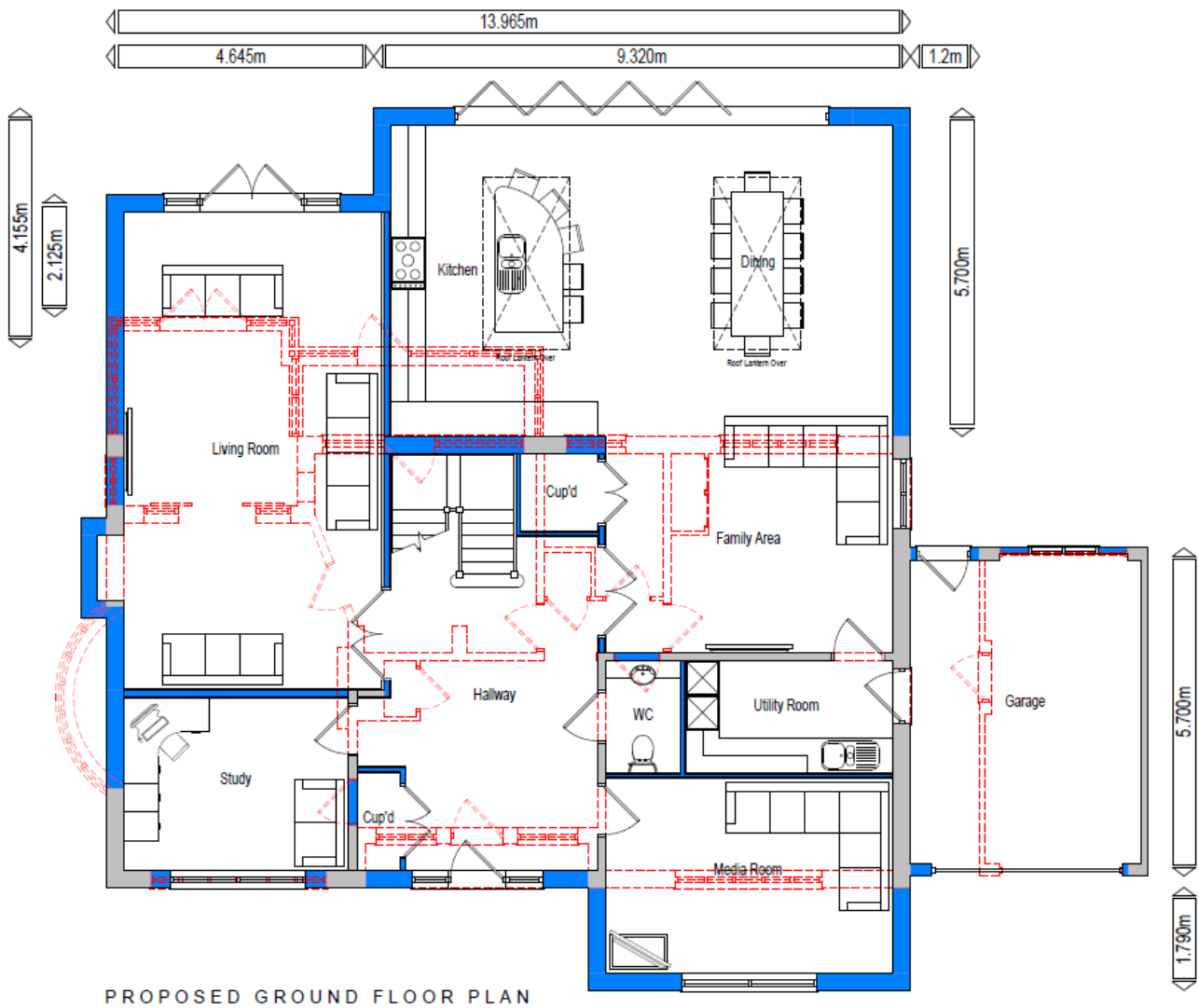
Page 78



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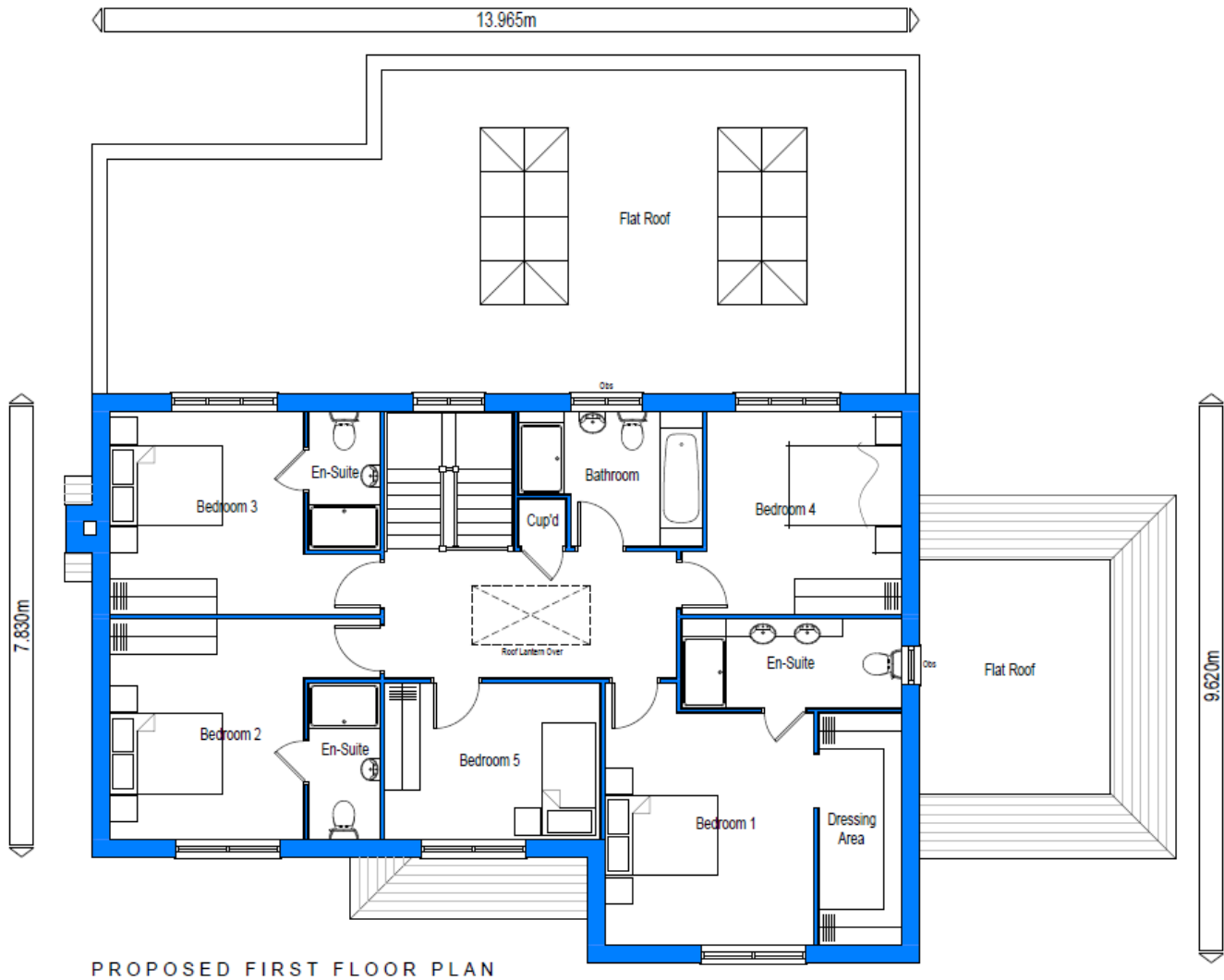
Proposed Ground Floor – PLAN/2019/1252

Page 80



Proposed First Floor – PLAN/2019/1252

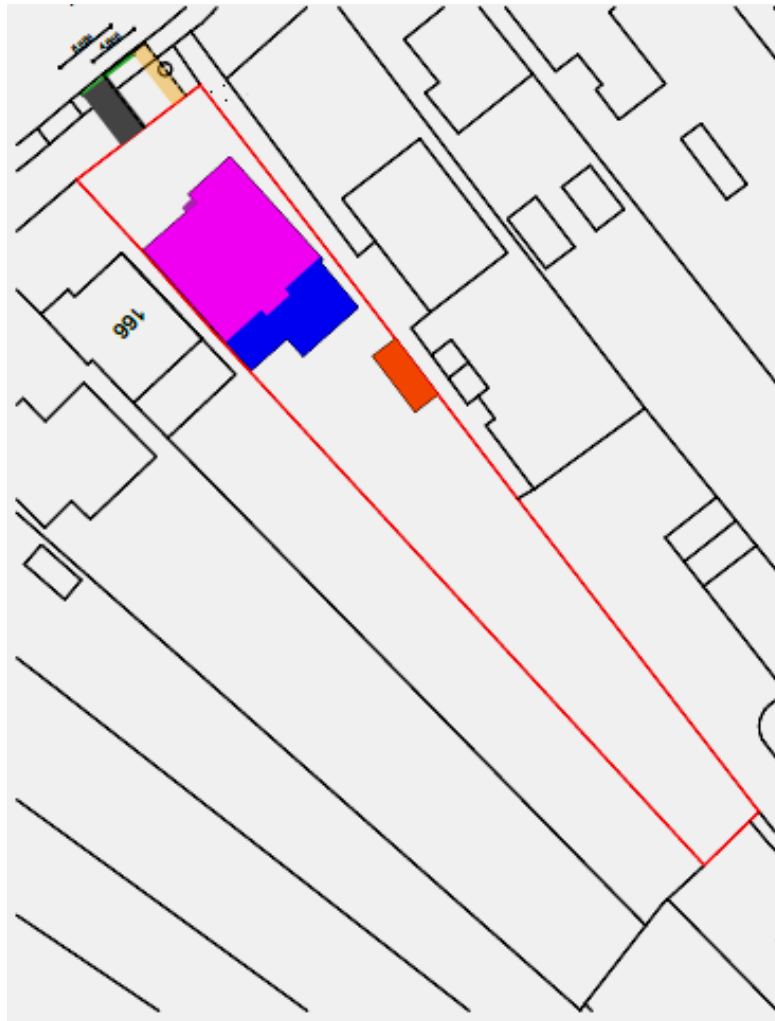
Page 81



164 Goldsworth Road, **Woking**

PLAN/2020/0036

First floor extension and two storey rear extension to facilitate change of use from residential bungalow into 4No flats (1x 2-bedroom and 3x 1-bedroom) together with the proposed widening and repositioning of the existing vehicular crossover.



PLAN/2020/0036



164 Goldsworth Road



Comments

Not Set



SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6D

PLAN/2020/0036

WARD: SJS

LOCATION: 164 Goldsworth Road, Woking, Surrey, GU21 6NE

PROPOSAL: First floor extension and two storey rear extension to facilitate change of use from residential bungalow into 4No flats (1x 2-bedroom and 3x 1-bedroom) together with the proposed widening and repositioning of the existing vehicular crossover.

APPLICANT: Mr Essa

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the creation of additional residential units which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and S.106 Legal Agreement

SITE DESCRIPTION

The application site is a detached bungalow situated on the southern side of Goldsworth Road, Woking within the urban area. The street scene is comprised mainly of two storey buildings.

PLANNING HISTORY

PLAN/2018/1345 - First floor extension and two storey rear extension - Permitted 17.05.2019

PLAN/2019/0671 - First floor extension and two storey rear extension to facilitate change of use from residential bungalow into 4No 1 bedroom flats together with the proposed widening and repositioning of the existing vehicular crossover - Refused 10.10.2019 for the following reasons:

1. *The proposal would result in the loss of a family dwelling, for which there is an identified local need, and replacement with four smaller units which are unsuitable for family accommodation, contrary to policy CS11 of the Woking Core Strategy (2012) and policy DM11 of the Development Management Policies Development Plan Document (2016).*
2. *The proposed development, by reason of the subdivision to flats, is considered to comprise an overdevelopment of the site as evidenced by the contrived amenity space, bin store location and poor outlook for the ground floor flats to the detriment of the amenities of future occupants of the development and to the detriment of the character of the area. The proposal is therefore contrary to policy CS21 of the Woking Core Strategy (2012), policy DM11 of the Development Management Policies Development*

Plan Document (2016), Supplementary Planning Document Outlook, Amenity, Privacy and Daylight (2008) and the National Planning Policy Framework (2019).

PROPOSED DEVELOPMENT

This is a full planning application for the addition of a first floor extension and a further two storey rear extension (as previously approved under PLAN/2018/1345) and to convert the whole building into four flats (1x 2-bedrooms and 3x 1-bedroom)

CONSULTATIONS

County Highway Authority:	No objection subject to condition.
Environmental Health:	No objection subject to condition.
Drainage & Flood Risk Team:	Recommend approval subject to condition.
Waste Services:	No objection
Natural England:	No comments as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.

REPRESENTATIONS

One letter of objection has been received raising the following concerns:

- Generation of noise level
- High-over density of development
- Highway reasons - parking
- Impact of development
- Loss of privacy
- Overlooking
- Traffic volume

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS18 – Transport and accessibility

CS21 – Design

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DMP DPD) (2016)
DM11 - Sub-divisions, Specialist Housing, Conversions and Loss of Housing

Supplementary Planning Documents (SPD's)
Outlook, Amenity, Privacy and Daylight (2008)
Design (2015)
Parking Standards (2018)

PLANNING ISSUES

Principle of Development:

1. The proposal is for extensions to the existing bungalow and the subsequent subdivision of the resulting four bedroom property into 3x one bedroom flats and 1x two bedroom flat. Policy DM11 of the *Woking Development Management Policies Development Plan Document* (2016) states that "...the sub-division of dwellings of an appropriate size to two or more dwellings will only be permitted where:
(i) the proposal would not result in an overall loss of a family home; and
(ii) each proposed dwelling has access to a suitable area of private amenity space".
2. Policy CS11 of the *Woking Core Strategy* (2012) seeks to avoid the loss of family homes and requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA); the overall need set out in the policy is 19% one bed, 28% two bed, 39% three bed and 14% four+ bed. There is therefore an identified need for family accommodation; in particular three bed units followed by two bedroom units.
3. The existing dwelling is a three bedroom bungalow of approx. 119.4sqm in area with a large rear garden and is considered good quality accommodation appropriate for families. The proposal would replace this with one 2-bed flat (of a size which is considered suitable for a family dwelling) and three 1-bed flats. It is therefore considered that the first reason for refusal of PLAN/2019/0671 has been overcome and the proposal now complies with policy CS11 of the *Woking Core Strategy* (2012) and policy DM11 of the *Woking Development Management Policies Development Plan Document* (2016).

Standard of Accommodation:

4. Section 12 of the *National Planning Policy Framework* (2019) states that planning decisions should ensure that a 'high standard of amenity is achieved for existing and future residents and the Council's Supplementary Planning Document *Outlook, Amenity, Privacy and Daylight* (2008) seeks to ensure satisfactory levels of outlook for all residential development. Furthermore policy DM11 of the *Development Management Policies Development Plan Document* (2016) states that the subdivision of existing dwellings to flats should only be considered acceptable where, among other criteria, "a good quality of accommodation is provided by meeting any relevant housing standards" and where "...each proposed dwelling has access to a suitable area of private amenity space".
5. Whilst the Council has no minimum dwelling size policy requirement, the national *Technical Housing Standards - nationally described space standard* (2015) provide a useful guide to reasonable minimum internal floor areas for different types of accommodation; for example a minimum of 50sqm for one bedroom flats housing two people and 70-79sqm for two bedroom units housing four people. The proposed two bedroom flat would have an area of 86.7sqm whilst the proposed one bedroom flats would have an area of 50.3/52sqm, thereby meeting this requirement.

6. An internal bin store is proposed instead of being sited to the rear as in PLAN/2019/0671. Concern was raised in neighbour representations as to the suitability of this location. The applicant has advised that a mechanical ventilator and extraction system would be fitted and the store area cleaned bi-monthly by professional cleaners. Waste Services and Environmental Health were consulted on the proposal and have raised no objections.
7. With regards to private amenity space, Supplementary Planning Document *Outlook, Amenity, Privacy and Daylight* (2008) recommends that one bedroom flats not suitable for family accommodation should have an area of shared garden amenity of 30sqm for each dwelling up to two storeys. Flats suitable for family accommodation are recommended to *"have a suitable area of private garden amenity as a first priority, however a shared amenity space may be acceptable if it has equal provision for family amenity"*. The proposed development would have suitable shared garden amenity space to meet this requirement.

Transportation Impact:

8. The proposal site benefits from an area of hardstanding to the front of the site which is sufficient for 3 vehicles to park off-road. The property is situated within the Controlled Parking Zone and on-street parking is limited during the day Monday-Saturday due to the presence of double/single yellow lines and limited parking bays including a bus stop immediately in front of the application site.
9. Woking Borough Council's SPD *Parking Standards* (2018) sets minimum parking standards and policy DM11 of the *Development Management Policies Development Plan Document* (2016) states that dwelling subdivisions will only be considered acceptable where the traffic impact is acceptable and where adequate parking is provided in accordance with the Council's Parking Standards. The SPD recommends that one bedroom flats should have at least 0.5 car parking space per unit and two bedroom flats should have at least 1 parking space per unit. The proposed development would provide 3 parking spaces therefore exceeding this requirement. Whilst the 3 additional households on the proposal site are considered to result in additional parking demand compared to the existing situation, it is not considered that this would be a reason for refusal.
10. Concern has been raised in neighbour representations with regards to the proposed widening/re-positioning of the vehicular access. The County Highway Authority has assessed the application on safety, capacity and policy grounds and has raised no objections subject to the access being constructed and maintained in accordance with the submitted plans.

Impact on Character of the Area:

11. The *Woking Design* (2015) SPD states that *"two storey side extensions which leave little, or no space, between adjoining dwellings will not be permitted if they create a terracing effect"* and *"to prevent this type of effect altering the character of the street it is important to retain visual separation between properties. A minimum of one metre gap should be retained between all two storey extensions and a side boundary"*. Although the proposal would not be extending the property to the side, it is noted that one side elevation is on the boundary with No.166 Goldsworth Road and would therefore not meet this requirement. It is acknowledged, however, that there are examples of other two storey dwellings in the road with this separation gap or closer and, given the proximity to the side boundary, it would not be possible for No.166 Goldsworth Road to be extended to the side at two storeys. It is therefore considered, on balance, that the proposed extension would be acceptable in this regards.

12. The SPD further states that *"the additional mass should respect the existing building proportion, symmetry and balance"*. The proposal would remove the existing front bay window and would maintain the proportions of the existing front gable at first floor level. The roofline would retain the same pitch and would finish at an overall height of approx. 8.6m from ground level (approx. 0.85m higher than the neighbouring property at No.166 Goldsworth Road). A front porch would also be added.
13. It is also proposed to add a two storey rear extension. This would be staggered at differing depths; 3m adjacent to No.166 Goldsworth Road and 4.5m adjacent to the alleyway and Nos.162 and 162A Goldsworth Road. Each section would have a pitched roof with a rear gable end and a lower ridge height than the main roof which would also have a rear gable end. Although located to the rear of the host dwellinghouse, this element would be visible within the street scene due to the position of Nos.162/162A further back within the plot.
14. Notwithstanding the different heights of the rear elements of the proposed development, it is noted that the street scene is comprised mainly of two storey buildings of differing styles. The proposed extension would not be a subservient addition however it is considered that, on balance, it would be in keeping with the character of the host dwelling and the street scene.

Impact on Neighbouring Amenity:

15. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
16. Woking Council's *SPD Outlook, Amenity, Privacy and Daylight* (2008) contains a 45° test to determine whether a rear extension would have an acceptable impact on the sunlight/daylight levels received by the rear windows of adjoining and adjacent properties, in this instance Nos.162, 162A and 166 Goldsworth Road. The proposed extension passes this towards both adjacent properties. The SPD also contains a 25° test to determine whether an extension would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. The proposed extension would fail this test in respect of both neighbouring properties; however those in No.166 Goldsworth Road are secondary kitchen windows at ground floor and serve a bathroom and ensuite at first floor (according to drawings submitted under PLAN/2015/0477) and those in Nos.162/162A are secondary windows in the lounge. It is therefore considered that the proposed development would have an acceptable impact on sunlight/daylight levels.
17. It is considered that the proposal would not appear unacceptably overbearing towards neighbouring properties. This is due to its location in relation to the main private amenity space of its neighbouring properties.
18. Windows are proposed in the side elevations at first floor level. These are indicated to serve a bedroom, bathroom and kitchen in one flat and a bathroom in the other. The bedroom window would be a secondary window in this room and it is accordingly considered appropriate to impose a condition requiring these windows to be obscure-glazed and non-openable under 1.7m from finished floor level in order to prevent overlooking. For this reason it is considered that the proposal would not create unacceptable overlooking issues towards neighbouring properties.

Flood Risk:

21. The application site is in an area with a very high risk of surface water flooding. The LPA's Flood Risk and Drainage Team was consulted and has raised no objections subject to a condition requiring the submission of details of a scheme for disposing of surface water by means of a sustainable drainage system prior to commencement.

Thames Basin Heaths SPA:

22. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the *Woking Core Strategy* (2012) states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the *Conservation of Habitats and Species Regulations* (2017) (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
23. Policy CS8 of the *Woking Core Strategy* (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £2,243 in line with the Thames Basin Heaths SPA Avoidance Strategy. This would need to be secured through a S106 Legal Agreement. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
24. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of the *Woking Core Strategy* (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitats Regulations 2017.

Community Infrastructure Levy:

25. The proposed development would create three additional residential units and results in an additional 172.07 square metres residential floor space thus would be liable for a financial contribution under the Community Infrastructure Levy (CIL). CIL is to be charged on the 'gross internal floor space' of proposed development over 100 square metres and given the location, scale and nature of development, this proposal would be liable at a rate of £125 per square metre (plus indexation) on 172.07 square metres.

CONCLUSION

26. For the reasons set out above, it is considered that the proposed extensions and conversion of the building to provide four flats would be acceptable in terms of character and design, impact on the amenities of neighbouring properties and impact on the public highway. The proposal therefore accords with policies CS1, CS8, CS9, CS10, CS11, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), policy DM11 of the *Development Management Policies Development Plan Document* (2016), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and the National Planning Policy Framework (2019). The application is therefore recommended for approval.

BACKGROUND PAPERS

Site visit photographs (taken 30.01.2019)
Design & Access Statement dated December 2018
Consultation responses

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£2,243 SAMM (TBH SPA) contribution.	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions and SAMM (TBH SPA) contribution secured by way of S106 Legal Agreement:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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

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

Drawing Nos: 164G.20.01, 164G.20.02 and 164G.20.03 received 13.01.2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3. ++ No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

12 MAY 2020 PLANNING COMMITTEE

Reason: To ensure that the development achieves a high standard of sustainability. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

4. The proposed modified vehicular access to Goldsworth Road shall be constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

5. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:
(a) the secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

6. The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

7. ++ Prior to the first occupation of the dwelling hereby approved, a hard and soft landscaping scheme showing details of hard and soft landscaping to the frontage, details of materials for areas of hardstanding (including any drainage arrangements) and boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner 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: To preserve and enhance the character and appearance of the locality.

8. ++ Prior to the occupation of the development hereby approved, the windows in the first floor side elevations(s) and above of the dwelling hereby permitted shall be glazed entirely with obscure glass and be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties.

Informatives

1. Your attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

2. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability of £27,630.47. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations.

A blank commencement notice can be downloaded from:
http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at: <https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:
<https://www.gov.uk/guidance/community-infrastructure-levy>
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

3. 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 186-187 of the National Planning Policy Framework 2012.

4. 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 to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
5. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
6. 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.
7. 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. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:

8.00am – 6.00pm Monday to Friday
8.00am – 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

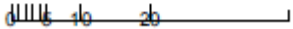


ITEM 6d – PLAN/2020/0036

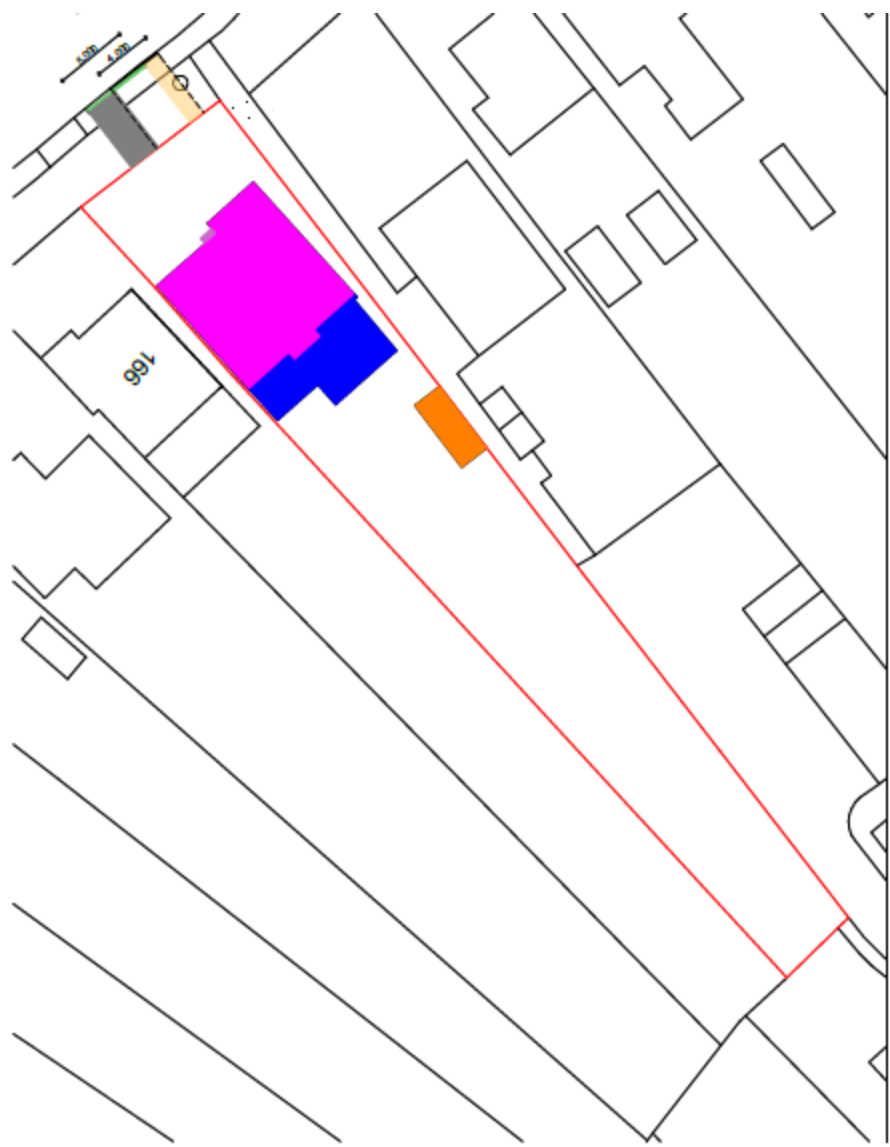
164 Goldsworth Road, Woking.

First floor extension and two storey rear extension to facilitate change of use from residential bungalow into 4No flats (1x 2-bedroom and 3x 1-bedroom) together with the proposed widening and repositioning of the existing vehicular crossover.

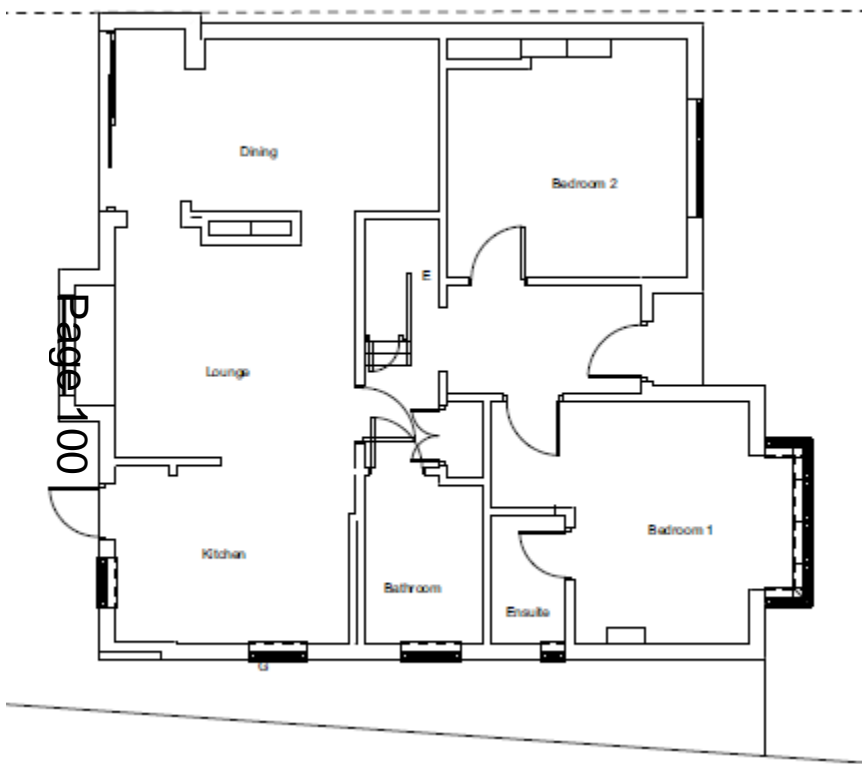
Location Plan – PLAN/2020/0036



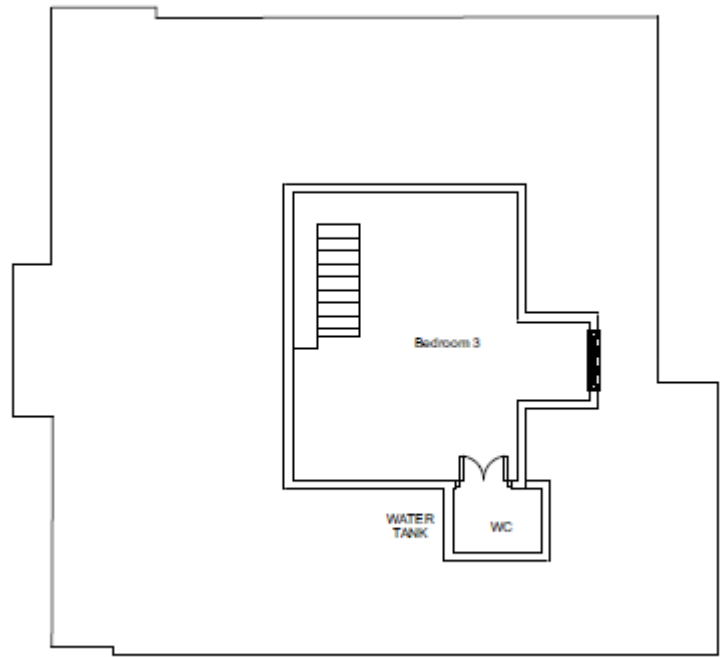
Block Plan – PLAN/2020/0036



Existing Floor Plans – PLAN/2020/0036

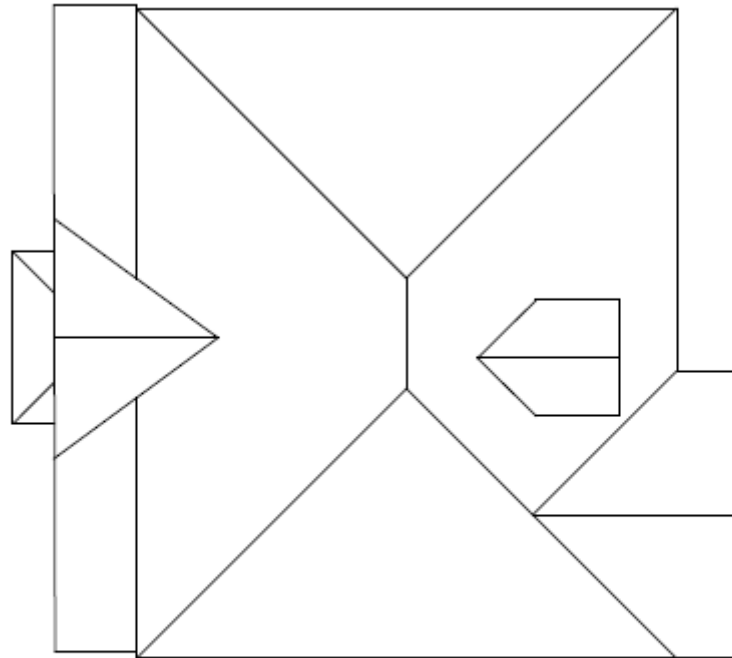


Ground Floor Plan



First Floor Plan

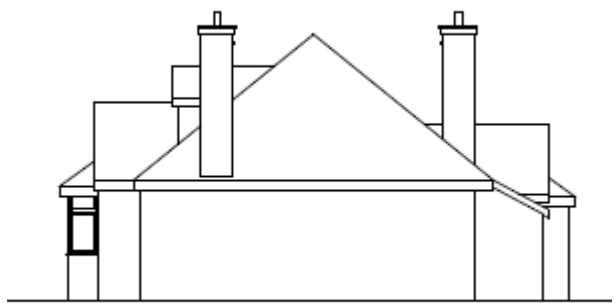
Existing Roof Plan – PLAN/2020/0036



ROOF PLAN

Existing Elevations – PLAN/2020/0036

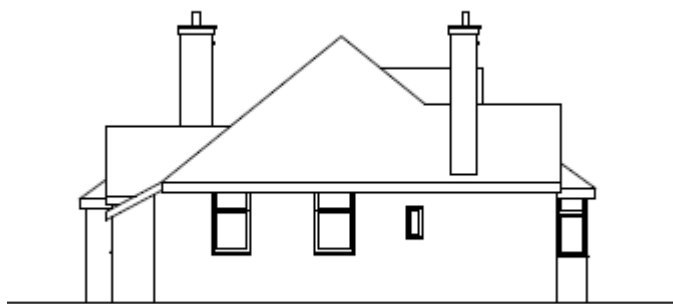
Page 102



SIDE ELEVATION (SW)

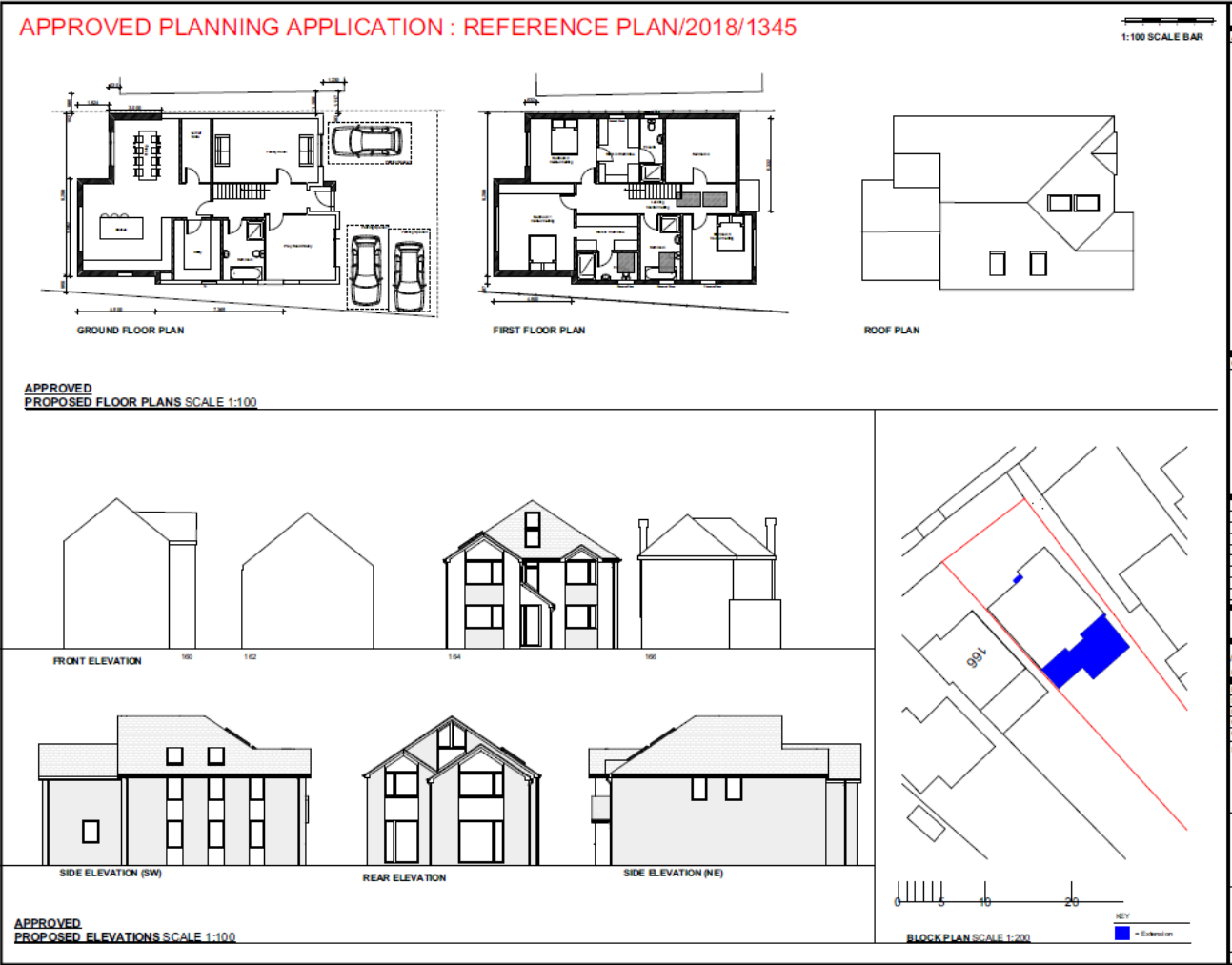


REAR ELEVATION



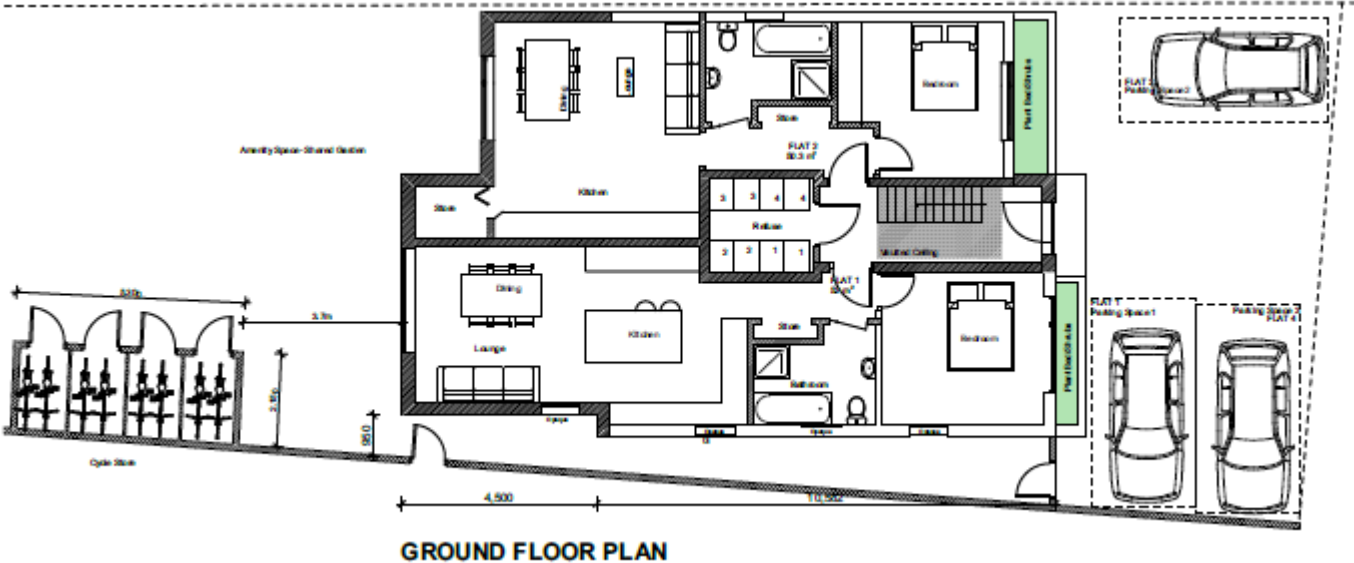
SIDE ELEVATION (NE)

Approved Drawings – PLAN/2018/1345



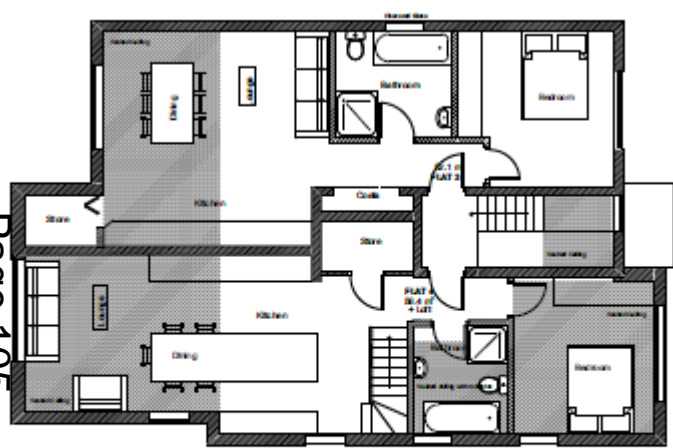
Proposed Ground Floor Plan – PLAN/2020/0036

Page 104

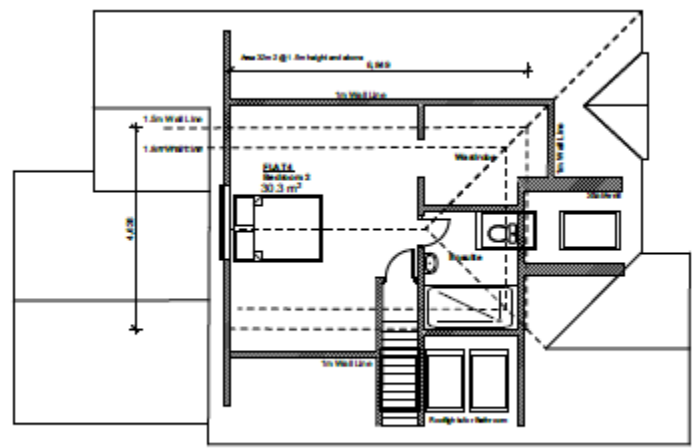


Proposed First & Second Floor Plans – PLAN/2020/0036

Page 105



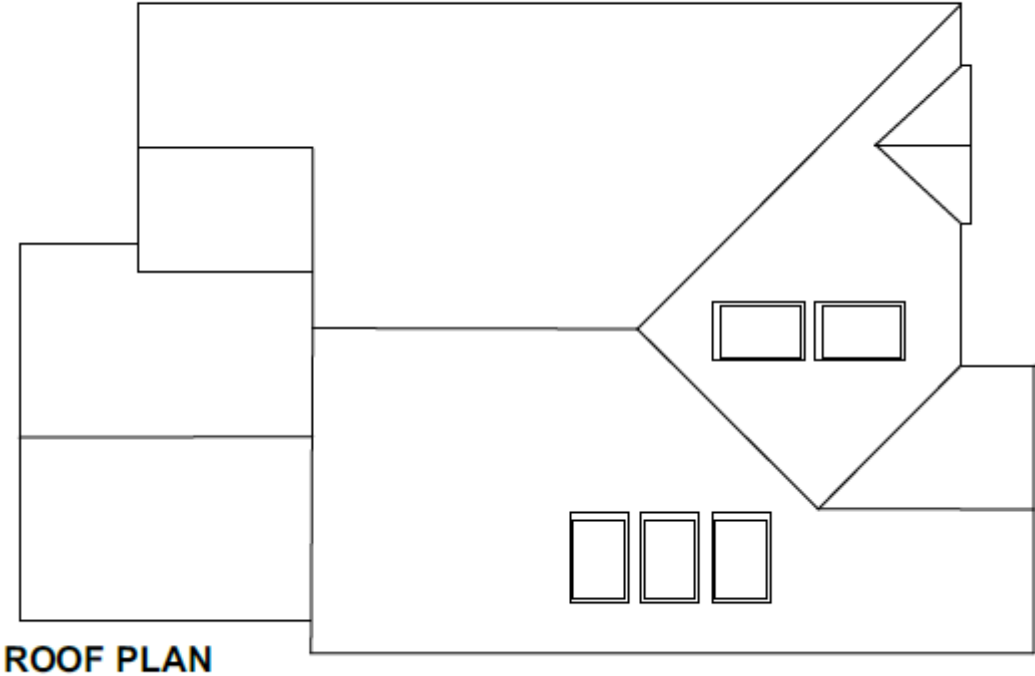
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Proposed Roof Plan – PLAN/2020/0036

Page 106

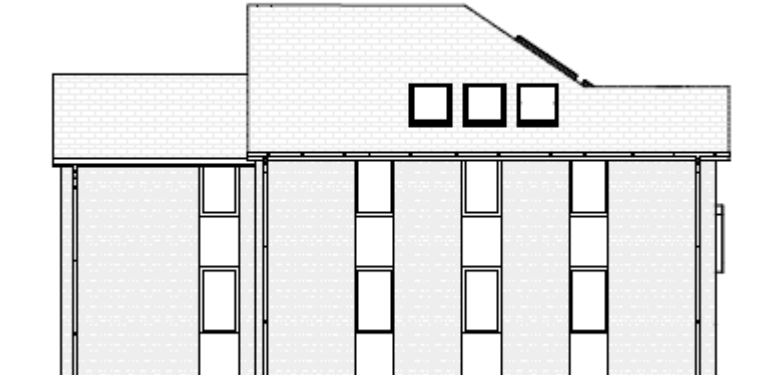


Proposed Elevations – PLAN/2020/0036

Page 107



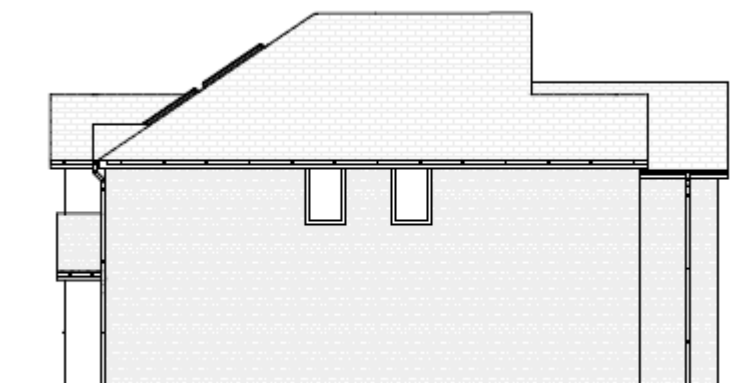
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SIDE ELEVATION (SW)



REAR ELEVATION



SIDE ELEVATION (NE)

Site Photographs – PLAN/2020/0036



Site Photographs – PLAN/2020/0036



Site Photographs – PLAN/2020/0036



PLAN/2019/1234



South Paddock, Pyle Hill

Brush House

Eastfield

Kinkell

Wootton

Warren Wood

Ridge House

Hazels

Nettlecombe

Bay Tree House

South Paddock

Comments

Not Set



SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6E PLAN/2019/1234 WARD: Heathlands

LOCATION: South Paddock, Pyle Hill, Sutton Green, Woking, Surrey, GU22 0SR

PROPOSAL: Erection of a four bedroom family dwelling with integral garage following demolition of existing house and garage (Amended Description).

TYPE: Full Planning Application

APPLICANT: Mr & Mrs Payne OFFICER: William Flaherty

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the erection of a replacement dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the demolition of the existing house and detached garage and the erection of a 4x bedroom replacement dwelling with integral garage.

Site area:	0.6 ha
Number of units:	1 (1x 4 bedroom)
Number of proposed parking spaces:	5 (including 2x garage parking spaces)
Existing density on site:	1.6 dph (dwellings per hectare)
Proposed density on site:	1.6 dph

The current planning application has been submitted following the refusal of planning application ref: PLAN/2018/1365 dated 20.02.2019 which was refused for the following reasons:

- 1. The proposal represents inappropriate development within the Green Belt which is, by definition, harmful to the Green Belt. Furthermore the proposal would cause significant harm to the openness of the Green Belt by reason of its excessive size, height, footprint and increase in volume which would all combine to result in a considerably more prominent structure than the current building. The circumstances advanced in support of allowing the materially larger replacement dwelling are not considered to amount to Very Special Circumstances and therefore do not outweigh the harm to the Green Belt by reason of its inappropriateness, harm to openness and the other harm identified. The proposal is therefore contrary to Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and Section 13 of the National Planning Policy Framework (2018).*
- 2. The applicant has failed to demonstrate, through the submission of cogent evidence, that the proposed development would not cause harm to protected species or habitats. It has therefore not been demonstrated that the proposed development would not result in a net loss of biodiversity on site. The proposed development is therefore contrary to*

Policy CS7 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2018).

A planning appeal submitted following the refusal of planning permission (ref: APP/A3655/W/19/3232689) was dismissed on 31.10.2019 solely on the grounds that the Inspector was not in a position to conclude that there was a reasonable prospect of a Natural England European Protected Species Mitigation Licence being granted for the removal of the existing bat roost in the main building. In coming to this conclusion the Inspector made reference to the 3 tests set out in the European Habitats Directive (as directed by the Habitats and Species Regulations [2017]). In concluding their assessment the Inspector stated:

"The proposal would provide a well-designed replacement dwelling, providing a high standard of living accommodation including sustainable design features. It would be landscaped, with a reduction in hardstanding and new trees would be planted. However, these, and the other benefits in favour of the development including the identified relevant local finance considerations do not outweigh the harm identified to protected species. Overall, the proposal conflicts with the requirement in the Framework to conserve and enhance the Natural Environment and I attach substantial weight to the harm that would arise, in consequence.

Overall, whilst there would be no harm to the Green Belt, there would be unacceptable harm to protected species. The proposal conflicts with the development plan when it is considered as a whole and there are no other considerations that outweigh this finding. The appeal should be dismissed."

The current proposal is a re-submission of the scheme proposed by planning application ref: PLAN/2018/1365 but with additional ecological information which seeks to address the Inspector's concerns. The Planning Inspectorate's decision of 31.10.2019 is a material planning consideration which must be given significant weight.

PLANNING STATUS

- Green Belt
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Surface Water Flooding – 20m buffer

RECOMMENDATION

GRANT planning permission subject to planning conditions.

SITE DESCRIPTION

The application site is a two-storey dwelling situated on the south-west side of Pyle Hill. The existing dwelling on site was granted planning permission on 26.04.1954 with a number of extensions and outbuildings being added to the original building and plot over time.

The site is not situated in a Conservation Area and does not concern a listed building, although locally listed Ridge House is situated to the north of the application site. The site is situated within the Green Belt, no trees protected by Tree Preservation Orders (TPOs) are situated on site although there are a number of mature trees on site and in the vicinity of the site boundary with neighbouring properties. The site is not situated in Fluvial Flood Zones 2 or 3 and the site is not identified as being at risk of surface water flooding (although land within the blue line area is identified as being at very high (1 in 30 year), high (1 in 100 year) and medium (1 in 1000 year) risk of surface water flooding.

PLANNING HISTORY

- APP/A3655/W/19/3232689 – Dismissed - 07.10.2019
- PLAN/2018/1365 - Erection of a four bedroom family dwelling with integral garage following demolition of existing house and garage – Refused - 20.02.2019
- PLAN/1994/0069 – Erection of first floor side extension – Permit – 17.03.1994
- PLAN/1992/0152 - Demolition of existing double garage and workshop and formation of new double garage, workshop with storage over. – Permitted subject to Legal Agreement controlling the use of the garage as ancillary and only for use as a double garage, workshop and storage use - 06.08.1992
- WOK/7221 - Erection of detached house and garage – Permit 26.04.1954

CONSULTATIONS

Surrey Wildlife Trust: No objection subject to planning conditions

Arboricultural Officer: No objection subject to a planning condition

REPRESENTATIONS

At the time of writing this report no written representations have been received in response to the neighbour notification of 08 January 2019.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

- Section 2 – Achieving Sustainable Development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and Enhancing the Natural Environment

South East Plan (2009) (Saved Policy) NRM6 – Thames Basin Heaths Special Protection Area

Woking Core Strategy (2012):

- CS1 – A Spatial Strategy for Woking Borough
- CS6 – Green Belt
- CS7 – Biodiversity and nature conservation
- CS8 - Thames Basin Heaths Special Protection Areas
- CS9 - Flooding and water management
- CS11 - Housing Mix
- CS18 – Transport and Accessibility
- CS21 – Design
- CS22 - Sustainable construction
- CS24 – Woking's Landscape and Townscape

- CS25 – Presumption in Favour of Sustainable Development

Development Management Policies Development Plan Document (2016):

- DM2 – Trees and Landscaping
- DM10 – Development on Garden Land
- DM13 – Buildings in and Adjacent to the Green Belt

Supplementary Planning Documents (SPDs):

- Woking Design (2015)
- Outlook, Amenity, Privacy and Daylight (2008)
- Climate Change (2013)
- Parking Standards (2018)

Other Material Considerations

- Planning Practice Guidance (PPG)
- Community Infrastructure Levy (CIL) Charging Schedule (2015)
- Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
- The Conservation of Habitats and Species Regulations (2017)
- The Natural Environment and Rural Communities (NERC) Act (2006)
- Wildlife and Countryside Act (1981) (as amended)

PLANNING ISSUES

1. The main issues to consider in determining this application are: the Inspector's appeal decision in respect of PLAN/2018/1365, the principle of development, design considerations and the impact of the proposal on the character and appearance of the surrounding area, standard of accommodation, impact on residential amenity, highways and parking implications, impact on landscaping, sustainability, affordable housing, local finance considerations, the impact on the Thames Basin Heaths Special Protection Area, impact on trees and biodiversity and any other matters having regard to the relevant policies of the Development Plan.

Background

2. The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and is a material consideration in the determination of this application. The NPPF (2019) was published in February 2019 and provides minor clarifications to the revised version published in July 2018. However, the starting point for decision making remains the Development Plan, and the revised NPPF (2019) is clear at Paragraph 213 that existing Development Plan policies should not be considered out-of-date simply because they were adopted or made prior to February 2019. The degree to which relevant Development Plan policies are consistent with the revised NPPF (2019) has been considered in this instance, and it is concluded that they should be afforded significant weight, with the exception of Policy CS12, the reasons for which are set out within the affordable housing section.
3. In dismissing planning appeal ref: APP/A3655/W/19/3232689, which appealed the refusal of planning application ref: PLAN/2018/1365, the Inspector came to the following conclusion:

"The proposal would provide a well-designed replacement dwelling, providing a high standard of living accommodation including sustainable design features. It would be landscaped, with a reduction in hardstanding and new trees would be planted. However, these, and the other benefits in favour of the development including the

identified relevant local finance considerations do not outweigh the harm identified to protected species. Overall, the proposal conflicts with the requirement in the Framework to conserve and enhance the Natural Environment and I attach substantial weight to the harm that would arise, in consequence.

Overall, whilst there would be no harm to the Green Belt, there would be unacceptable harm to protected species. The proposal conflicts with the development plan when it is considered as a whole and there are no other considerations that outweigh this finding. The appeal should be dismissed.”

4. The Inspector came to a different conclusion to the Local Planning Authority (LPA) and considered that the proposed development would be acceptable in terms of its character, design and impact on the Green Belt. This recent appeal decision is a material planning consideration which must be given significant weight.

Principle of Development

5. Section 13 (Protecting Green Belt Land) of the National Planning Policy Framework (NPPF) (2019) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
6. Paragraph 145 of the NPPF goes on to state that the construction of new buildings is inappropriate in the Green Belt and lists exceptions to this, one of which, is the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces. The Woking Core Strategy 2012 Policy CS6 seeks to prevent inappropriate development in the Green Belt and notes that its openness should not be compromised.
7. The NPPF goes on to state that “*as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*”. These circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
8. Policy DM13 (Buildings in and adjacent to the Green Belt) of the Development Management Policies DPD (2016) sets out that the replacement of buildings within the Green Belt can be appropriate where the proposed new building:
 - I. Is in the same use as the building it is replacing
 - II. Is not materially larger than the building it is replacing; and
 - III. Is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.
9. In refusing planning application ref: PLAN/2018/1365, the Local Planning Authority did not include the garage to be demolished as part of the green belt calculations, in accordance with the accompanying text to Policy DM13. However, the Inspector took the view that the garage would be read as a domestic adjunct to the host building and should therefore be regarded as the same building in this specific case.

10. When including the existing garage to be demolished in the calculations, the replacement dwelling would result in a volumetric increase of approximately 54% above that of the existing dwelling and garage to be demolished. In finding the proposed development acceptable in Green Belt terms the Inspector stated:

“Overall, despite the breach of the 20-40% guideline, in the circumstances of this case the replacement of two buildings with a single structure would not result in the creation of a materially larger building than those which it replaces. Accordingly, the proposal meets the terms of the most relevant exception. It is not inappropriate development and there would be no harm to the Green Belt. There is no conflict with policies CS6 of the Core Strategy and DM13 of the Development Management Plan which seek, amongst other things, to prevent inappropriate development in the Green Belt.”

11. In light of the recent decision by the Planning Inspectorate and the Inspector's interpretation of “building” for green belt purposes in this case it is considered that the proposed replacement dwelling would not be materially larger than the one that it replaces and would therefore not constitute inappropriate development in the Green Belt. The proposed replacement dwelling would therefore be acceptable in Green Belt terms.

Character and Design

12. The NPPF (2019) sets out that one of the fundamental functions of the planning and development process is to achieve the creation of high quality buildings and places and that good design is a key aspect of sustainable development. It is set out in paragraph 122 that planning decisions should take into account the desirability of maintaining an area's prevailing character and setting (including residential gardens).
13. Policy CS21 of the Woking Core Strategy (2012) states that development should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. Policy CS24 of the Woking Core Strategy 2012 states that *‘development will be expected to...respect the setting of, and relationship between, settlements and individual buildings within the landscape’* and to *‘conserve, and where possible, enhance townscape character’*.
14. The existing dwelling to be demolished is not considered to be of particular architectural merit and therefore no objection is raised to its demolition. In terms of the replacement dwelling, the proposal would take inspiration from the Arts and Crafts movement which is considered to be an acceptable approach in design terms. The height of the building itself would be approximately 1.2m greater than that of the existing dwelling, however, it is noted that ground levels would be excavated and permanently lowered such that the AOD (Above Ordnance Datum) height would be no greater than that of the existing dwelling.
15. In terms of materials, the walls would be multi-stock red brick with a natural colour traditional brushed/slightly recessed mortar join with contrasting plain dark red brick for the cant protruding brick plinth, string courses and diamond patterns. The roof would be steep pitched with red/brown plain clay tiles. Window surrounds, lintels and sills would be reconstituted Portland Stone.
16. Overall, within the site context and the separation distances to neighbouring properties it is considered that the replacement dwelling would be of an acceptable character and design and would have no significant adverse impact on the character and appearance of the existing site or the surrounding area. The proposed materials would relate well to

neighbouring properties and further details of these materials can be secured by way of a planning condition. The architectural style of the proposed replacement dwelling is considered to be acceptable also. The proposal would therefore accord with Policies CS21 and CS24 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2019).

Impact on Residential Amenity

17. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. The main dwellings to consider in assessing the impact of the proposal on neighbouring residential amenity are: Ridge House to the north, Nettlecombe to the north-east and Warren Wood to the north-east on the opposite side of Pyle Hill.
18. Regarding Ridge House to the north, the replacement dwelling would be set away from the site boundary by approximately 12m at its closest point. The replacement dwelling is orientated towards the south-west away from the neighbouring properties and there would be no first floor habitable room windows on the north-west elevation facing Ridge House, but rather 2x bedroom roof lights and 1x bathroom roof light at least 20m from the boundary with Ridge House. Existing boundary treatment and hedging would be retained. Accordingly, it is considered that there would be no significant adverse impact on the residential amenities of the owner/occupiers of Ridge House.
19. In terms of Nettlecombe to the north-east, the replacement dwelling would not have any habitable room windows on the front elevation which faces Nettlecombe with the only windows at both the ground and first floor front elevation levels serving a hallway and circulation space/corridors. The existing dwelling would appear to have 2x habitable room windows at the first floor level, therefore the proposal would represent a relative improvement in terms of overlooking and privacy to neighbouring Nettlecombe. There would be 1x bedroom window on the south-east elevation, however, this would be a secondary window and would not look directly at Nettlecombe. It is therefore considered that the proposed replacement dwelling would not have any significant adverse impact on the amenities of Nettlecombe when considered against the existing situation.
20. In terms of Warren Wood to the north-east on the opposite side of Pyle Hill, the replacement dwelling would be in excess of 50m from the site boundary of Warren Wood which is considered sufficient to ensure no significant adverse impact on the amenities of the owner/occupiers of Warren Wood.
21. For the reasons set out above, it is considered that the proposed dwelling is acceptable in terms of its relationship with neighbouring properties and would safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings, in accordance with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 and the National Planning Policy Framework (2019).

Standard of Accommodation

22. The replacement dwelling would comprise of 4x bedrooms and would be two-storeys in height. The minimum Gross Internal Area (GIA) standards as defined by the Technical Housing Standards – Nationally Described Space Standard (2015) (as amended) sets out that a minimum of 124sqm of GIA must be provided for a property of this type. The

dwelling would have a GIA of approximately 427sqm which would far exceed this figure and the dwelling would benefit from a significant amount of private amenity space to the rear. Accordingly, it is considered that the proposed development would provide a good standard of accommodation.

Highways and Parking Implications

23. The proposal would utilise the existing access onto Pyle Hill and it has been indicated that there would be 3x on-site car parking spaces to the front of the dwelling and 2x car parking spaces within the garage. The Council's Parking Standards SPD (2018) sets out minimum car parking requirements for residential development. For development of this type, a minimum of 3x on-site car parking spaces would be required. It is therefore considered that the proposal would have no significant adverse impact in terms of on-site car parking provision or highway safety.

Sustainability

24. Following a Ministerial Written Statement to Parliament on 25th March, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.
25. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential development which seeks the equivalent water and energy improvements of the former Code Level 4.

Impact on Habitats and Ecology

26. The NPPF (2019) states that the planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This approach is supported by Circular 06/05 – Biodiversity and Geological Conservation and is reflected in Policy CS7 of the Woking Core Strategy.
27. In its role as a Local Planning Authority, the Council should also be aware of its legal duty under Regulation 9(3) of The Conservation of Habitats and Species Regulations 2017 which states that "a competent authority must, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions".
28. All species of bat and their roost sites are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations (2017).
29. In support of the application the applicant has submitted a Preliminary Ecology Appraisal dated January 2019, a Bat Survey Report dated July 2019 and a letter from Jim Phillips, Managing Director of Ethos Environmental Planning providing additional clarification in response to concerns raised by the Planning Inspector. For the purposes of clarity, the submitted Bat Surveys remain valid for 1 calendar year (i.e. July 2020) and should be updated if works have not yet commenced within this time frame.

12 MAY 2020 PLANNING COMMITTEE

30. The submitted surveys indicate that the main building is host to a *Pipistrellus pipistrellus* day roost which is likely to be used by one male or non-breeding female bat. The roost is considered to be of importance at the local level.
31. Common pipistrelles were mostly recorded foraging and commuting within the site. In addition, soprano pipistrelles, brown long-eared bats and noctule bats were also recorded. Foraging and commuting activity was mostly focused within the garden areas surrounding the buildings and along the northern boundary hedgerow. The site is of **local importance** for foraging and commuting bats.
32. The Inspector has set out in their decision that the Habitats and Species Regulations (2017) requires the decision maker to have regard to the 3 tests set out in the European Habitats Directive. These are:
 - a) Preserving public health or public safety or other imperative reasons of overriding public interest;
 - b) There is no satisfactory alternative; and
 - c) The action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range.
32. Jim Phillips (BSc [Hons], MA, MCIEEM), Managing Director of Ethos Environmental Planning provides additional clarification in response to concerns raised by the Planning Inspector (letter received 19.12.2019). It is set out in this letter that the presence of a day roost for a single common pipistrelle bat is of low conservation importance and would qualify for registration under Natural England's 'low impact' licence (WML-CL21). This license *"permits the disturbance and capture of bats and/or damage/destruction of roost(s) of no more than three low conservation significance roosts affecting no more than three species of bats, which are present in small numbers"*.
33. In addition to the letter of clarification from the applicant's ecologist, the applicant has submitted letter dated 19.12.2019 which provides further clarification as to how the proposed development would pass the 3 tests outlined by the Inspector.
34. In relation to (a) it is stated that the visually attractive and highly sustainable and accessible design would pass this test. In relation (b) it is set out that the current building does not meet the needs of the owners for modern day living, that there are no alternative sites given that the applicants have lived in the existing property for over 4 years and it would be prohibitively expensive to purchase an alternative site and that the proposed development cannot take place without the demolition of the existing buildings. In relation to (c), it is set out that the proposed development qualifies for a 'low impact' licence which, due to the criteria of this licence type, it has already been assessed that the impact would not be detrimental to maintaining the population of the species concerned at a favourable conservation status (FCS) in its natural range.
35. In addition to the above clarification, the applicant has suggested that two-integral bat tiles should be installed within the roof of the proposed garage on the south-east elevation, as shown on the "Location of bat tiles" drawing on the submitted letter of clarification from Jim Phillips, received 19.12.2019. The proposed bat tiles would be in keeping with the design of the building and permanent compared to a bat box (also the only suitable tree on site is an ash which is at risk of future ash die back).
36. The Surrey Wildlife Trust (SWT) were consulted as part of the assessment of the application and have advised that, subject to the applicant applying for an EPS mitigation licence and providing the compensation and mitigation measures set out in the submitted Preliminary Ecological Appraisal and letter from Jim Phillips of Ethos Ecological

Planning, received 19.12.2019, as well as compliance with the Bat Conservation Trusts document “Bats and lighting in the UK – Bats and the Built Environment Series”, the proposed development would not have any significant or unacceptable adverse impact on bats.

37. For the avoidance of doubt, there is a legal requirement under The Conservation of Habitats and Species Regulations (2017) for the applicant to obtain an EPS Mitigation Licence from Natural England prior to the carrying out of any activities that may kill, injure or disturb an individual or damages or destroys a breeding site or resting place of that individual. A planning condition requiring the applicant to acquire an EPS Mitigation Licence from Natural England is not necessary as it is required by alternative legislation and secured by a separate permitting regime. The mitigation and enhancement measures shall be secured by planning condition to ensure that the development makes a positive contribution to biodiversity.
38. The SWT have also assessed the impact of the proposal to other protected species including reptiles and amphibians (Schedule 5 of The Wildlife and Countryside Act [1981] [as amended]), Great Crested Newts (The Conservation of Habitats and Species Regulations [2017]), hedgehogs (Schedule 6 of the Wildlife and Countryside Act [1981] & The Natural Environment and Rural Communities (NERC) Act [2006]) and breeding birds (Part 1 of The Wildlife and Countryside Act [1981]). The recommendations of the SWT shall be secured by way of planning conditions with planning informatives advising the applicant of their obligations under the above legislation.
39. Overall, it is considered that there is a reasonable prospect of an EPS Mitigation Licence being granted by Natural England, as evidenced by the additional information submitted by the applicant in relation to the 3 tests referenced by the Inspector in their decision. It is therefore considered that the proposed development would not result in any significant or unacceptable harm to protected species, subject to compliance with the relevant legislation referenced above. The mitigation and enhancement measures identified by the applicant in the submitted surveys and letter of clarification would be secured by planning condition. It is therefore considered that the proposed development would accord with Policy CS7 of the Woking Core Strategy (2012) and the NPPF (2019).

Impact on the Thames Basin Heaths Special Protection Area

40. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Woking Core Strategy (2012) states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an ‘Appropriate Assessment’ stage rather than taken into consideration at screening stage, for the purposes the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the “Habitat Regulations 2017”)).
41. The proposed development would not give rise to a net increase in dwellings on the site over and above the existing lawful situation. The Thames Basin Heaths Special Protection Area Avoidance Strategy states that *“replacement dwellings will not generally lead to increased recreational pressure, therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures”*. It is therefore considered that the proposed development accords with Policy

CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Arboricultural Impact

42. In support of the planning application the applicant has submitted a Tree Protection Plan, Arboricultural Implications Assessment and Method Statement dated December 2018. No trees subject to Tree Preservation Orders (TPOs) are located on site and the site is not situated in a conservation area.
43. No trees are proposed to be removed while new native tree planting is proposed to provide an attractive setting for the proposed dwelling (as shown on Drawing No: 1536/101B). The Council's Arboricultural Officer has raised no objection subject to a planning condition requiring compliance with the submitted arboricultural information. Accordingly, it is considered that the proposal would not have any significant adverse impact on trees.

Affordable Housing

44. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
45. Paragraph 63 of the National Planning Policy Framework (NPPF) (2019) sets out that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. The site is not within a designated rural area and does not constitute major development (development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more).
46. Whilst it is considered that weight should still be afforded to Policy CS12 (Affordable housing) of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the NPPF (2019). As the proposal represents a development of less than 10 units, and has a maximum combined gross floor space of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Local Finance Considerations

47. The Community Infrastructure Levy (CIL) is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provision in the Borough. In this case, the proposed residential development would have a chargeable area of approximately 102sqm (the net increase in floorspace following demolition of the existing dwelling and garage). The CIL rate would be £125 plus indexation for inflation.
48. It is noted that the applicant has stated that they wish to claim a "Self-Build Exemption" for the proposed development which, if an exemption is granted, would mean that no CIL is payable. However a Self Build Exemption Claim Form is required to be submitted to the collecting authority prior to the commencement of the development as well as full compliance with the conditions of any exemption to benefit from an exemption.

Conclusion

49. Planning application ref: PLAN/2018/1354 was refused by the Local Planning Authority under delegated authority as it was considered that the proposal was unacceptable in Green Belt terms and the applicant had failed to demonstrate that the proposed development would not cause harm to protected species or habitats. In dismissing planning appeal ref: APP/A3655/W/19/3232689 dated 07.10.2019, the Inspector concluded that the development was acceptable in Green Belt terms but that the second reason for refusal had not been addressed. The current proposal is identical to the previous scheme submitted under application ref: PLAN/2018/1354 with additional ecological information having been submitted to address the Inspector's reason for refusal.
50. Given the identical nature of the proposals and for the reasons set out above it is considered that the proposed development would be acceptable in terms its impact on the Green Belt, character and design, impact on neighbours, impact on protected species and mature trees, highway safety and car parking and would not have any adverse impact on the Thames Basin Heaths SPA. The proposal therefore complies with the National Planning Policy Framework (2019), Policies CS7, CS8, CS9, CS10, CS16, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008), 'Design' (2015) and 'Parking Standards' (2018), Policies DM2, DM12 and DM13 of the Development Management Policies DPD 2016 and Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015, The Conservation of Habitats and Species Regulations (2017), Wildlife and Countryside Act (1981) (as amended) and The Natural Environment and Rural Communities (NERC) Act (2006). It is therefore recommended that planning permission is granted subject to the recommended conditions and the signing of a Section 106 agreement.

BACKGROUND PAPERS

1. Site Photographs dated 29.01.2019 & 05.02.2019 & 17.03.2020
2. Planning permission ref: WOK/7221
3. Planning permission ref: PLAN/2017/0083
4. Planning application ref: PLAN/2017/0581
5. Planning application ref: PLAN/2018/0295

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following Conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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

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

1536, Location Plan, received 19.12.2019

1536/101B, Site Plan, received 19.12.2019

1536/102A, Floor Plans and Roof Plan, received 19.12.2019

12 MAY 2020 PLANNING COMMITTEE

1536/103A, Elevations (Sheet 1), received 19.12.2019
1536/104B, Elevations (Sheet 2), received 19.12.2019
1536/105, Sections, received 19.12.2019
1536/106B, Existing Site Plan, received 19.12.2019
1536/107, Existing Plans and Elevations, received 19.12.2019
1536/108, Block Plan, received 19.12.2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. ++ Prior to the commencement of any above ground works hereby permitted (excluding demolition), details, including product specifications, of all external materials to be used in the construction of the dwelling and any hard landscaping and hardstanding shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. ++ Prior to the first occupation of the dwelling hereby approved, a hard and soft landscaping scheme showing details of hard and soft landscaping to the frontage, and details of new tree planting (including species), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner 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: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and Policy DM2 of the Development Management Policies DPD (2016).

5. ++ Prior to the first occupation of the development hereby approved, the existing garage shown on Drawings Nos. 1536/107, 1536/106B and 1536/101B, all received 19.12.2019, shall be demolished and the resulting materials and detritus removed from the site.

Reason: To protect the openness of the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and the NPPF (2019).

6. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B, C, D, E and F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no additional areas of hardstanding (other than those shown on the approved plans) or any extension, enlargement or alteration of the dwelling hereby approved shall be carried out without planning permission being first obtained from the Local Planning Authority.

12 MAY 2020 PLANNING COMMITTEE

Reason: The Local Planning Authority considers that further development could cause detriment to the openness of the Green Belt, especially given the increased size of the replacement dwelling above that of the original dwelling, and for this reason would wish to control any future development in accordance with Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and the NPPF (2019).

7. ++ Prior to the commencement of any above ground works (excluding demolition) of the development hereby permitted written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. 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.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2013).

8. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority, proving that the development has:
- a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2013).

9. ++ Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and used solely for parking and turning.

12 MAY 2020 PLANNING COMMITTEE

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users in accordance with Policy CS9 of the Woking Core Strategy (2012).

10. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (1st March to 30th August inclusive) unless the applicant has first carried out a survey of such vegetation (undertaken by an ecologist) which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF 2019.

11. ++ Prior to the commencement of above-ground works for the development hereby approved (excluding demolition), details of active/passive electric vehicle charging points to be provided shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details unless the Local Planning Authority subsequently agrees in writing to their replacement with more advanced technology serving the same objective.

Reason: In the interests of achieving a high standard of sustainability and in accordance with the electric vehicle charging infrastructure requirements of policy CS22 of the Woking Core Strategy (2012) and the Climate Change SPD (2013).

12. The development hereby approved shall be carried out in accordance with the measures set out in paragraph 5.2.5 (General Site Measures) of the Preliminary Ecology Appraisal prepared by David Archer Associates dated July 2019 and the precautionary approach and measures recommended by the Surrey Wildlife Trust in their letter dated 19.02.2020.

Reason: To minimise and prevent any potential harm to reptiles, amphibians and other species that could occur during the construction of the development in accordance with Policies CS7 and CS21 of the Woking Core Strategy 2012 and the NPPF (2019)

13. ++ Prior to the first occupation of the development hereby approved details of the measures for the enhancement of biodiversity on the site, as set out in paragraphs 5.2.1 and 5.3 of the submitted Preliminary Ecological Appraisal prepared by David Archer Associates dated July 2019; Section 6.2 of the Bat Survey Report prepared by David Archer Associates dated July 2019 and in letter from Jim Phillips received 19.12.2019 to include bat tiles in the garage roof, and a timetable for their provision on the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the agreed details prior to the first occupation of the development hereby approved thereafter permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that there is a net gain in biodiversity on the site in accordance with Policies CS7 and CS21 of the Woking Core Strategy 2012 and the NPPF (2019)

14. Prior to the installation of any external lighting including floodlighting, details of the lighting (demonstrating compliance with the recommendations of the Bat Conservation Trusts' "Bats and Lighting in the UK – Bats and The Built Environment Series" guidance) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed and maintained in

accordance with the agreed details thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012 and the NPPF (2019)

15. The development hereby approved shall take place in accordance with the Arboricultural Information from David Archer Associates dated December 2018 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the Woking Core Strategy 2012.

Informatives

01. 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 NPPF (2019).
02. The applicants attention is specifically drawn to the planning conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the planning permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be allowed when submitting details in response to planning conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
03. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential extension exemptions), it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development. The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from:

http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.

[Pdf](#)

Claims for relief must be made on the appropriate forms which are available on the

Council's website at:

<https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

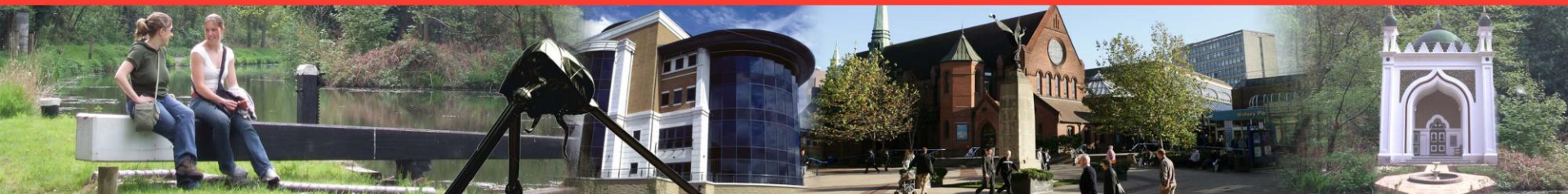
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

04. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
05. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
06. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>
07. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Council's Environmental Health Service prior to commencement of works.
08. All species of Bat and their roost sites are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017. All Bats are therefore European Protected species. Offences under this legislation include any activities that may kill, injure or disturb an individual or damages or destroys a breeding site or resting place of that individual. Destruction of a Bat roost is therefore an offence, even if the bat is not present at the time of roost removal. An EPS Mitigation Licence will be required from Natural England before any actions which may affect bats are undertaken.

12 MAY 2020 PLANNING COMMITTEE

09. All native UK reptile species are legally protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended) and as such are protected from killing or injuring. Great Crested Newts are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Great Crested Newts are therefore European Protected species. Offences under this legislation include any activities that may kill, injure or disturb an individual or damages or destroys a breeding site or resting place of that individual.
10. Hedgehogs are listed as a Priority Species for conservation action under the UK Biodiversity Action Plan, and protected from harm in the UK under Schedule 6 of the Wildlife and Countryside Act 1981. The applicant should be made aware that Part I of the Wildlife and Countryside Act 1981 makes it an offence to intentionally kill, injure or take any wild bird, or intentionally to damage, take or destroy its nest whilst it is being built or in use. The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.
11. A Rhododendron species is present on site and care will need to be taken not to cause this plant to spread as a result of the development works. This species is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (Part II) and as such it is an offence to allow them to spread in the wild.



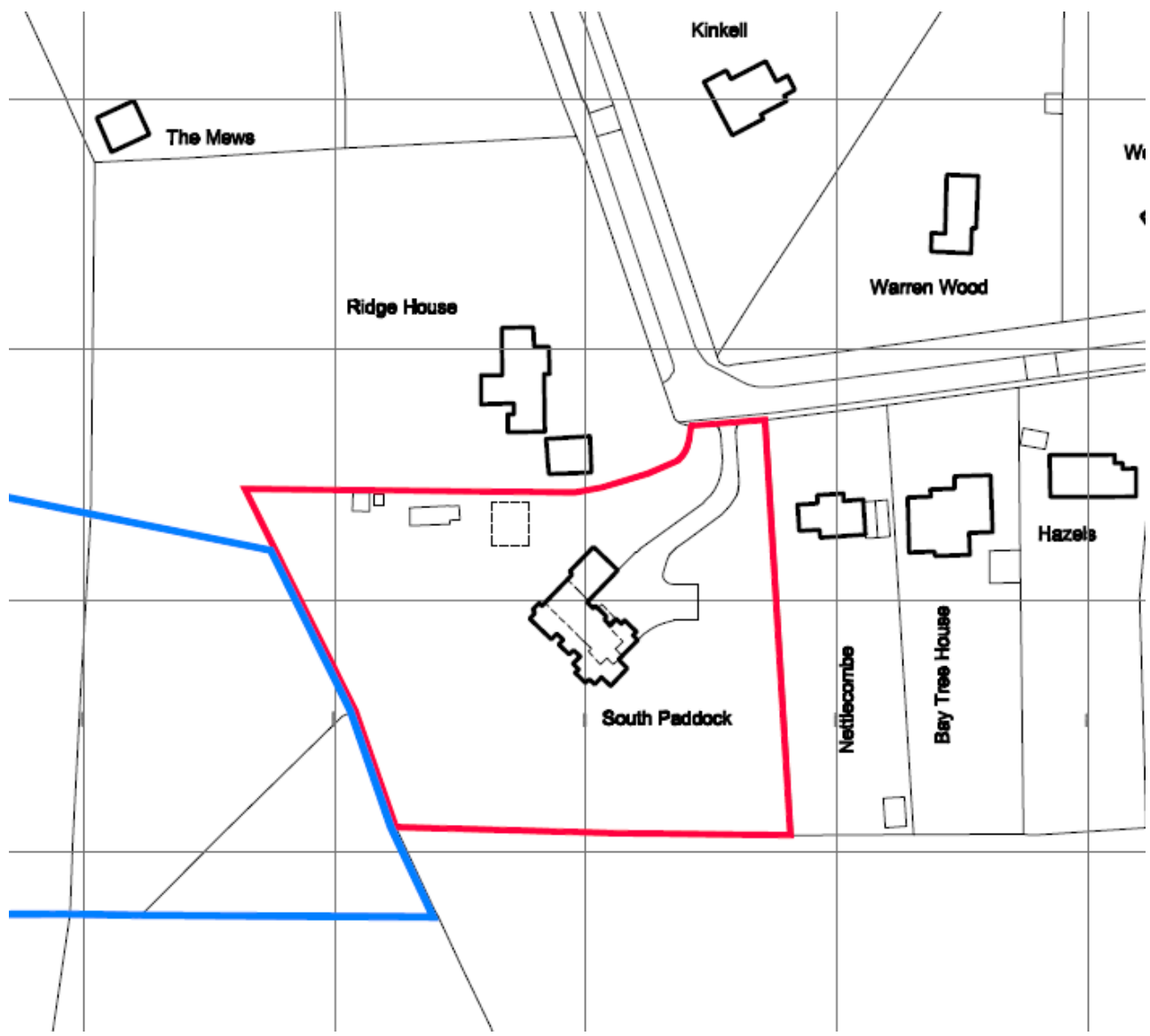
ITEM 6e – PLAN/2019/1234

South Paddock, Pyle Hill, Sutton Green, Woking

Erection of a four bedroom family dwelling with integral garage following demolition of existing house and garage (Amended Description).

Page 133

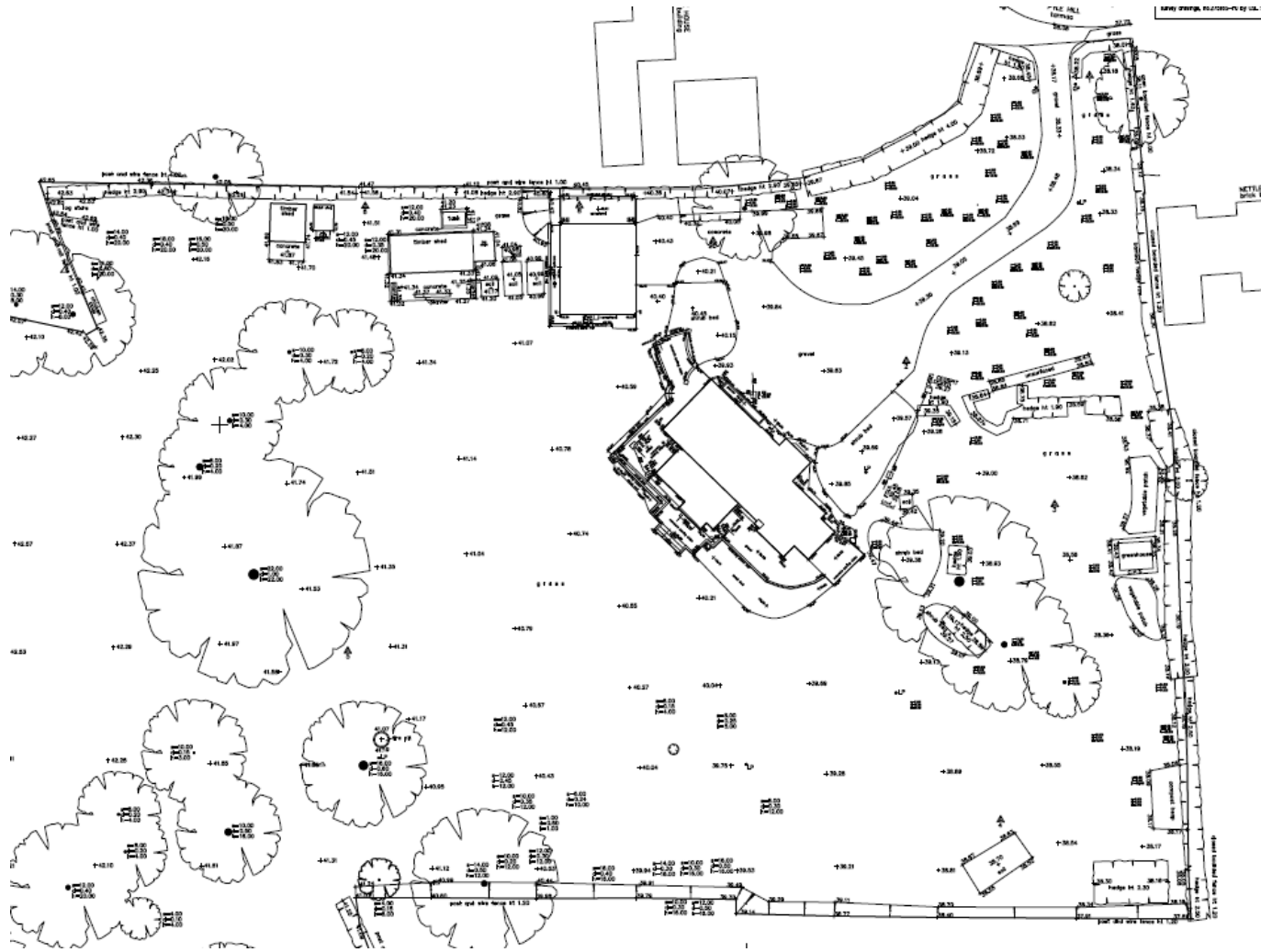
Location Plan – PLAN/2019/1234



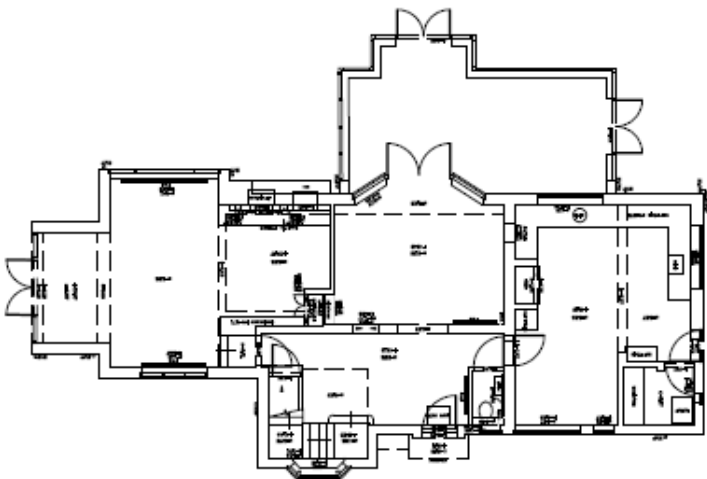
An aerial photograph of a residential area with property boundaries overlaid. The labels and their corresponding areas are: 'Ridge House' at the top left, 'Warren Wood' at the top right, 'South Paddock' in the middle left, 'Nettlecombe' in the middle, 'Bay Tree House' in the middle right, 'Hazels' in the middle right, and 'Cedar House' at the bottom right. The map shows various houses, some with swimming pools, and surrounding greenery.

Existing Site Plan – PLAN/2019/1234

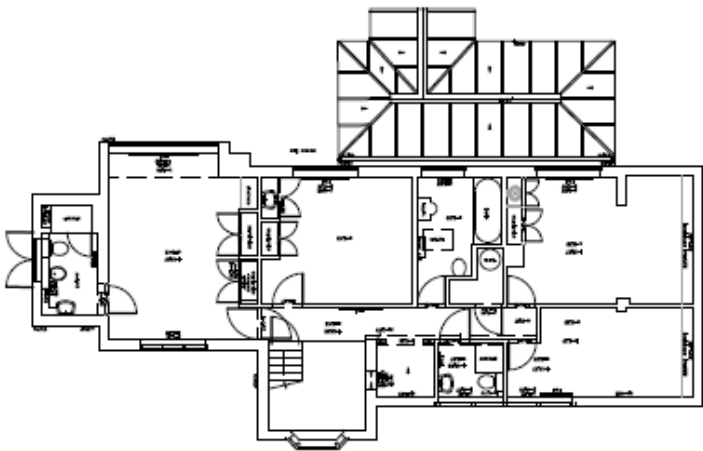
Page 136



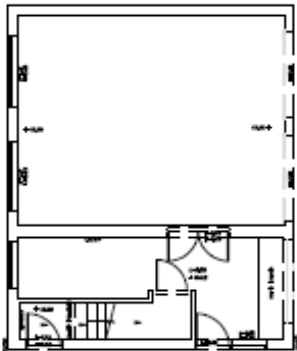
Existing Floor Plans – PLAN/2019/1234



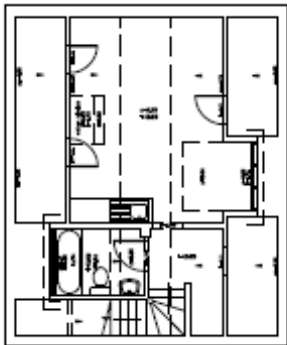
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLAN



LOFT PLAN

Existing Elevations (1) – PLAN/2019/1234



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



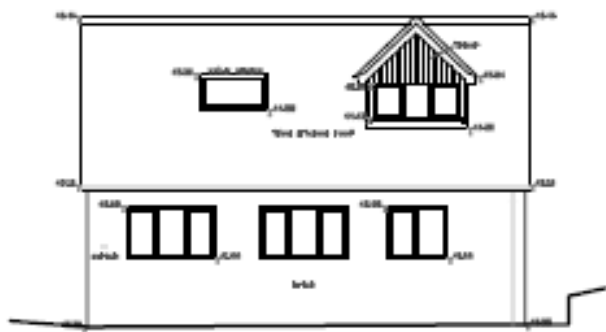
NORTHWEST ELEVATION

Existing Elevations (2) – PLAN/2019/1234

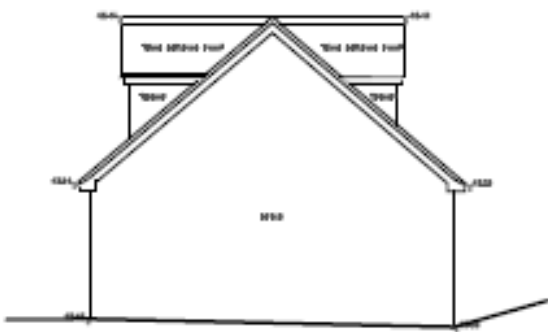


EAST ELEVATION

SOUTH ELEVATION



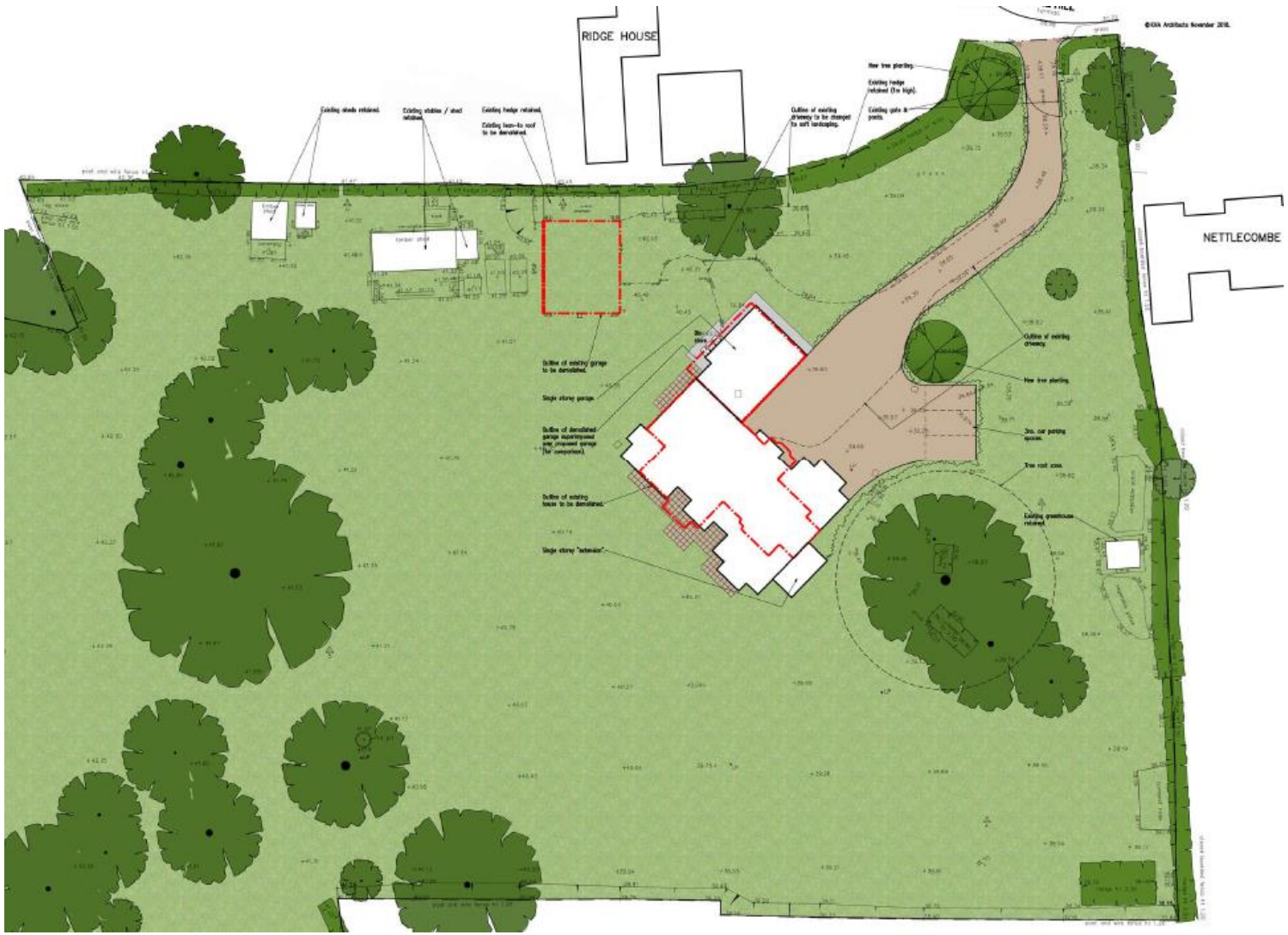
NORTH ELEVATION



WEST ELEVATION

Proposed Site Plan – PLAN/2019/1234

Page 140



Proposed Elevations – PLAN/2019/1234



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



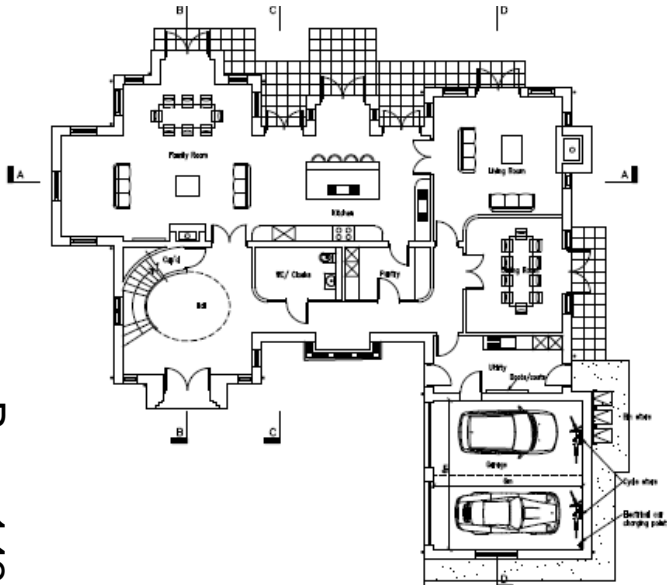
SOUTH EAST ELEVATION



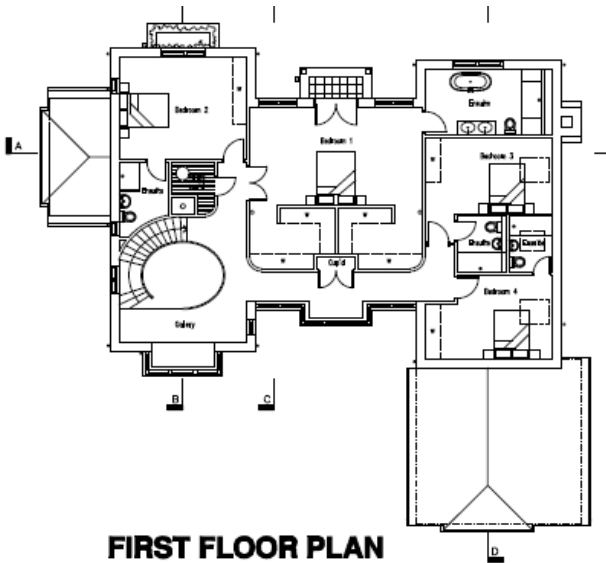
NORTH WEST ELEVATION

Proposed Floor Plans – PLAN/2019/1234

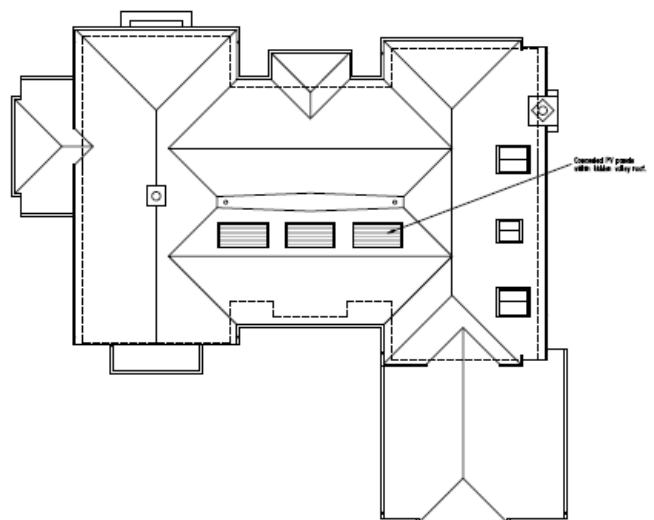
Page 142



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

Proposed Street Scene (1) – PLAN/2019/1234



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Proposed Street Scene (2) – PLAN/2019/1234



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

Site Photographs (1) – PLAN/2019/1234

Page 145



Site Photographs (2) – PLAN/2019/1234

Page 146



Site Photographs (3) – PLAN/2019/1234

Page 147



Site Photographs (4) – PLAN/2019/1234

Page 148



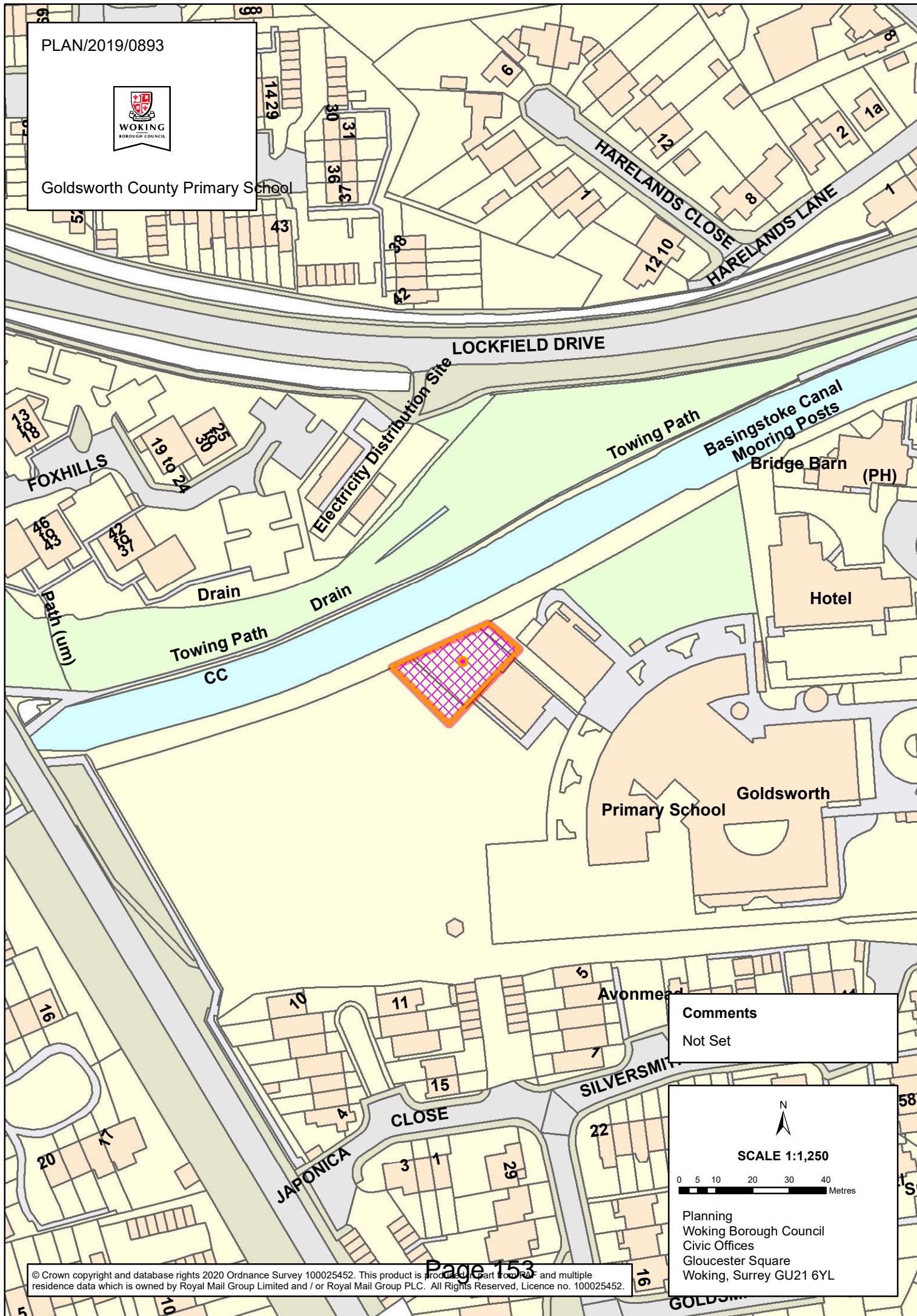
Site Photographs (5) – PLAN/2019/1234



PLAN/2019/0893



Goldsworth County Primary School



Comments

Not Set



SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6F

PLAN/2019/0893

WARD: St Johns

LOCATION: Goldsworth County Primary School, Bridge Barn Lane, Woking, Surrey, GU21 6NL

PROPOSAL: Construction of a detached building with covered deck area for education use (Use Class D1)

APPLICANT: Goldsworth County Primary School

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

The proposed development is for a single storey detached building with covered deck area for education use.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Urban Open Space
- Area Tree preservation Order
- Adjacent to Basingstoke Conservation Area

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is a grassed area to the north east of the grounds of Goldsworth Primary School adjacent to an existing detached building and to the north east of a swimming pool serving the school. The Basingstoke Canal Conservation Area is sited to the north of the application site.

PLANNING HISTORY

Most recent history:

PLAN/2012/0588: Consultation from Surrey County Council for installation of Qube building to provide two multifunctional group rooms, meeting room, storage and three WCs with associated canopy, timber decking and access ramp. No objection 11.07.2012

PLAN/2012/0353: Certificate of Lawful Development for the proposed use of the existing caretaker's bungalow as a 60 place day nursery, in connection with the main school. Permitted 12.06.2012

CONSULTATIONS

Basingstoke Canal Authority: No comments received

Basingstoke Canal Society: No comments received

County Archaeologist: No objection

Arboricultural Officer: *'The arboricultural information is considered acceptable and should be complied with in full.'*

Consultant Conservation Officer: No objection

County Highway Authority: No objection subject to condition

Flood Risk and Drainage Team: No objection subject to conditions

REPRESENTATIONS

1 letter received in response to the proposal raising the following points:

- Concerns over flood risk

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving the historic environment

Woking Core Strategy (2012):

CS9 - Flooding and water management

CS18 - Transport and accessibility

CS20 - Heritage & Conservation

CS21 - Design

CS24 - Woking's landscape and townscape

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM3 - Facilities for outdoor sport and outdoor recreation

DM4 - Development in the Vicinity of Basingstoke Canal

DM20 - Heritage Assets and Their Settings

DM21 - Education Facilities

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

PLANNING ISSUES

Principle of Development

1. Paragraph 94 of the NPPF states *'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
 - a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'*
2. Policy CS19 of the Woking Core Strategy (2012) advises that community facilities *'also offer services that are essential for education, health and well-being and support community cohesion and benefit the general quality of life of residents'*.
3. Policy DM21 of the DM Policies DPD (2016) states *'proposals for new or replacement schools and other educational facilities, expansion of education facilities on existing sites and changes of use for school or other educational and training purposes will be permitted where the following criteria are met:*
 - (i) it meets an identified need;*
 - (ii) it makes an appropriate provision for on-site car parking and stopping, access to public transport, cycling and walking, and the effect on traffic movement and highway safety is in accordance with Policy CS18 of the Core Strategy;*
 - (iii) where appropriate, a School Travel Plan is provided with the proposal to manage the travel needs of pupils and staff;*
 - (iv) the use of the site would be compatible with the surrounding land uses;*
 - (v) it does not give rise to significant adverse impacts on the environment, residential character and amenity;*
 - (vi) where appropriate, adequate provision is made and/ or existing provision is retained for indoor and outdoor recreation, outdoor sports and amenity space, to meet the needs of the school;*
 - (vii) it meets other Development Plan policy criteria, paying particular attention to Policy CS19 of the Core Strategy.'*
4. The proposal is for a detached building to provide an additional teaching and learning space for the school. The proposed building is to accommodate an existing shortfall in accommodation space and no increase in student numbers or staff are proposed as part of this application.
5. The proposed building would be located on an existing educational site and would be sited adjacent to an existing complex of buildings on the site. Therefore, subject to the other material considerations outlined in this report the principle of the proposed additional educational accommodation is considered acceptable and in accordance with Policy CS19 of the Woking Core Strategy (2012), Policy DM21 of the DM Policies DPD (2016) and the NPPF.

Impact on Character and the adjacent Conservation Area

6. The application site is located to the south of the Basingstoke Canal Conservation Area and Basingstoke Canal Corridor.

7. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering applications within Conservation Areas, Local Planning Authorities shall pay *“special attention...to the desirability of preserving or enhancing the character or appearance of that area”*. This is reflected in Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and Section 16 of the NPPF (2019). Policy CS20 advises that new development must respect and enhance the character and appearance of the area in which it is proposed.
8. Policy CS21 of the Woking Core Strategy (2012) states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located. Policy CS24 of the Woking Core Strategy (2012) requires all development proposals to provide a positive benefit in terms of landscape and townscape character. Policy DM21(v) of the DM policies DPD (2016) also requires proposals for schools to not give rise to significant adverse impacts on the environment.
9. The proposed building would be sited on an area of soft landscaping sited between an existing building on the site used for after school activities and the Basingstoke Canal. The area of soft landscaping is not used for outdoor sports. The proposed detached building would have an irregular footprint with a maximum width of approximately 12.4m and depth of approximately 15.7m with a flat roof measuring approximately 3.5m. A raised decking area is proposed to the south west and south east elevations of the proposed detached building with the decking providing a link to existing raised decking sited to the south west and south east of the detached building sited to the south east of the application site.
10. The proposed building would be finished in cedar cladding with grey aluminium window frames and a grey single-ply membrane roof. The proposed height and materials would match the existing detached building sited to the south east of the application site. The proposed building would be in a cluster of single storey buildings sited to the north east of the school campus and would not be visible from Bridge Barn Lane.
11. There are two mature oak trees and a bullace tree sited to the north west of the application site within the Basingstoke Canal Conservation Area. Arboricultural information submitted with the planning application has shown that these trees can be retained and continue to flourish. The retention of these trees would assist in screening the proposed building from the Basingstoke Canal Conservation Area. It is considered the proposal would preserve the character of the Basingstoke Canal Conservation Area.
12. The Council's Conservation Consultant has been consulted and raised no objection to the proposal.
13. Overall the proposal is considered to preserve the character and appearance of the Basingstoke Canal Conservation Area. The application is considered to accord with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the DM Policies DPD (2016) and the NPPF.

Impact on Neighbours

14. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
15. An approximate 65m separation distance would be retained to the nearest residential properties at Foxhills sited to the north west of the application site. It is considered the proposals would not have an adverse impact on the amenities of the properties at Foxhills.

16. The Premier Inn, Bridge Barn Lane is sited approximately 75m to the north east of the application site, there would be no adverse impact on The Premier Inn, Bridge Barn Lane.
17. Over 70m would be retained between the application site and properties to the west of the application site at Glendale Close and properties to the south at Japonica Close, Avonmead and Silversmiths Way. It is considered the proposals would not have an adverse impact on the amenities of the properties at Glendale Close, Japonica Close, Avonmead or Silversmiths Way.
18. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

Impact on Trees

19. Policy DM2 of DM Policies DPD (2016) states the Council will *'require any trees which are to be retained to be adequately protected to avoid damage during construction'* and Policy CS21 of the Woking Core Strategy (2012) requires new development to include the retention of trees and landscape features of amenity value.
20. There are two mature Grade B oak trees sited to the north east of the application site to be retained that could be damaged during construction. The applicant has submitted an Arboricultural Report which details how trees would be protected during construction and the Council's Arboricultural Officer considers the information acceptable. Subject to condition (condition 4) to ensure compliance with the submitted information, the proposal is considered to have an acceptable impact on trees within the application site.

Flood Risk

21. The application site is located within an area liable to flooding from the Basingstoke Canal and an area of very high surface water flood risk. The Drainage and Flood Risk Team have been consulted and raised no objection subject to conditions 5 and 6. Condition 6 is recommended to ensure that details of a scheme for disposing of surface water by means of a sustainable drainage system are submitted prior to commencement to ensure the proposed extension does not increase surface water flooding in the area. Condition 5 is recommended to ensure the proposal is constructed in accordance with the submitted and approved Flood Risk Assessment.

Urban Open Space

22. Policy CS17 of the Woking Core Strategy (2012) seeks to protect multi-functional open space and other environmental features including dedicated Urban Open Space across the Borough and canal corridors. This is reflected in Policy DM3 of the DM Policies DPD (2016).
23. Policy DM4 (Development in the Vicinity of Basingstoke Canal) of the DM Policies DPD (2016) seeks to *'conserve the historic and ecological character of the waterway and its setting'*.
24. The application site is a designated Urban Open Space and sited within the Basingstoke Canal Corridor. The proposed building would be sited approximately 7m from the Basingstoke Canal and would be partially screen from the canal by existing natural boundary treatment. Due to the single storey height, natural boundary screening and

separation distance to the Basingstoke Canal it is considered there would not be any harm to the Basingstoke Canal Corridor and the function of the Urban Open Space will not be undermined. It is considered there would not be a detrimental impact on the designated Urban Open Space.

Impact on highways safety

25. Supplementary Planning Document 'Parking Standards' (2018) does not include specific parking standards for schools and an individual assessment of parking provision for these uses is therefore required. In relation to schools, Supplementary Planning Document 'Parking Standards' (2018) advises that only operational car parking should be provided for, noting that parent parking and pupil parking should not be provided for as this is a disincentive to travelling by sustainable modes. The existing car parking areas at the school would remain unchanged. While it is noted that the proposal would result in an increase in an increase in educational space the applicant has advised that there would be no increase in pupil or staff numbers.
26. The applicant has submitted a Construction Management Transport Statement with the planning application. The County Highway Authority has been consulted and raised no objection to the Construction Management Transport Statement. Condition 7 is recommended to ensure compliance with the submitted information.

Community Infrastructure Levy (CIL):

27. The proposal is for D1 use and is therefore not liable for Community Infrastructure Levy (CIL).

CONCLUSION

28. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours and on the character of the surrounding area. The proposal therefore accords with Core Strategy (2012) policies CS9, CS46, CS18, CS19, CS20, CS21, CS22 and CS24, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Working Design' (2015), DM Policies DPD (2016) policies DM2, DM3, DM4, DM20 and DM21 and the NPPF (2019) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representation

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

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

100 dated June 2019 received by the Local Planning Authority on 11.09.2019

101 dated June 2019 received by the Local Planning Authority on 11.09.2019

102 dated June 2019 received by the Local Planning Authority on 11.09.2019

103 dated June 2019 received by the Local Planning Authority on 11.09.2019

104 Rev A dated June 2019 received by the Local Planning Authority on 10.02.2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be constructed in the external materials as specified below unless otherwise first agreed in writing by the Local Planning Authority:

Walls - Western Red Cedar Cladding

Roof - Grey 'Alwitra Evalon' roof membrane

Windows - Grey powder coated aluminium

Reason:

To protect the visual amenities of the area.

4. The development hereby approved shall take place in strict accordance with the Arboricultural information by Barton Hyett Associates ref: T.3508 dated 28.01.2020, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

5. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated January 2020), this includes the extension to have a finished floor level raised a minimum of 300mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for the proposed development and not increased in accordance with policy CS9 of the Woking Core Strategy 2012 and the policies in the NPPF.

6. No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Policies CS9 and CS16 of the Woking Core Strategy 2012.

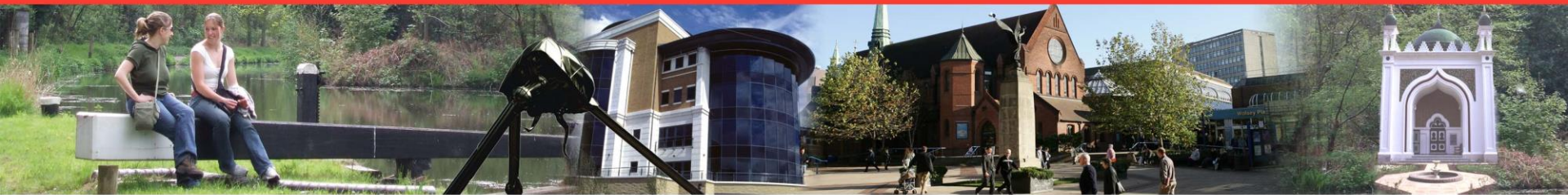
12 May 2020 PLANNING COMMITTEE

7. The Construction Management Plan titled 'Site Logistics Plan Rev 0' and received by the Local Planning Authority on 31.01.2020 shall be implemented during the construction of the development unless otherwise agreed in writing with the Local Planning Authority

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

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 2019.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).



ITEM 6f – PLAN/2019/0893

Goldsworth County Primary School, Bridge Barn Lane, Woking

Construction of a detached building with covered deck area for
education use (Use Class D1)

Location Plan – PLAN/2019/0893

Page 164



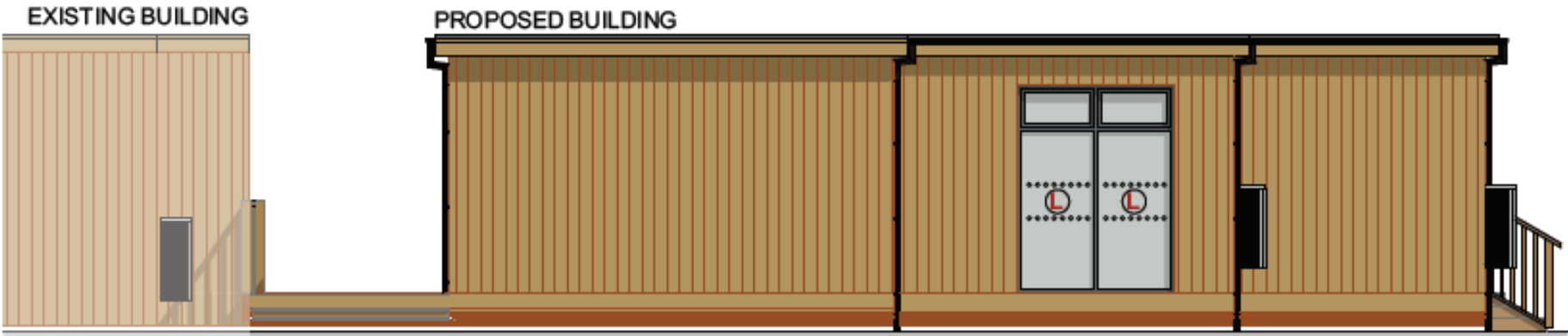
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Proposed elevations – PLAN/2019/0893



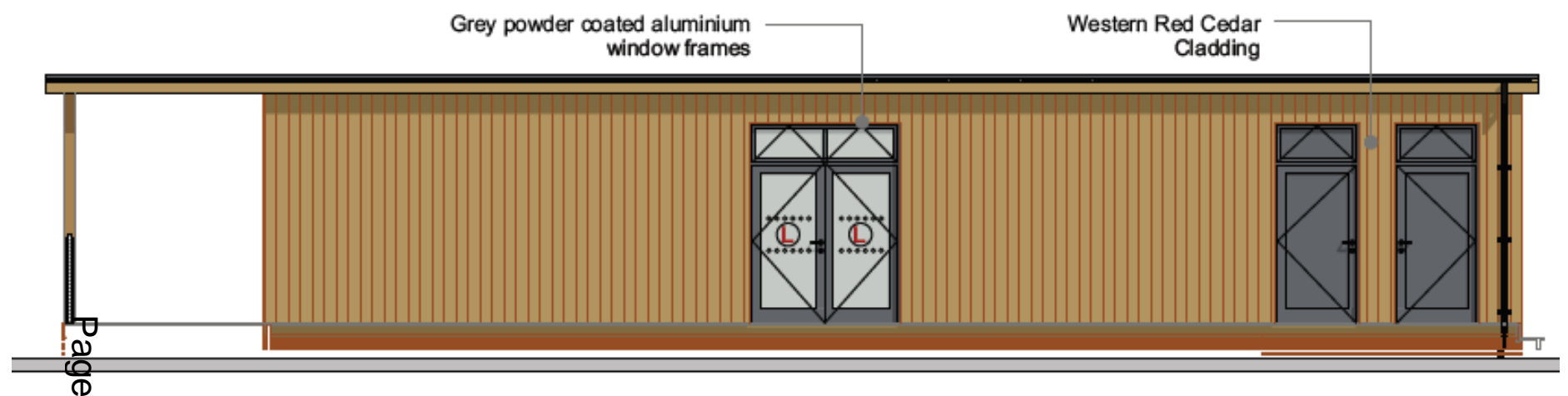
South west elevation

Page 167

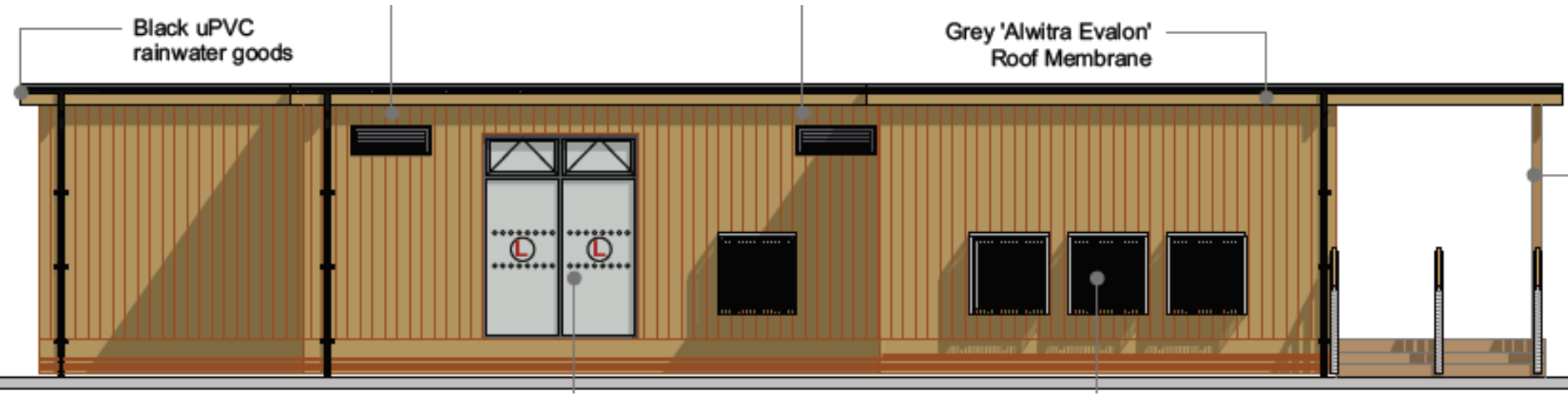


North east elevation

Proposed elevations – PLAN/2019/0893



South east elevation



North west elevation

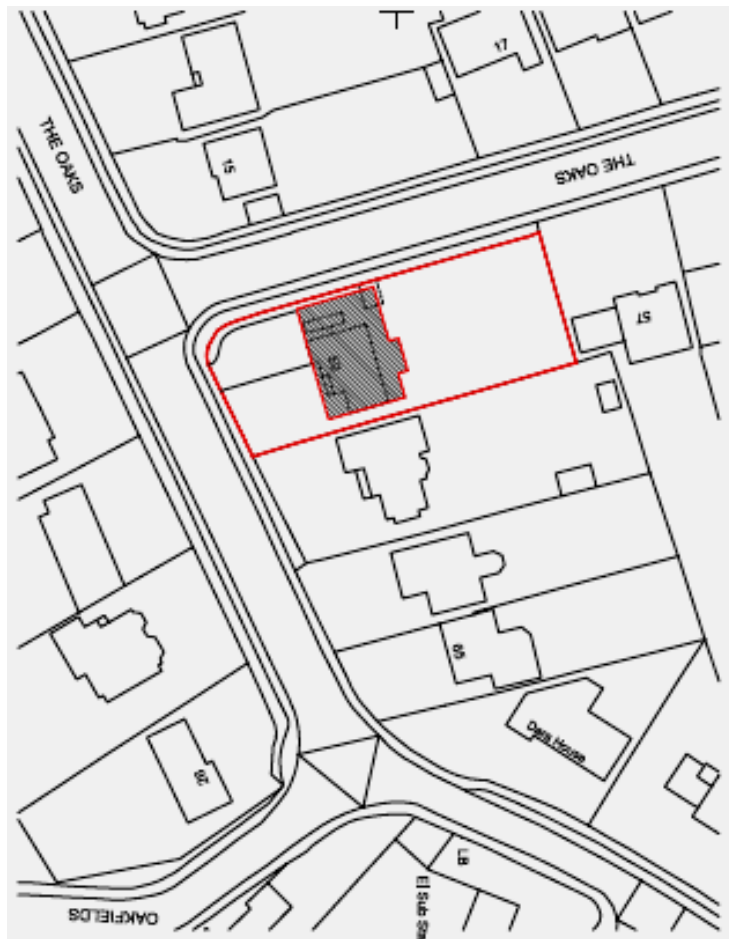
Site photographs – PLAN/2019/0893



59 The Oaks, West **Byfleet, Surrey**

PLAN/2019/1230

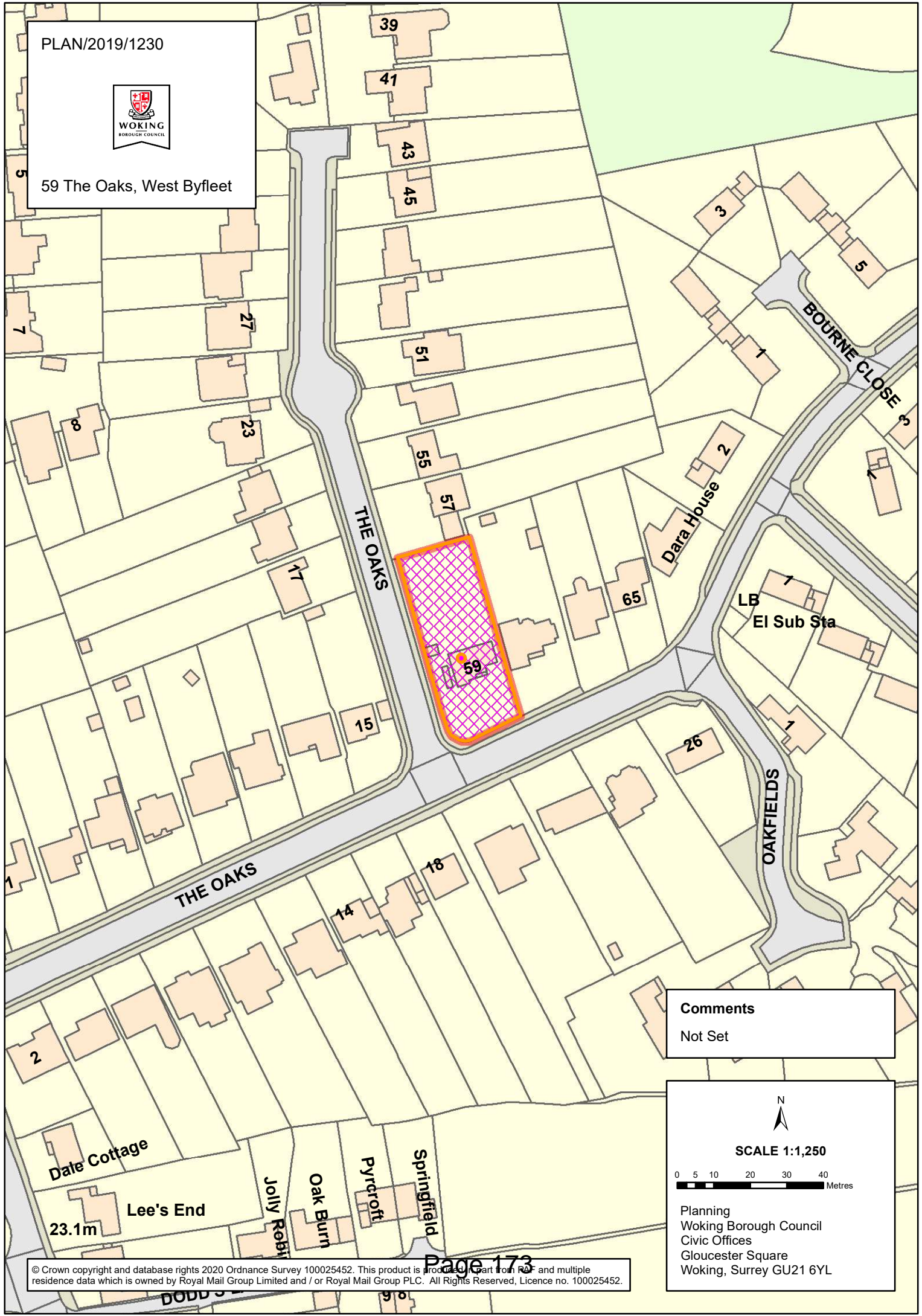
Erection of two storey detached house following partial demolition of existing house and outbuildings.



PLAN/2019/1230



59 The Oaks, West Byfleet

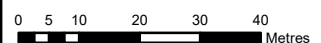


Comments

Not Set



SCALE 1:1,250



Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

6G

PLAN/2019/1230

WARD: PY

LOCATION: 59 The Oaks, West Byfleet, Surrey, KT14 6RW

PROPOSAL: Erection of two storey detached house following partial demolition of existing house and outbuildings.

APPLICANT: Mr T Gaudelli

OFFICER: Claire Bater

REASON FOR REFERRAL TO COMMITTEE

The proposal is for a replacement dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is a two storey detached house with integral garage and detached outbuildings to the side. The street scene is characterised by a mixture of properties of differing styles, many having been altered over the years.

PLANNING HISTORY

11432 - The execution of site works and the erection of a detached house and garage on Plot 6, Oaks Estate, West Byfleet as shown on a plan attached to the application and numbered 536/58 and its use as a private single family dwelling and garage ancillary thereto - Permitted 27.11.1958

11726 - The execution of site works and the erection of additions to the existing house on Plot 6 The Oaks, West Byfleet as shown on a plan attached to the application and numbered 536/58/A and their use for purposes ancillary to the use of the said house as a private single family dwelling - Permitted 10.03.1959

PROPOSED DEVELOPMENT

This is a full planning application for the erection of a two storey detached house (five bedroom) following partial demolition of the existing house (four bedroom) and outbuildings. It was originally submitted as a Householder application for extensions to the existing dwelling. Following concerns raised by Officers that the amount of development involved in the proposal would constitute a replacement dwelling, this application was amended as currently submitted.

CONSULTATIONS

West Byfleet Neighbourhood Forum: No comments received

REPRESENTATIONS

No neighbour representations have been received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)
Section 12 - Achieving well-designed places

Woking Core Strategy (2012)
CS8 - Thames Basin Heaths Special Protection Areas
CS18 – Transport and accessibility
CS21 – Design
CS22 – Sustainable construction
CS24 – Woking's landscape and townscape
CS25 – Presumption in favour of sustainable development

South East Plan (2009) (Saved Policy) NRM6 – Thames Basin Heaths Special Protection Area

West Byfleet Neighbourhood Plan (2017)

BE1 - Development Character
BE2 - New Housing Quality
BE6 - Residential Parking Provision

Supplementary Planning Documents (SPD's)
Outlook, Amenity, Privacy and Daylight (2008)
Design (2015)
Parking Standards (2018)

Other Material Considerations

Planning Practice Guidance (PPG)
Community Infrastructure Levy (CIL) Charging Schedule (2015)
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

PLANNING ISSUES

Impact on Character of the Area

1. The proposal is for the erection of a two storey house following partial demolition of the existing house and outbuildings. The Oaks is characterised by large detached houses of different styles.
2. The partial demolition and replacement of the existing dwelling is considered acceptable in principle providing the resulting property is visually acceptable and respects the character of the surrounding area. The proposed dwelling would have two storeys with a hipped roof, a single storey front and rear projection with hipped roof and a two storey rear gable projection.

3. The elevations of the dwelling would be brick to match that of the existing property at ground floor and rendered and painted white at first floor level. Matching tiles would be used for the roof. Surrounding properties in the area are white/cream rendered at ground or first floor level and the elevational treatment is considered to have an acceptable impact on the street scene.
4. The proposed replacement dwelling would have a maximum ridge height of 7.75m matching that of the existing dwelling. The resulting height and scale of the dwelling is considered to be broadly consistent with building heights in the area and is therefore considered acceptable. The proposed dwelling would retain a separation distance of approximately 2m to the side boundary with No.61 and a 0.95m separation distance to the side boundary with the public highway. The proposed separation distances are considered to retain sufficient visual separation between dwellings which is considered to be in keeping with the character of the surrounding area.
5. For the reasons set out above, it is considered that the proposed replacement dwelling would be a visually acceptable form of development which would respect the character and appearance of the surrounding area.

Impact on Neighbouring Amenity:

6. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
7. Woking Council's *SPD Outlook, Amenity, Privacy and Daylight* (2008) contains a 45° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the windows of adjoining and adjacent properties, in this instance Nos.15 and 61 The Oaks.
8. The proposed dwelling would be positioned approximately 3m from the side elevation of the neighbouring property at No.61 The Oaks and would not project to the rear of this property. The proposal would pass the 45° test in respect of this neighbour.
9. No.15 The Oaks is set across the road junction from the proposed dwelling would have a separation distance of approximately 18.75m from the side elevation. The proposal would pass the 45° test in respect of this neighbour.
10. The SPD also contains a 25° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. No.61 has four ground floor roof lights and one first floor window in the side elevation facing the proposed dwelling. The proposal would pass the 25° test in respect of this neighbour.
11. No.15 The Oaks has a number of side facing windows. However, due to the positioning of this building within its plot and the separation distance between the two properties the proposal would pass the 25° test in respect of the sunlight/daylight levels received by these windows.
12. It is considered that the proposed replacement dwelling would not appear unacceptably overbearing towards neighbouring properties. This is due to its location in relation to the main private amenity space of its neighbouring properties.

13. No windows are proposed at first floor level in the side facing elevations and the separation distances between the proposed rear windows and the ground floor side windows exceed the guidelines for maintaining privacy contained in *Outlook, Amenity, Privacy and Daylight* (2008). For these reasons it is considered that the proposal would not create unacceptable overlooking issues towards neighbouring properties.
14. For the reasons set out above, it is considered that the proposal would have an acceptable impact on neighbours in terms of loss of light, overbearing and overlooking impacts.

Transportation Impact:

15. The replacement dwelling would utilise the existing vehicular crossover onto the site and includes space to the frontage sufficient for the parking of three vehicles in accordance with the Council's Parking Standards. Sufficient room exists within the site for waste and recycling bins to be stored and presented for collection. The proposed development is therefore considered to have an acceptable transportation impact.

Standard of Accommodation:

16. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlooks to habitable rooms and a private rear garden. The size of the garden (approx. 516.25sqm) exceeds the floor area of the proposed dwelling (377sqm) and so is considered to achieve an appropriate size of amenity space for a large family dwelling in accordance with the Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008). The gross internal floor area of 339.83sqm would exceed the minimum 128sqm for a dwelling of this type, as set out in the Technical Housing Standards – Nationally Described Space Standard (March 2015) (as amended). The proposal is therefore considered to provide an acceptable standard of accommodation for future occupants.

Sustainability

17. Following a Ministerial Written Statement to Parliament on 25th March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.
18. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential development which seeks the equivalent water and energy improvements of the former Code Level 4.

Impact on the Thames Basin Heaths Special Protection Area

19. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Woking Core Strategy (2012) states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the

12 MAY 2020 PLANNING COMMITTEE

purposes the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the “Habitat Regulations 2017”)).

20. The proposed development would not give rise to a net increase in dwellings on the site over and above the existing lawful situation. The Thames Basin Heaths Special Protection Area Avoidance Strategy states that “*replacement dwellings will not generally lead to increased recreational pressure, therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures*”. It is therefore considered that the proposed development accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Local Finance Considerations:

21. The proposed development would be CIL liable as it creates a replacement dwelling. The existing building is off-set against the proposed floor space and is calculated to result in a net additional increase of 160.77sqm over the existing dwelling. The CIL charge in this case would therefore equate to £25,815.95.
22. Whilst the application site is located within Zone B of the Thames Basin Heaths Special Protection Area (SPA), given that this is a proposed replacement dwelling, it would not result in additional pressure, or any consequent significant effect, upon the SPA and as such no mitigation is required in the form of the SPA monetary contribution.

CONCLUSION

24. For the reasons set out above, it is considered that the proposed replacement dwelling would be acceptable in terms of character and design, impact on the amenities of neighbouring properties and impact on the public highway. The proposal therefore accords with policies CS8, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), policies BE1, BE2 and BE6 of the *West Byfleet Neighbourhood Plan* (2017), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and the National Planning Policy Framework (2019). The application is therefore recommended for approval.

BACKGROUND PAPERS

Site visit photographs (dated 13.03.2020)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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

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

Drawing Nos: 832_01_001, 832_03_001, 832_03_002, 832_05_001, 832_03_101C, 832_03_102C and 832_05_101C received 18.12.2019

12 MAY 2020 PLANNING COMMITTEE

Drawing Nos: 832_02_001A, 832_02_101A and 832_02_102 received 22.01.2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external finishes of the development hereby permitted shall be as set out on Section 9 of the application form and on the approved drawings. The render shall be painted white.

Reason: To protect the visual amenities of the area.

4. ++ Prior to the commencement of any above ground works (excluding demolition) of the development hereby permitted written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:
 - a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. 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.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2013).

5. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority, proving that the development has:
 - a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012) and SPD Climate Change (2013).

Informatives

1. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability of £25,815.95. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from:

http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at: <https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

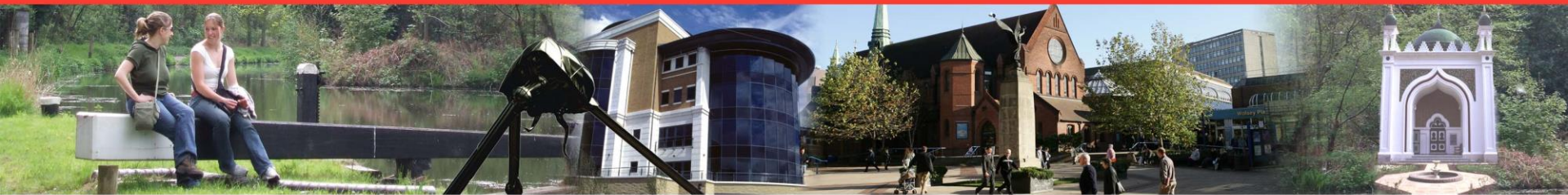
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

3. 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 186-187 of the National Planning Policy Framework 2012.
4. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:

12 MAY 2020 PLANNING COMMITTEE

8.00am – 6.00pm Monday to Friday
8.00am – 1.00pm Saturday
and not at all on Sundays and Bank Holidays.



ITEM 6g – PLAN/2019/1230

59 The Oaks, West Byfleet, Surrey

Erection of two storey detached house following partial demolition of existing house and outbuildings.

Page 183

Location Plan – PLAN/2019/1230

Page 184



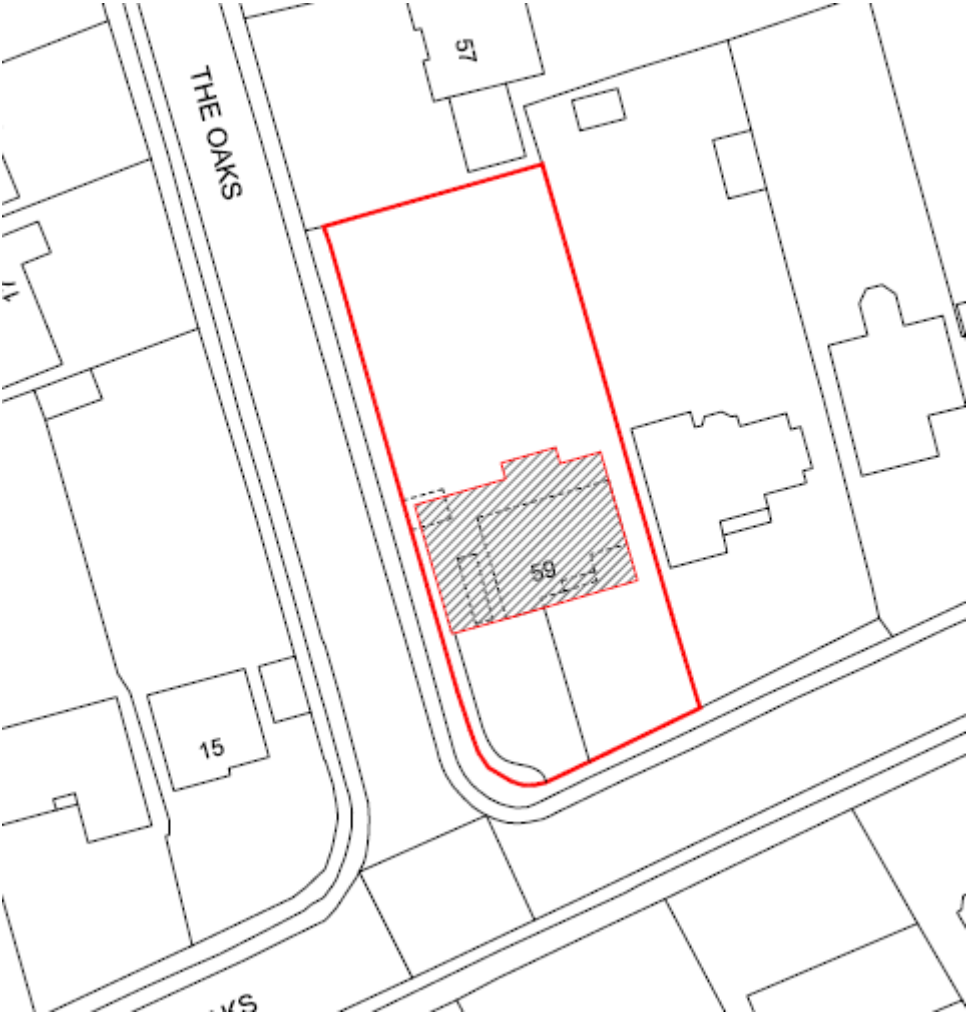
Ordnance Survey, (c) Crown Copyright 2019, All rights reserved, Licence number 100022432



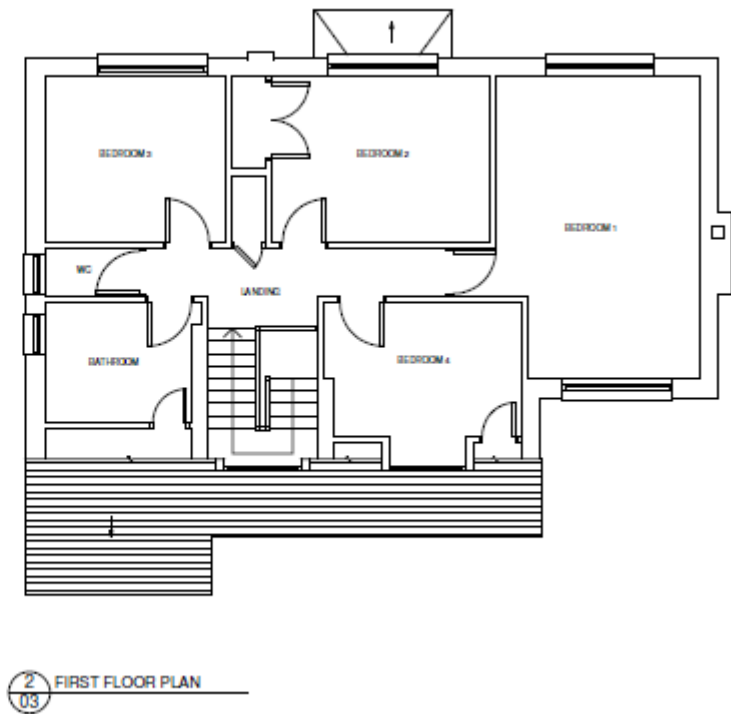
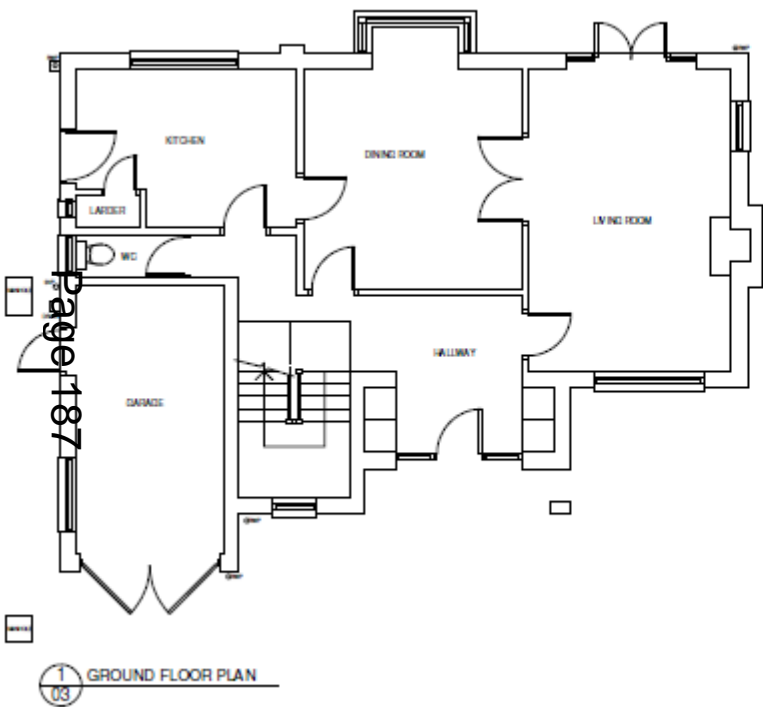
Existing Block Plan – PLAN/2019/1230



Proposed Block Plan – PLAN/2019/1230

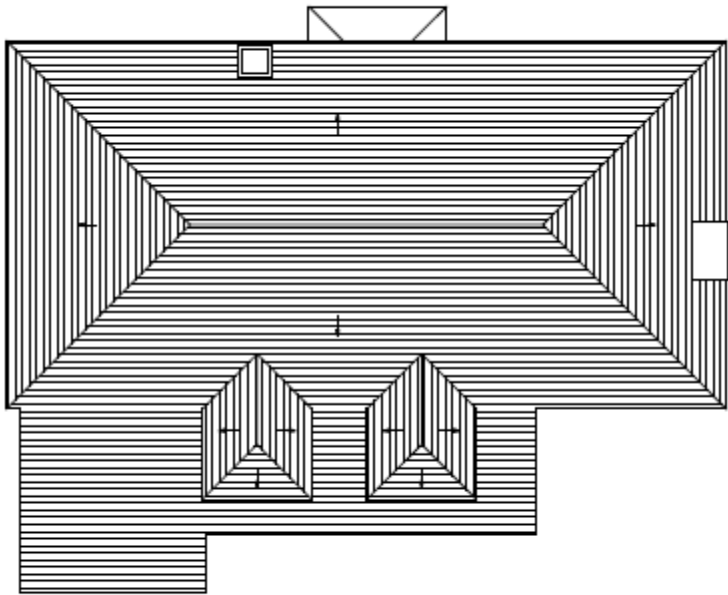


Existing Floor Plans – PLAN/2019/1230



Existing Roof Plan – PLAN/2019/1230

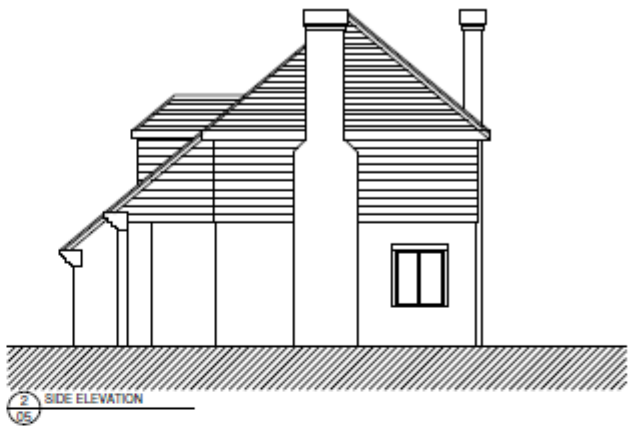
Page 188



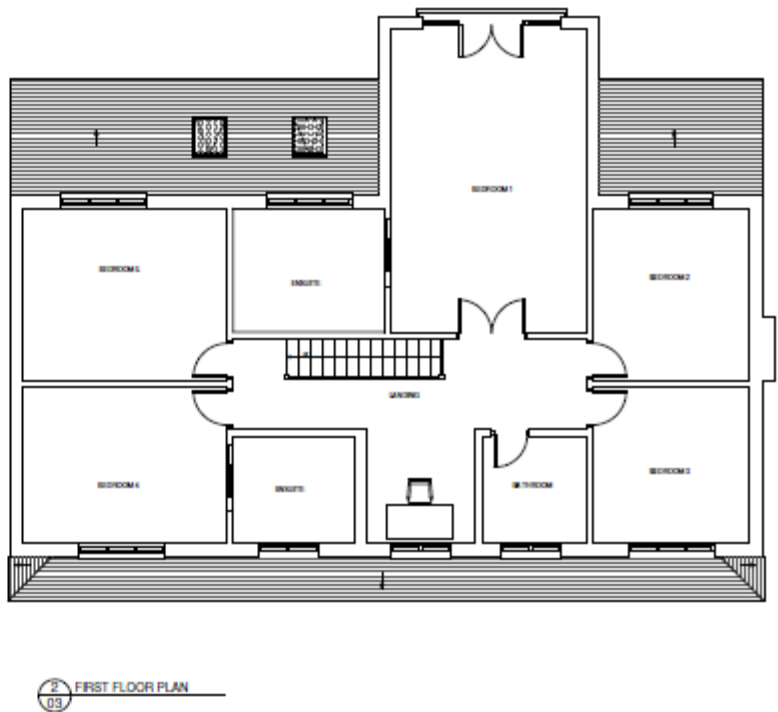
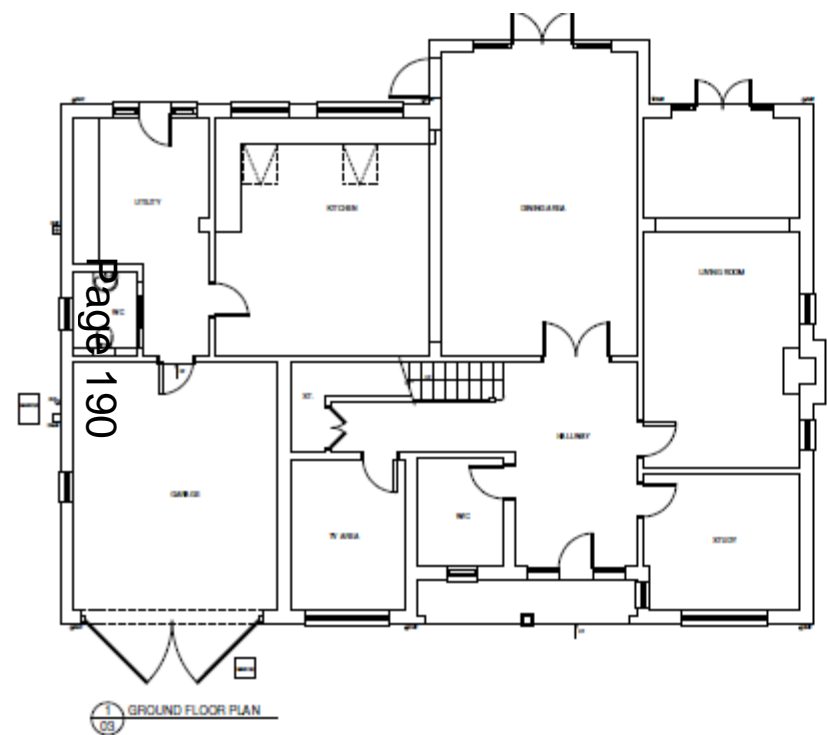
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Existing Elevations – PLAN/2019/1230

Page 189

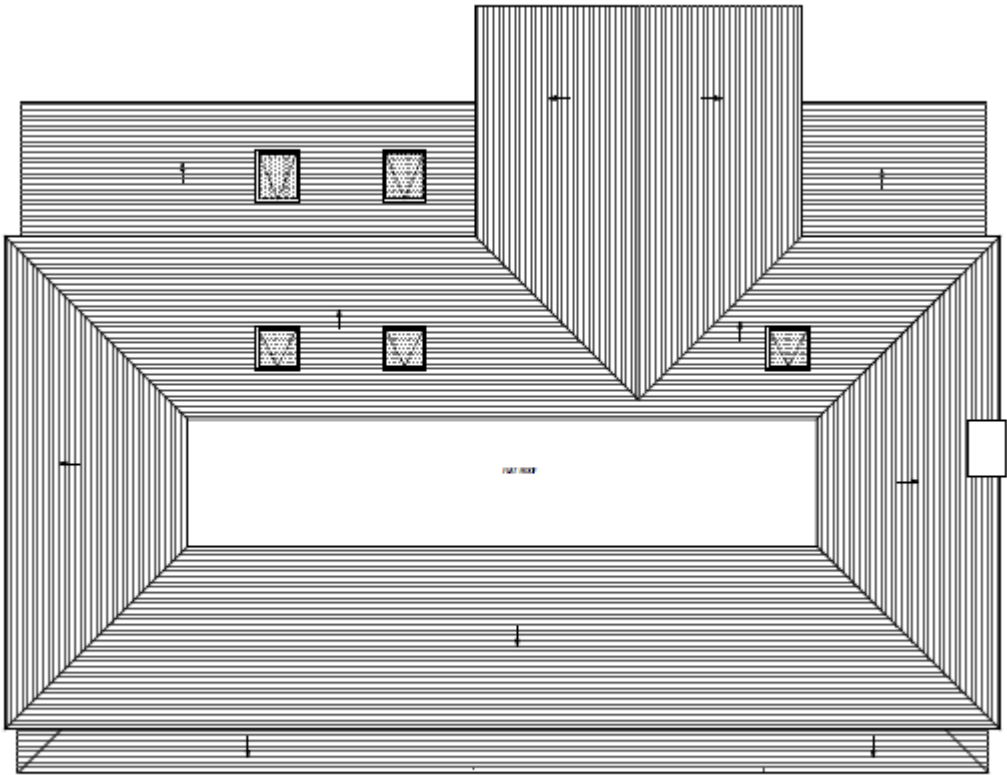


Proposed Floor Plans – PLAN/2019/1230



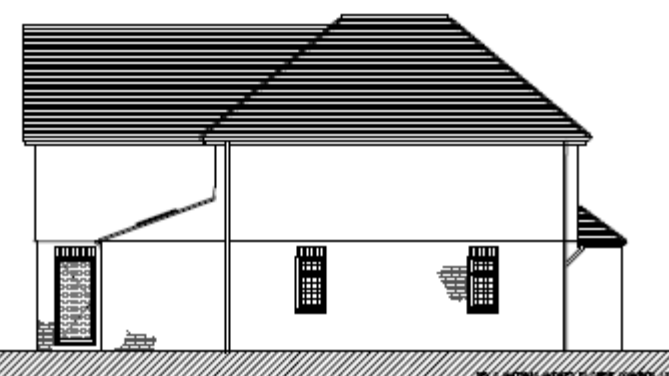
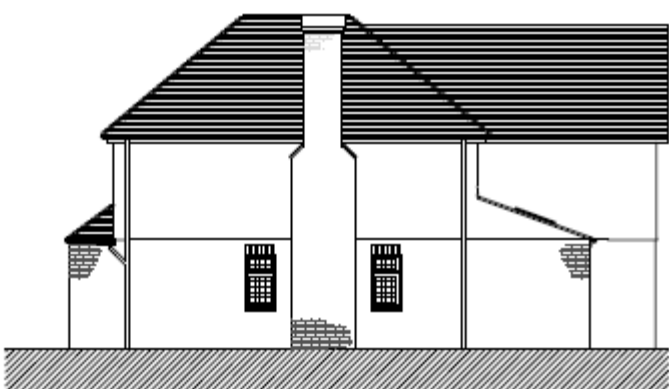
Proposed Roof Plan – PLAN/2019/1230

Page 191



3 ROOF PLAN
03

Proposed Elevations – PLAN/2019/1230



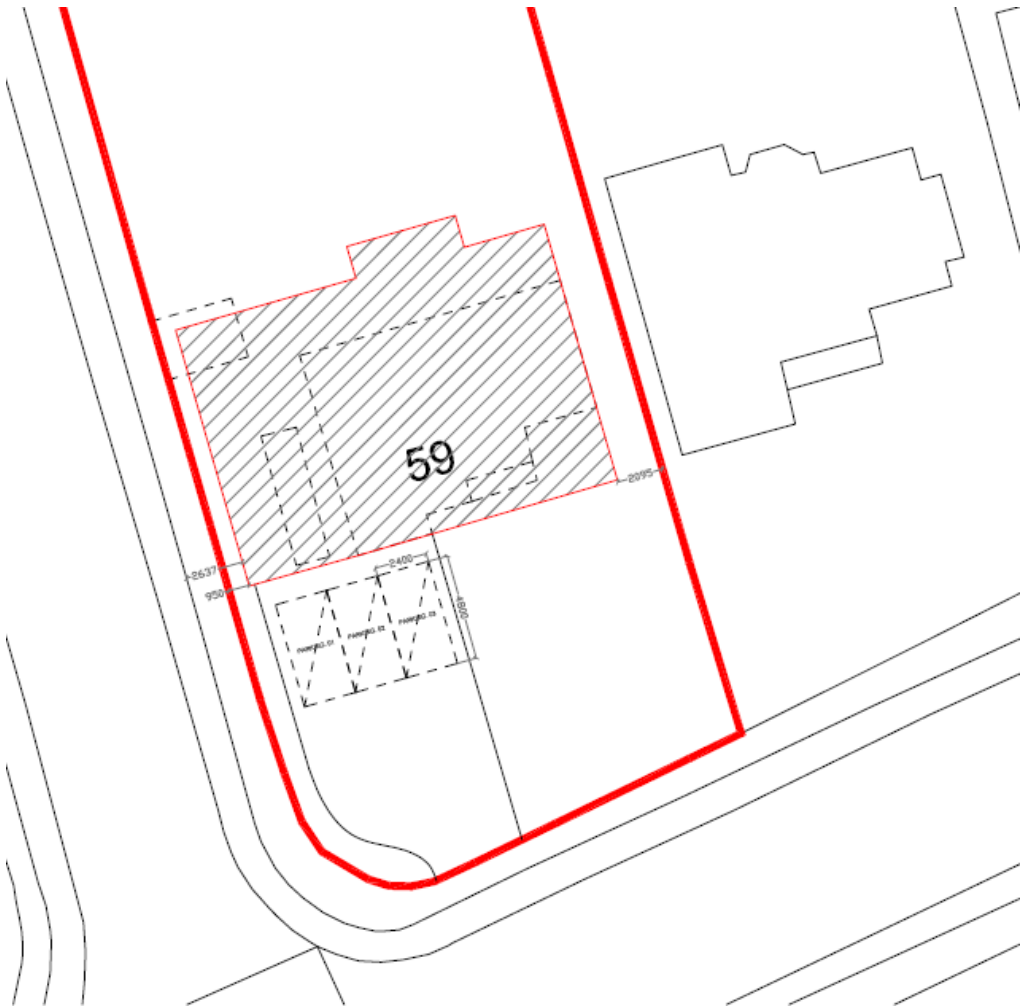
1 FRONT ELEVATION
05

2 SIDE ELEVATION
05

Page 192

Parking Layout Block Plan – PLAN/2019/1230

Page 193



Photographs – PLAN/2019/1230

Page 194



Photographs – PLAN/2019/1230

Page 195



Photographs – PLAN/2019/1230

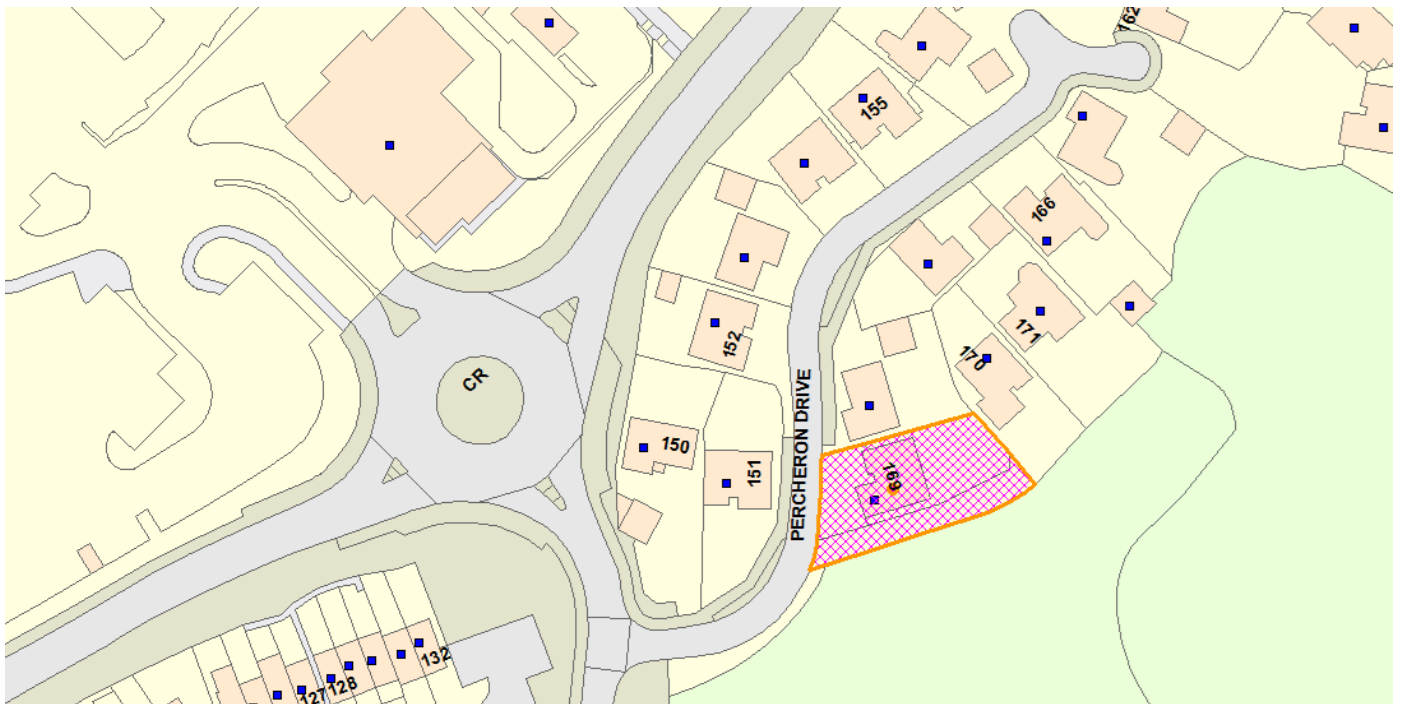
Page 196



169 Percheron Drive, **Knaphill, Woking**

PLAN/2020/0151

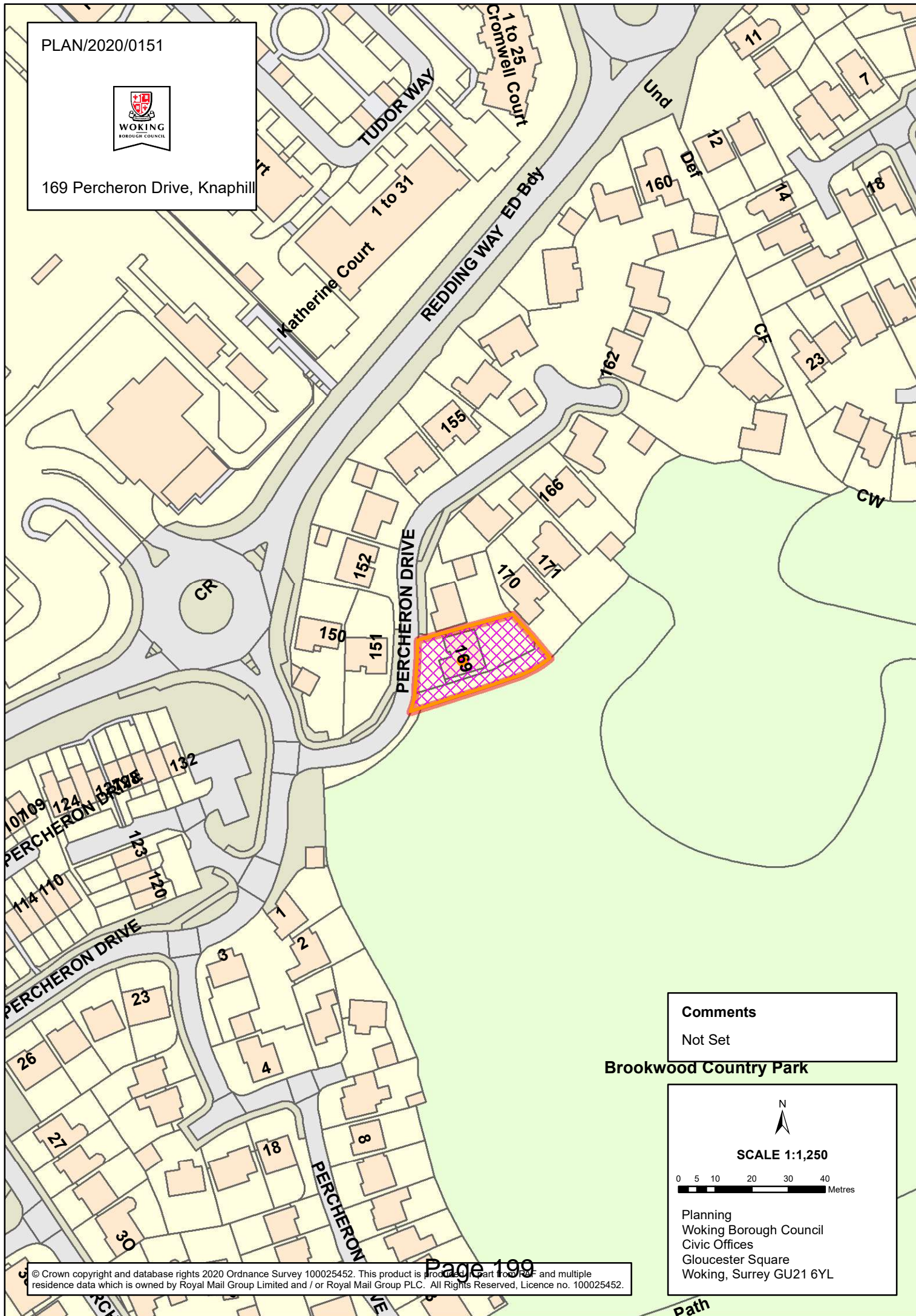
Fenestration alterations to side and rear elevations and part conversion of an existing garage.



PLAN/2020/0151



169 Percheron Drive, Knaphill



Comments

Not Set

Brookwood Country Park



SCALE 1:1,250

0 5 10 20 30 40 Metres

Planning
Woking Borough Council
Civic Offices
Gloucester Square
Woking, Surrey GU21 6YL

12th MAY 2020 PLANNING COMMITTEE

6h **PLAN/2020/0151** **WARD: KNA**

LOCATION: 169 Percheron Drive, Knaphill, Woking, Surrey, GU21 2QX

PROPOSAL: Fenestration alterations to side and rear elevations and part conversion of an existing garage.

TYPE: Householder

APPLICANT: Mr A Gresham **CASE OFFICER:** Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The applicant is an employee of Woking Borough Council. The application cannot therefore be determined under the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING STATUS

- Urban Area
- Tree Preservation Order
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

169 Percheron Drive is a two-storey detached dwelling with an integral garage. It is set back from the street by a paved driveway and front garden area.

RELEVANT PLANNING HISTORY

PLAN/1999/1377: Application under Section 73 Town and Country Planning Act 1990 to extend the period within which approval of reserved matters pursuant to outline planning permission dated 10 May 1993 (Ref No. 91/0828) previously extended on 20 December 1996 (Ref No. 96/0955) can be applied for - Permitted 20.03.2000.

PLAN/1996/0955: Application under Section 73 of Town and Country Planning Act 1990 to extend the period within which approval of reserved matters pursuant to outline planning permission dated 10.05.93 (Ref No. 91/0828) - Permitted 29.11.1996.

PLAN/1993/0696 Approval of Reserved Matters pursuant to Outline consent 91/0828 for Inner Distributor Road, drainage, car park and landscaping.(ADDITIONAL PLANS) - Permitted 26.05.1994.

PLAN/1991/0828: Comprehensive redevelopment of redundant land on hospital site to provide residential and commercial development including superstore, DIY store, builders merchant or B8 use, public house, petrol filling - Permitted 10.05.1993.

PROPOSED DEVELOPMENT

The planning application proposes to convert part of the existing garage which is currently a 'store' room to a 'utility' room by replacing an existing internal wall with a thicker wall. It also proposes to block up an existing door in the side (south) elevation and to replace a ground floor window in the rear elevation with sliding doors.

CONSULTATIONS

None.

NEIGHBOUR REPRESENTATIONS

No letters of representation were received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places

Woking Core Strategy (2012):

CS18 - Transport and accessibility
CS21 - Design

Supplementary Planning Documents

Woking Design SPD (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2018)

PLANNING ISSUES

The main issues to consider in determining this application are impact on character and impact in car parking provision having regard to the relevant policies of the Development Plan.

Impact on character.

1. Policy CS21 of the *Woking Core Strategy (2012)* states that new development should create buildings "*with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*".
2. The proposed fenestration alterations are considered to be relatively minor in their nature. It is therefore considered that they would have an acceptable impact on the character of the host dwelling and the wider area.

Impact on parking provision & highway safety

3. Part of the garage has already been converted to a 'store' although no evidence has been submitted demonstrating that this was done more than four years ago which would make it immune from enforcement action. However, Woking Council's SPD *Parking Standards* (2018) states that where garages contribute to parking provision they should be at least 6m deep and 3m wide and it is noted that the garage is just 5m deep. It is therefore considered that it is not deep enough to contribute to parking provision and so its conversion has not and will not result in a loss of parking provision. It is also noted that the property's front driveway has space to park two cars.
4. It is therefore considered that the proposal would have an acceptable impact on parking provision and highway safety.

CONCLUSION

Overall, proposal would have an acceptable impact on character and car parking provision and highway safety. The proposal therefore accords with Sections 9 and 12 of the *National Planning Policy Framework* (2019), Policies CS18 and CS21 of the *Woking Core Strategy* (2012), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards* (2018).

BACKGROUND PAPERS

Site visit photographs (19.03.2020)

PLANNING OBLIGATIONS

None.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

1. The development hereby permitted must be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted must be carried out in accordance with the approved drawings listed below:
 - 1:1250 location plan Drwg no. 81-19 1-2 (received by the LPA on 13.02.2020)
 - 1:200 block plan Drwg no. 81-19 SK No.1 (received by the LPA on 13.02.2020)
 - 1:500 block plan, 1:100 proposed elevations and 1:50 proposed ground floor plan. Drwg no. 81-19 2-2 (received by the LPA on 13.02.2020)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture unless otherwise indicated on the approved plans.

Reason:

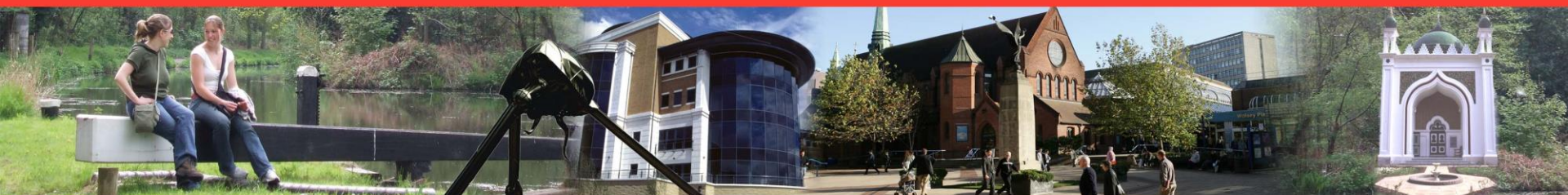
To protect the character and appearance of the building and the visual amenities of the area.

Informatives

1. Proactive Working:

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 NPPF (2019). The application was considered acceptable upon receipt.

2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.



ITEM 6h – PLAN/2020/0151

169 Percheron Drive, Knaphill, Woking

Fenestration alterations to side and rear elevations and part conversion of an existing garage.

Page 205

PLAN/2020/0151 - Location plan

Page 206

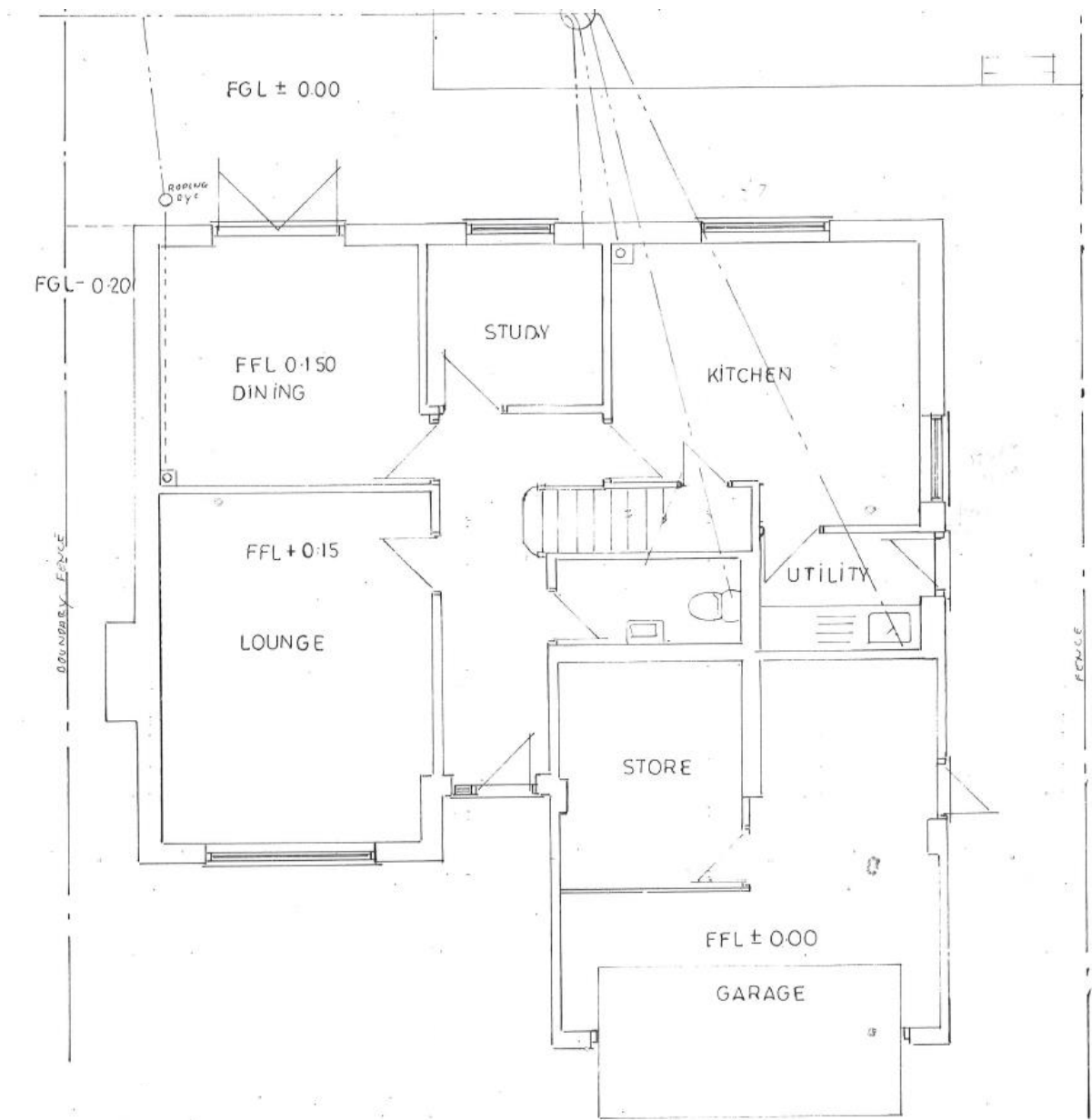


PLAN/2020/0151 - Site photographs



PLAN/2020/0151 - Existing ground floor plan

Page 208



PLAN/2020/0151 - Existing elevations

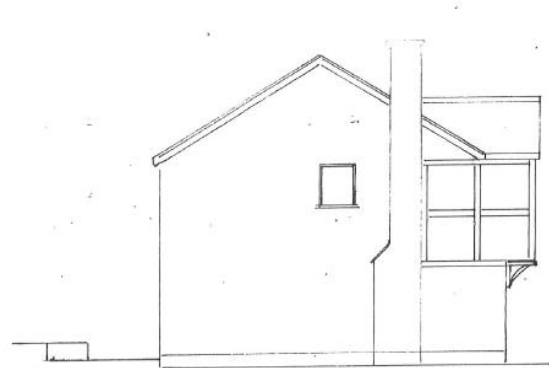


Page 209

FRONT ELEVATION



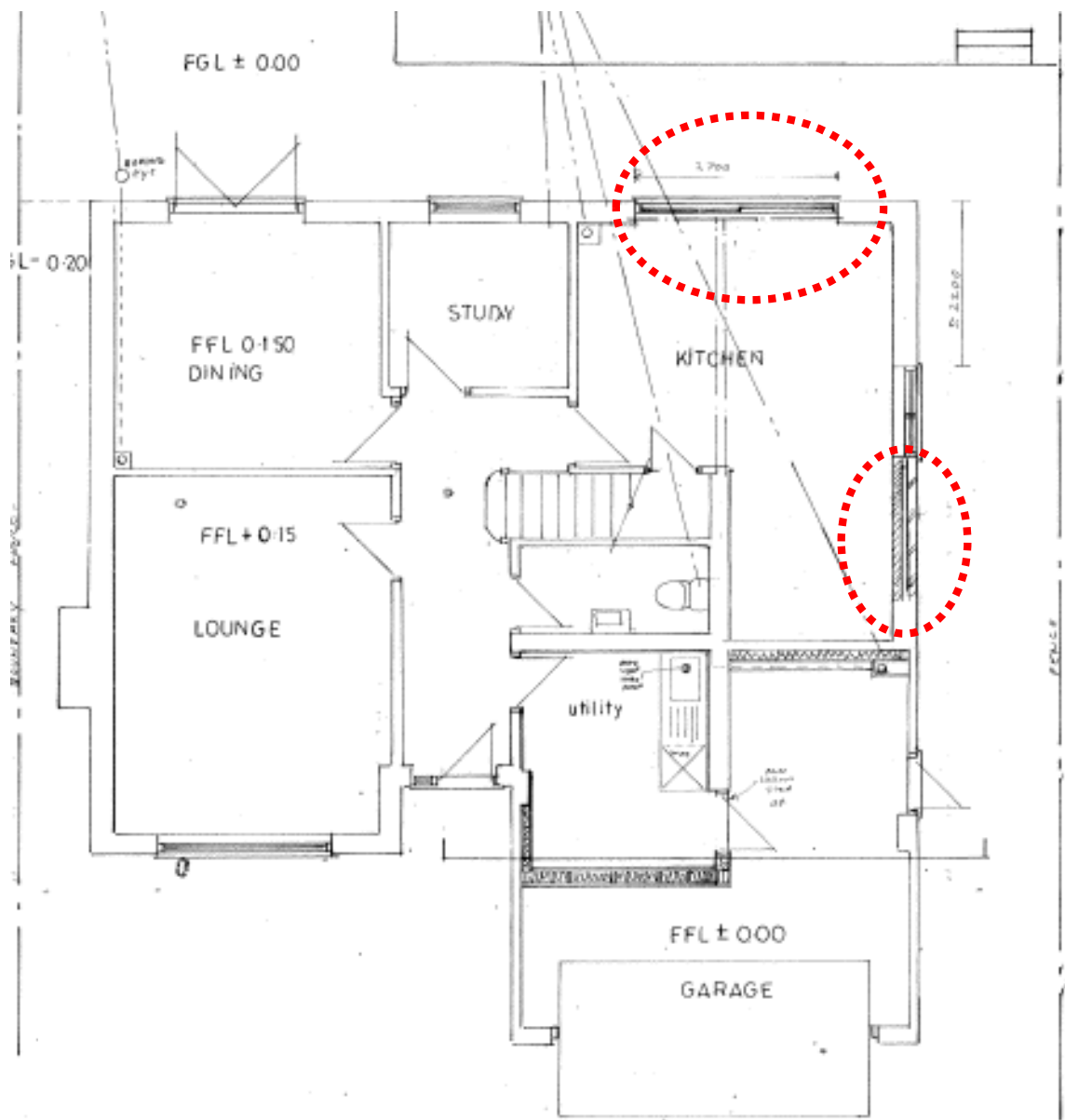
REAR ELEVATION



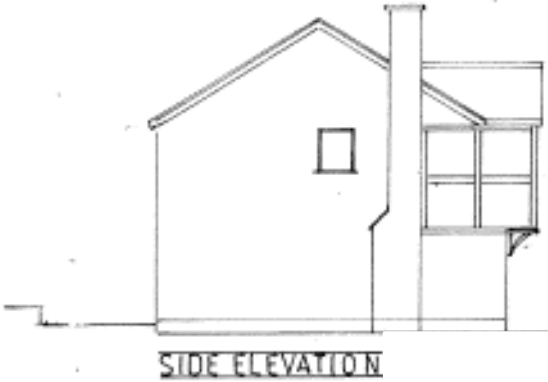
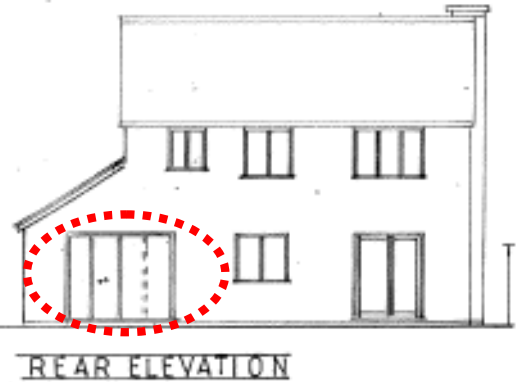
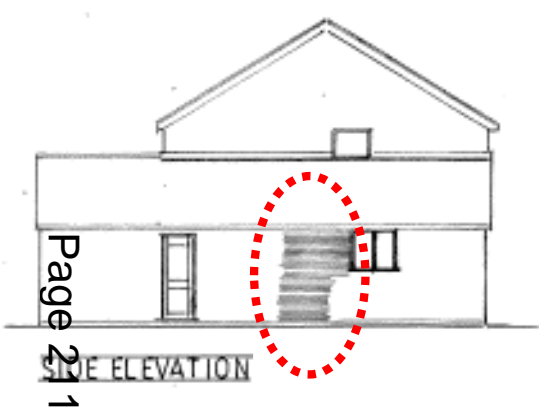
SIDE ELEVATION

PLAN/2020/0151 - Proposed ground floor plan

Page 210



PLAN/2020/0151 - Proposed elevations



SECTION C

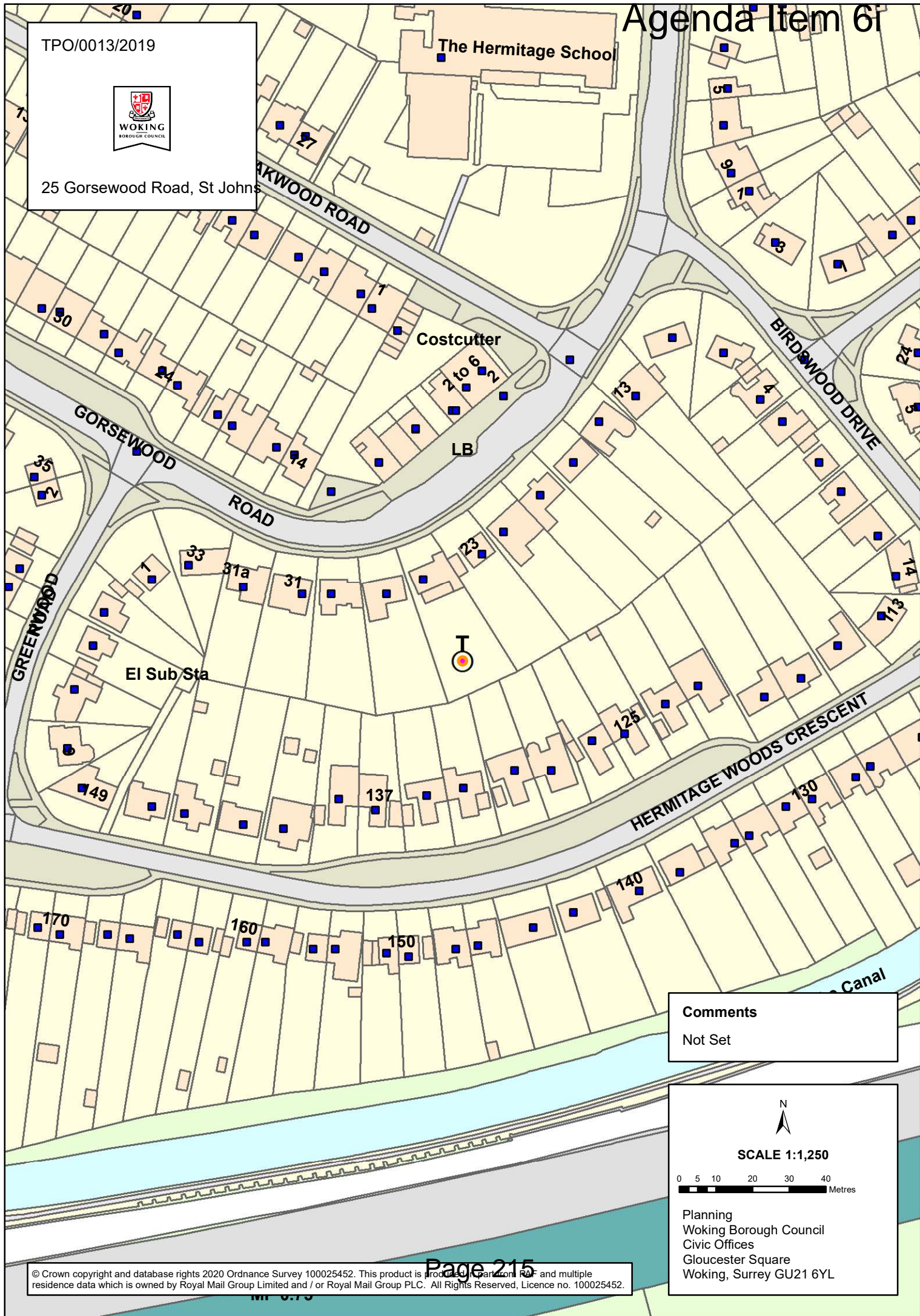
**APPLICATION REPORTS NOT TO BE
PRESENTED BY OFFICERS UNLESS REQUESTED
BY A MEMBER OF THE COMMITTEE**

(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)

TPO/0013/2019



25 Gorsewood Road, St Johns



Costcutter

LB

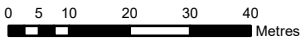
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Comments

Not Set



SCALE 1:1,250



Planning
Woking Borough Council
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Gloucester Square
Woking, Surrey GU21 6YL

PLANNING COMMITTEE – 12 MAY 2020

CONFIRMATION OF TREE PRESERVATION ORDER REF. TPO/0013/2019 – LAND AT 25 GORSEWOOD ROAD, KNAPHILL.

Executive Summary

The purpose of this report is to recommend to the Committee that a Tree Preservation Order be confirmed following the receipt of one letter of objection to the making of the Order. The Tree Preservation Order protects 2 trees including one mature Oak and one mature Beech on land at 25 Gorsewood Road, Knaphill.

Recommendations

The Committee is requested to:

RESOLVE that Tree Preservation Order Ref. TPO/0013/2019 be confirmed without modification

This Committee has authority to determine the above recommendations.

Background Papers:

Plan from Tree Preservation Order showing location of tree

Letters of objection:

Mr and Mrs Lawrence of 27 Gorsewood Road

Reporting Officer:

Thomas James

Ext. (74)3435, E Mail: Thomas.james@woking.gov.uk

Contact Officer:

Dave Frye, Arboricultural Officer

Ext. (74)3749, E Mail dave.frye@woking.gov.uk

Introduction

A Tree Preservation Order was made on 1st November 2019 to protect 2 trees including one mature Oak and one mature Beech on land at 25 Gorsewood Road, Knaphill. (Ref. TPO/00013/2019) (**Appendix 3**).

- 1.1 The plan from the Tree Preservation Order showing the location of the tree is attached at **Appendix 1**.
- 1.2 One objection was received to the making of the Tree Preservation Order. This objection is attached at **Appendix 2**.
- 1.3 Notwithstanding the objection received to the making of the Tree Preservation Order, the recommendation is that it be confirmed without modification.

2.0 Background Information

- 2.1 Further to the Council being notified of the owners intention to move house and that the original TPO was not valid, it was seen as reasonable to protect the trees with an updated TPO to prevent their loss from potential future owners of 25 Gorsewood Road.

3.0 Letters of objection

- 3.1 One letter of objection was received by the Council on the 28th November 2019 from Mr and Mrs Lawrence of 27 Gorsewood Road objecting to the making of the Order on the following grounds.
 - Since moving in to the property in 2008 neither tree has been maintained by the current owner.
 - T2 considerably overhangs the garden which it did not prior to moving in,
 - A consultant tree surgeon has cast doubt on the health of the trees (specifically T2)
 - Concern for the safety of children beneath the trees as large branches have fallen from the trees on a regular basis.
 - The trees take light away from the downstairs during the morning.
 - T1 is growing at an angle and on sloped ground which is felt to become a danger to the bottom neighbours house. A recent tree removal has now exposed T1 further.
 - The lack of maintenance and large size of the trees has already caused significant tensions between neighbours and upset to the family of 27 Gorsewood Road and surrounding neighbouring properties.

3.2 The Tree Officer's response to the objections received is as follows:

- 3.3 It is clear that there is apprehension felt by the neighbours of the property from where the newly protected trees are located. Much of the objection concerns the health of the trees and the overall lack of maintenance carried out to them over the past 12 years. The objection states that a consultant tree surgeon has cast doubt over the health of the trees, however the council has not received any evidence of this position. The council is unable to protect trees which are considered to be dangerous or have an issue which is likely to significantly reduce its long term viability. In this instance there was no identifiable issue with the tree at the time of the site visit by the local authority tree officer. With regards to maintenance, pruning or removal is usually only necessary when there is an issue with the tree that needs resolution. Pruning for the sake of pruning is not considered to be of good practice as it causes permanent damage to the tree and can expose the tree to future pathogens.
- 3.4 The trees are situated on a slight slope which falls away from the property in ownership of the trees. The slope graduates down towards another adjoining property to the rear. The angle and slope is unlikely to be of significant detriment to the tree and is also unlikely to be a principle factor in tree failure.
- 3.5 The issue relating to light not entering the property is not usually considered to be a reason to remove or prune a tree. There is no right to light permitted.

- 3.6 Where trees are protected by a TPO this will not prevent residents from maintaining their trees in an appropriate manner. An application would be required to carry out works to trees unless the council is notified under the 5 day dead and dangerous notification which would then be assessed by the Councils' tree officer. Furthermore the Council's tree officers are available to attend site prior to application to discuss potential works and provide advice on a suitable way forward.
- 3.7 Minor pruning would be considered subject to a formal application.
- 3.8 Under Tree Preservation legislation the trees must have amenity value and that "Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public". In this instance the location of the protected trees makes for a high level of public amenity value and confirms the appropriateness of making a TPO.
- 3.9 The authority must also consider if it is "expedient" to make a TPO. A TPO is considered to be expedient "if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area". Given that the trees were once protected and the owner of the property is moving there is a long term likelihood of the trees being removed or pruned.

4.0 Implications

Financial

- 4.1 None

Human Resource/Training and Development

- 4.2 None

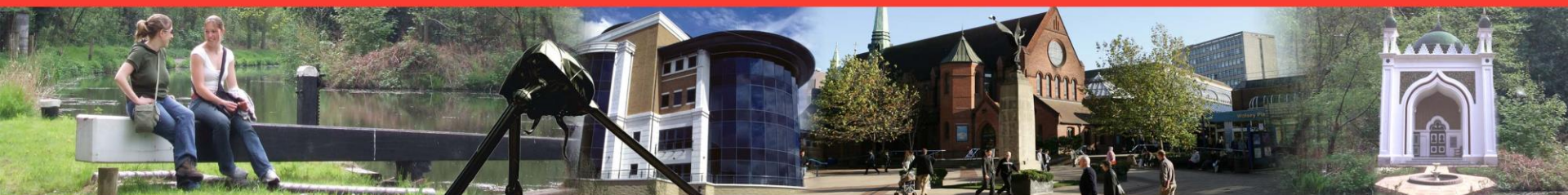
Environmental/Sustainability

- 4.3 The two trees that have been protected are likely to continue making a significant contribution to the character and amenities of the locality for many years to come. Removal or heavy pruning would have a detrimental impact on public amenity.

5.0 Conclusions

- 5.1 Given the trees high public amenity value, protection of the trees is considered appropriate and it is recommended that the Tree Preservation Order be confirmed without modification.

REPORT ENDS



ITEM 6i – TPO/0013/2019

**25 Gorsewood Road, St Johns,
Woking**

Page 221

– TPO/0013/2019

Page 222



– TPO/0013/2019

Page 223



TPO/0012/2019



Florence Court, Florence Way

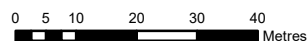


Comments

Not Set



SCALE 1:1,250



Planning
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Gloucester Square
Woking, Surrey GU21 6YL

PLANNING COMMITTEE – 12 MAY 2020

CONFIRMATION OF TREE PRESERVATION ORDER REF. TPO/0012/2019 – LAND AT FLORENCE COURT, FLORENCE WAY

Executive Summary

The purpose of this report is to recommend to the Committee that a Tree Preservation Order be confirmed following the receipt of five letters of objection to the making of the Order. The Tree Preservation Order protects an area of trees including Acer, Beech, Lime and Sequoia on Land at Florence Court, Florence Way, Knaphill

Recommendations

The Committee is requested to:

RESOLVE that Tree Preservation Order Ref. TPO/0012/2019 be confirmed without modification

This Committee has authority to determine the above recommendations.

Background Papers:

Plan from Tree Preservation Order showing location of tree

Letters of objection:

Mrs Fiona Kergoat of 26 Florence Court

Mr Michael Bonner of 12 Florence Way

Mrs Diana Murray of 44 Florence Court

Callum Smith of First Port Property Management

Letters of Support

Sydney Shore CBE of 45 Florence Court

Reporting Officer:

Thomas James

Ext. (74)3435, E Mail: Thomas.james@woking.gov.uk

Contact Officer:

Dave Frye, Arboricultural Officer

Ext. (74)3749, E Mail dave.frye@woking.gov.uk

Introduction

A Tree Preservation Order was made on 1st November 2019 to protect an area of trees on Land at Florence Court, Florence Way, Knaphill (Ref. TPO/00012/2019) (**Appendix 3**).

- 1.1 The plan from the Tree Preservation Order showing the location of the tree is attached at **Appendix 1**.
- 1.2 Four objections were received to the making of the Tree Preservation Order. These objections are attached at **Appendix 2** as is one letter of support.
- 1.3 Notwithstanding the objections received to the making of the Tree Preservation Order, the recommendation is that it be confirmed without modification.

2.0 Background Information

- 2.1 Further to the Council being notified via email of the intention for First Port Property Services to remove 17 Lime trees from around Florence Court, a TPO was made to protect these and other trees on site.

3.0 Letters of objection

- 3.1 One letter of objection was received by the Council on the 6th November 2019 from Mrs Fiona Kergoat of 26 Florence Court objecting to the making of the Order on the following grounds.
 - The trees that border the roadway through the grounds and overhang car parking spaces which has therefore caused damage to cars in the summer. The trees have been pruned to stop the above problem however there was no improvement
 - The roots of the trees are spreading with potential damage to roadways and garages.
 - The trees are unsuitable for a parking area and should never have been planted.
- 3.2 One letter of objection was received by the Council on the 13th November 2019 from Mr Michael Bonner of 12 Florence Way Court objecting to the making of the Order on the following grounds.
 - A number of trees are located immediately adjacent to the boundary fence. One in particular has branches that come over into the property and unless cut back cause damage to the fence and presents an obstruction into the rear entrance of the garage.
 - The tree casts significant shade into the garden which is obstructive and prevents grass from growing properly in parts of the garden.
 - The roots of the lime tree come into the garden and can be seen extending across the garden. There is no visible concern with this, however, it is evident the roots run close to the garage and to the drainage system in the garden
 - Two trees on the eastern border are still maturing and at present do not currently block lights to the property however as they mature it is likely that these will cast shade across the garden.
 - The TPO restricts the ability to manage the impact of the trees growth on the property.
- 3.3 One letter of objection was received by the Council on the 12th November 2019 from Mrs Diana Murray of 44 Florence Court objecting to the making of the Order on the following grounds.
 - The trees that border the roadway through the grounds and overhang car parking spaces which has therefore caused damage to cars in the summer. The trees have been pruned to stop the above problem however there was no improvement
 - The sap has damaged paintwork which has meant that the value of the cars have reduced. Wipers and their motors have had to be replaced at a cost due to the sap.
 - The roots from the Limes are likely to spread under the road and garages causing potential damage.
 - The tree planting is considered unsuitable for car parks.

3.4 One letter of objection was received by the Council on the 8th November 2019 from Callum Smith of First Port Property Management objecting to the making of the Order on the following grounds.

- The trees pose as a significant risk and are damaging resident's vehicles
- Possible future damage to cars, roads and garages. There is a high chance of owners claiming for damages to their cars which will in turn increase insurance premiums.
- First port has been advised that due to the abundance of trees in the car park area the removal of the Limes would help the adjacent trees to thrive.

3.5 The Tree Officer's response to the objections received is as follows:

3.6 The damage to vehicles from sap and other falling detritus is a common theme throughout the 4 letters of objections. The council does not consider this to be a justifiable reason to remove a tree given that the issue is seasonal and is manageable under a vigilant regime of cleaning and maintenance of private vehicles. There has been no evidence presented to the council via photos or invoices to outline the damage caused or that the trees are the reason that insurance premiums may increase.

3.7 Another common theme is the apprehension felt by users of the site that the roots of the trees have potential to cause damage to roads and buildings adjacent to the trees. Although this is more difficult to determine as the roots will follow a path suitable for them to aid the trees growth, it is seen as an unacceptable reason to remove the tree without evidence of the damage caused. Where there is damage the council would not object to this being abated through careful root pruning or other suitable works.

3.8 Within the First Port objection, it is noted that the removal of the Lime trees will allow the other trees on site to thrive. The Councils arboricultural officers feel that the loss of 17 trees is an unacceptable loss to the overall canopy cover of the site which cannot solely be replaced by the future canopy spread of existing trees.

3.9 Lime trees are planted throughout the borough both within the street scene and on new developments. In a number of the objections it has been noted that the objectors feel that the trees are located in inappropriate locations and that they are the wrong species. Limes are often planted in areas where there is limited rooting as they are a highly resilient species. They are able to tolerate poor rooting environments and can tolerate most pruning operations as they react well.

3.10 Where trees are protected by a TPO this will not prevent the management company or residents from maintaining their trees in an appropriate manner. An application would be required to carry out works to trees unless the council is notified under the 5 day dead and dangerous notification which would then be assessed by the Councils' tree officer. Furthermore the Council's tree officers are available to attend site prior to application to discuss potential works and provide advice on a suitable way forward.

3.11 Minor pruning would be considered subject to a formal application.

3.12 Under Tree Preservation legislation the trees must have amenity value and that "Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public". In this instance the location of the protected trees makes for a high level of public amenity value and confirms the appropriateness of making a TPO.

3.13 The authority must also consider if it is "expedient" to make a TPO. A TPO is considered to be expedient "if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area". Given the potential harm relating to the proposed plans on the trees, it was seen as necessary to protect the trees in an expedient manner.

4.0 Implications

Financial

4.1 None

Human Resource/Training and Development

4.2 None

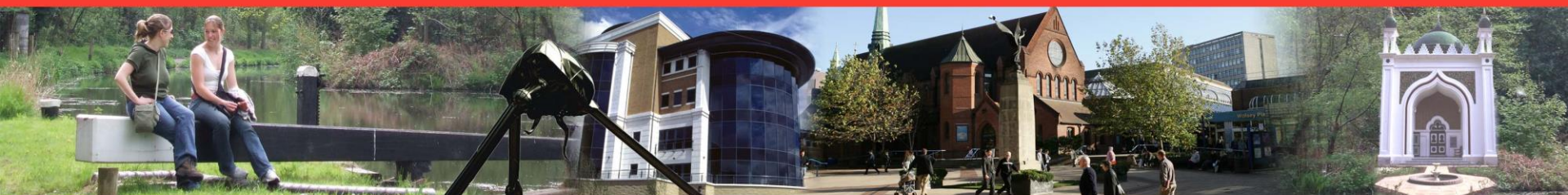
Environmental/Sustainability

4.3 The area of Lime, Acer, Beech and Sequoia trees that have been protected are likely to continue making a significant contribution to the character and amenities of the locality for many years to come. Removal would have a detrimental impact on public amenity.

5.0 Conclusions

5.1 Given the trees high public amenity value and the threat from removal, protection of the trees is considered appropriate and it is recommended that the Tree Preservation Order be confirmed without modification.

REPORT ENDS



ITEM 6j – TPO/0012/2019

Florence Court, Florence Way, Knaphil, Woking

Page 231

– TPO/0012/2019

Page 232



– TPO/0012/2019

Page 233



