

Public Document Pack



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, 14 November 2017 at 7.00 pm in the Council Chamber - Civic Offices.

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. Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, 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 October 2017 as published.

1a. Apologies for Absence

2. 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.

3. 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

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

5. Planning Applications

Section A - Applications for Public Speaking

5a. 2017/0644 Former St Dunstan's Church, White Rose Lane, Woking (Pages 11 - 38)

5b. 2016/1350 Foxcroft, 7 Friars Rise, Woking (Pages 39 - 58)

Section B - Application reports to be introduced by Officers

5c. 2017/0718 Wheelsgate, Wych Hill Way, Woking (Pages 61 - 76)

5d. 2017/0969 37 St Michaels Road, Sheerwater, Woking (Pages 77 - 86)

5e. 2017/0153 Ian Allan Motors, 63-65 High Street, Old Woking (Pages 87 - 134)

5f. 2017/0944 Tor House, Maybury Hill, Woking (Pages 135 - 164)

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

5g. 2017/0808 Flat 2, The Chesnuts, St Johns Lye, St Johns (Pages 167 - 174)

5h. 2016/1462 116 Princess Road, Maybury (Pages 175 - 184)

5i. 2017/0962 Key Lodge, Hook Heath Road, Woking (Pages 185 - 198)

AGENDA ENDS

Date Published - 6 November 2017

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



Mixed Sources

Product group from well-managed forests and other controlled sources
www.fsc.org Cert no. SA-COC-001794
© 1996 Forest Stewardship Council

PLANNING COMMITTEE - 14 NOVEMBER 2017

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:

6 November 2017

APPEALS LODGED

16/0329

Application for erection of a replacement dwelling (retrospective) at Appleacre Farm, Littlewick Road, Knaphill.

Refused by Delegated powers
22 May 2017
Appeal Lodged
5 October 2017.

TREE APPEAL LODGED

TREE/2017/8235

Appeal against refusal to consent for works to trees covered by a TPO (T1 Oak – Fell) at 8 Claydon Road, Woking, Surrey, GU21 4XE.

Refused by Delegated powers
31 August 2017.
Appeal Lodged
26 October 2017

APPEAL WITHDRAWN

16/0614 and ENF/15/00076

Appeal against refusal of a planning application and an Enforcement Notice against retention of Greenkeepers' accommodation building and gravel access road at Shey Copse Riding Stables, Shey Copse, Woking.

Refused at Planning Committee
15 November 2016
Appeal lodged
11 May 2017.
Appeal Withdrawn
10 October 2017.

APPEAL DECISIONS

2017/0473

Application for the erection of single storey rear extension and front/side extension. Conversion of detached garage to create detached annexe (amended description) at 8 Elm tree Close, Byfleet.

Refused by Delegated Power
14 July 2017.
Appeal Lodged
13 September 2017.
Appeal allowed and planning
permission granted
25 October 2017.

17/0604

Application for Erection of a single storey rear extension, with pitched roof and 5No roof lights. Pitched roof to replace flat roof over 2No existing dormers. Two storey side extension with cat slide roof integrated into the main roof of the existing property, 1No dormer window in gable end of catslide roof to match adjacent dormers. Other minor internal alterations. Demolition of the existing garage. (Amendment to PLAN/2016/1302). At Southerndown, Dartnell Avenue, West Byfleet.

Refused by Delegated powers
1 August 2017
Appeal Lodged
9 October 2017.
Appeal Dismissed
1 November 2017.

PLANNING COMMITTEE AGENDA
PLANNING APPLICATIONS AS AT 14TH NOVEMBER 2017

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

14 November 2017

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0005A	St Dunstons Church, White Rose Lane, Woking, Surrey, GU22 7AG	PLAN/2017/0644	LEGAL	MH
0005B	Foxcroft, 7 Friars Rise, Woking, Surrey, GU22 7JL	PLAN/2016/1350	LEGAL	MH
0005C	Wheelsgate, Wych Hill Way, Woking, Surrey, GU22 0AE	PLAN/2017/0718	LEGAL	HE
0005D	37 St Michaels Road, Sheerwater, Woking, Surrey, GU21 5PZ	PLAN/2017/0969	PER	C
0005E	Ian Allan Motors, 63 - 65 High Street, Old Woking, Woking, Surrey, GU22 9LN	PLAN/2017/0153	LEGAL	HV
0005F	Tor House, Maybury Hill, Woking, Surrey, GU22 8AF	PLAN/2017/0944	LEGAL	MH
0005G	Flat 2 The Chestnuts, St Johns Lye, St Johns, Woking, Surrey, GU21 7SQ	PLAN/2017/0808	ENFREF	SJS
0005H	116 Princess Road, Maybury, Woking, Surrey, GU22 8ES	PLAN/2016/1462	ENFREF	PY
0005I	Key Lodge, Hook Heath Road, Woking, Surrey, GU22 0LE	PLAN/2017/0962	PER	HE

SECTION A- A, B

SECTION B- C, D, E, F

SECTION C- G, H, I

PER- Grant Planning Permission

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

REF- Refuse

ENFREF – Refuse With Enforcement

SECTION A

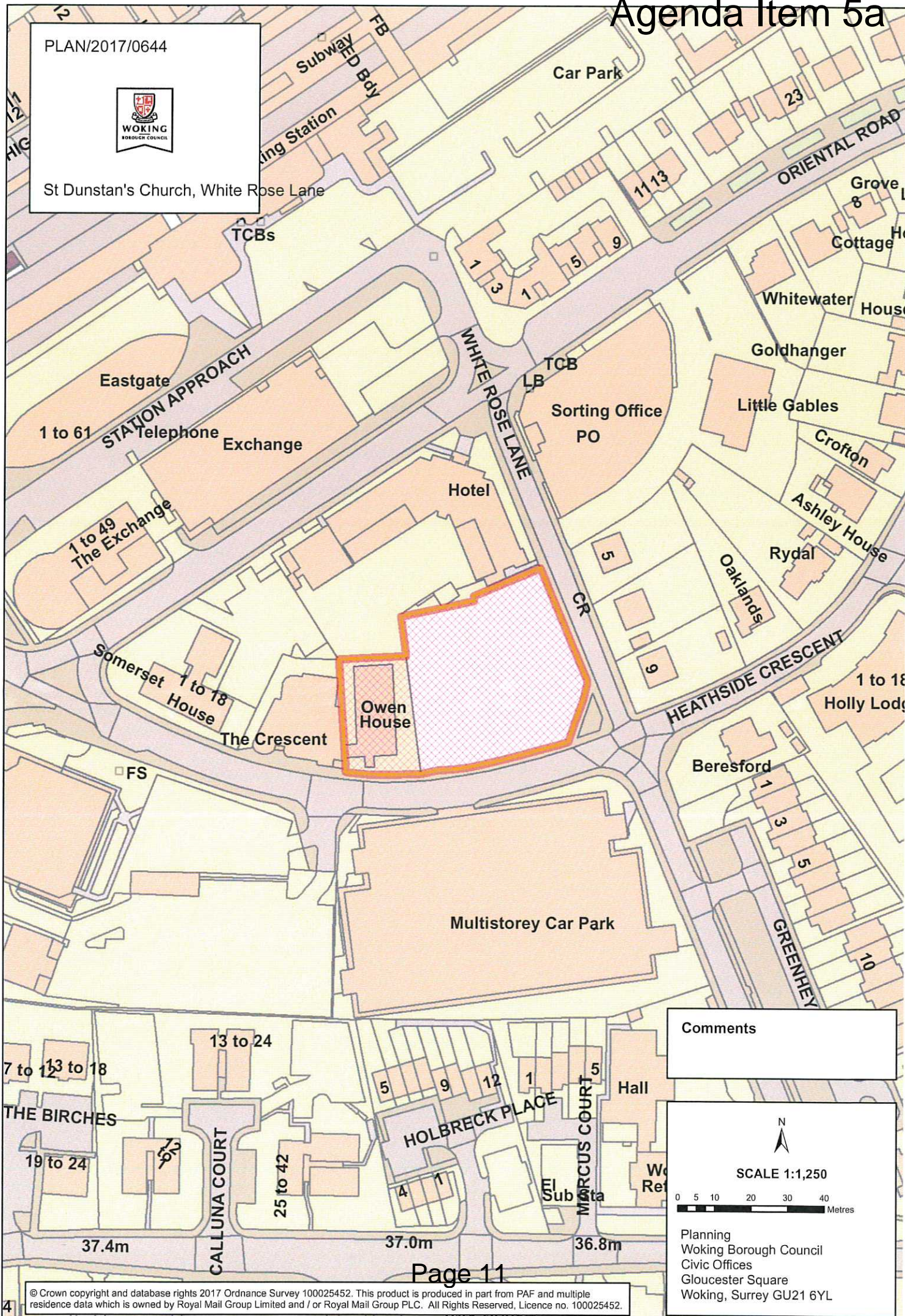
**APPLICATIONS ON WHICH
PUBLIC ARE ELIGIBLE
TO SPEAK**

(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)

PLAN/2017/0644



St Dunstan's Church, White Rose Lane



Comments

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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



14 NOVEMBER 2017 PLANNING COMMITTEE

5a 17/0644 Reg'd: 09.06.17 Expires: 08.09.17 Ward: MH
Nei. 13.07.17 BVPI Major - 07 Number 23/13 On No
Con. Target of Weeks Target? No
Exp: on Cttee' Day:

LOCATION: St Dunstan's Church, White Rose Lane, Woking, GU22 7AG

PROPOSAL: Erection of a seven to thirteen storey building comprising 147x self-contained flats (84x one bed, 57x two bed & 6x three bed) and 493sqm of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use plus basement car parking level and associated landscaping and public realm works following demolition of existing building

TYPE: Full Planning Application

APPLICANT: Thamesway Developments Ltd

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE

The proposal is for major development 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 erection of a 7-13 storey building comprising 147x self-contained flats (84x one bed, 57x two bed & 6x three bed) and 493sqm of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use at ground floor level plus the provision of a basement car parking level and associated landscaping and public realm works. The building would form roughly an inverted L-shape fronting both White Rose Lane to the east of the site and Heathside Crescent to the south. The building would be seven storeys on the White Rose Lane frontage to the east (including the ground floor), stepping up to thirteen storeys on the western side boundary and would incorporate integral balconies and roof terraces. The basement car parking level would be accessed via Heathside Crescent to the south of the site.

Site Area: 0.26 ha (2,600 sq.m)
Existing units: 0
Proposed units: 147
Existing density: 0 dph (dwellings per hectare)
Proposed density: 526 dph

PLANNING STATUS

- Urban Area
- Woking Town Centre
- High Accessibility Zone
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement.

SITE DESCRIPTION

The site is 0.26 ha in area and forms a prominent corner plot at the corner of White Rose Lane and Heathside Crescent within the boundary of Woking Town Centre and approximately 125m south of Woking Train Station. Most of the site is vacant following the demolition of the pre-existing St Dunstons Church building which has since been re-provided on Shaftesbury Road to the east. The site also includes Owen House which is a two storey office building dating from the 1970s. To the north of the site is a 3-4 storey hotel building, Royal Mail Sorting Office, 5 storey Telephone Exchange and a 5-9 storey block of flats. To the east are detached two storey dwellings on White Rose Lane and to the south is the large multi-storey Heathside Crescent car park. To the west is a two storey office building with 2-3 storey residential development beyond. In the wider area is the 16x storey Centrium development to the north east and the Magistrates Court to the east. The site and the immediate area is positioned on an area of high ground which slopes down on Heathside Crescent to the west. To the south and east is primarily lower density suburban development.

RELEVANT PLANNING HISTORY

St Dunstan's:

- PLAN/2016/1064 - Erection of a seven to eleven storey building comprising 107x self-contained flats (79x one bed & 28x two bed) and 402sqm of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use plus basement car parking level and associated landscaping and public realm works – Permitted 31/05/2017 subject to a Legal Agreement securing the following obligations:
 - Provision of 8x on-site affordable units plus an overage agreement
- PLAN/2015/0746 - Reserved Matters application considering details of landscaping and appearance pursuant to outline planning permission PLAN/2012/0063 for a residential development of 91 flats, 161sqm of A1 retail floor space, amenity space and terraces, access and basement parking for 45 cars in a 7 to 11 storey building – Permitted 21/12/2015
- PLAN/2012/0063 - Outline planning application for the residential development of 91 flats (7x one bed, 76x two bed and 8x three bed), 161sqm of A1 retail floor space, amenity space and terraces, access and basement parking for 45 cars in a 7 to 11 storey building (appearance and landscaping reserved) – Permitted 29/06/2012 subject to a Legal Agreement securing the following obligations:
 - £879,870.00 affordable housing contribution
 - £137,413.00 contribution towards the Thames Basin Heaths Special Protection Area (SPA)
 - £127,400.00 towards off-site recreational facilities
 - £104,654.00 towards local educational facilities
 - £40,002.69 towards highway infrastructure and £4,600 towards travel plan monitoring

14 NOVEMBER 2017 PLANNING COMMITTEE

Officer note: the last three points listed above would now be covered by Community Infrastructure Levy (CIL) contributions with the exception of Travel Plan monitoring.

- PLAN/2011/0371 - Redevelopment of former St Dunstan's Church to provide a 13 storey building comprising 97 residential units and a 63 room hotel along with associated underground parking and landscaping - Refused on 09/09/2011 for the following reasons:
 1. *The proposed development, by reason of its design, height, size and scale would fail to reinforce the character of the street scenes of White Rose Lane and Heathside Crescent, and would fail to have regard to adjoining developments, the predominant height of buildings in the locality and the topography of the Town Centre, and for this reason would be contrary to policies BE1, WTC1 and WTC2 of the Woking Borough Local Plan 1999.*
 2. *The proposed development, by reason of its design, height, size and scale would result in an overbearing impact and loss of daylight and sunlight to neighbouring residential properties in White Rose Lane, contrary to policies BE1 and HSG21 of the Woking Borough Local Plan 1999.*
 3. *In the absence of a signed s.106 agreement, the proposed development fails to make provision for the relevant proportion of affordable housing, contrary to policy HSG10 of the Woking Borough Local Plan 1999, H3 of the South East Plan 2009, and PPS3 of national planning guidance.*
 4. *In absence of a signed s.106 agreement, the proposed development fails to adequately mitigate against the additional pressure it would place on the highway and local transportation network, educational facilities, recreational facilities and the Thames Heaths Basin Special Protection Area, contrary to policies NE1, REC1 and HSG21 of the Woking Borough Local Plan 1999, and policies S6, NRM11, LF10, CC7 and LF10 of the South East Plan 2009*
- PLAN/2009/0934 - Redevelopment of former St Dunstan's RC Church to provide a 15 storey building (plus mezzanine levels) comprising retail, leisure, a 97 room hotel and 99 residential units along with associated underground car parking and landscaping – Refused for the following reasons on 25/03/2010 and Appeal Dismissed 25/02/2011
 1. *The proposed development, by reason of the size, scale, bulk and massing on the site in proportion to neighbouring dwellings, combines to present an unacceptable overbearing effect on, and an incongruous integration with, neighbouring properties, (including but not exclusively numbers 5, 7 and 9 White Rose Lane, Beresford, Heathside Crescent) contrary to policies BE1, HSG21, WTC1 (i) of the Woking Borough Local Plan (1999)*
 2. *The proposed development, by reason of its visually dominant appearance in the street scene, fails to pay due regard to, or enhance, the prevailing character of Heathside Crescent and White Rose Lane contrary to policies BE1, WCT1(iii), WTC2(i), of the Woking Borough Local Plan (1999), and PPS3 (2006) (Housing) (para.16)*
- PLAN/2005/0782 - Erection of a building containing 40 flats (5 one bed, 31 two bed and 4 three bed) with underground car park and associated works following demolition of all existing buildings – Permitted 15/11/2005

14 NOVEMBER 2017 PLANNING COMMITTEE

Owen House:

- PLAN/2009/0286 - Change of use of existing meeting hall to offices – Permitted 15/09/2009
- PLAN/2005/0780 – Change of Use from office space to Leisure (Class D2) – Permitted 25/08/2005
- PLAN/2002/1385 - Two storey extensions to building and the creation of a second floor – Permitted 03/01/2003
- 76/0259 - Erection of two storey building comprising meeting hall and offices – Permitted 09/05/1972

CONSULTATIONS

Housing Strategy and Enabling Officer: No objection subject to Legal Agreement securing 11x on-site affordable units in accordance with the findings of the Council's viability consultants.

Scientific Officer: No objection subject to conditions.

Environmental Health: No objection subject to conditions.

Planning Policy: No objection.

Drainage and Flood Risk Engineer: No objection subject to conditions.

Waste Services: No objection.

Surrey County Council:

County Highway Authority: No objection subject to conditions and financial contributions (see Transportation Impact Section)

External Consultees:

Natural England: No objection.

Environment Agency: No comments received.

Thames Water: No objection.

REPRESENTATIONS

6x representations received objecting to the proposal raising the following concerns:

- Proposal is out of scale and out of character with the surrounding area
- Proposed building is on the brow of a hill and would be very prominent
- Proposal would cause overlooking and loss of privacy

14 NOVEMBER 2017 PLANNING COMMITTEE

- The area is already congested and proposal would generate additional traffic
- Proposal would provide insufficient parking
- Proposal would place further pressure on existing services
- The proposal would not provide the type of affordable housing Woking needs

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 2 - Ensuring the vitality of town centres

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS2 - Woking Town Centre

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS12 - Affordable housing

CS15 - Sustainable Economic Development

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 DPD (2016):

DM2 – Trees and Landscaping

DM7 – Noise and Light Pollution

DM16 – Servicing Development

DM17 – Public Realm

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Affordable Housing Delivery (2014)

Climate Change (2013)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

Other Material Considerations:

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Waste and recycling provisions for new residential developments

Community Infrastructure Levy (CIL) Charging Schedule (2015)

Community Infrastructure Levy (CIL) Regulations 123 List

BACKGROUND

14 NOVEMBER 2017 PLANNING COMMITTEE

A similar application (PLAN/2016/1064) for 107x units in a 7-11 storey building on the St Dunstan's site was resolved to be granted at Planning Committee on 28/03/2017 subject to a Legal Agreement and was granted permission on 31/05/2017. The previously consented scheme was effectively a revised proposal for the site following the granting of outline permission for the redevelopment of the site under previous application ref: PLAN/2012/0063 and the associated Reserved Matters application (PLAN/2015/0746).

The current scheme incorporates Owen House adjacent to the former St Dunstan's Church site and includes 40x extra units and a taller element on the Owen House part of the site up to 13x storeys in height. A comparison of the previously consented scheme and the current proposal is set out in Figure 1 below.

	Previous Scheme (PLAN/2016/1064)	Current Proposal
<i>No. of Units</i>	107	147
<i>No. of Storeys</i>	7-11	7-13
<i>No. of 3x bed units</i>	0	6 (4%)
<i>No. of 2x bed units</i>	28 (26%)	57 (39%)
<i>No. of 1x bed units</i>	79 (74%)	84 (57%)
<i>No. Parking Spaces</i>	34 (ratio of 0.32 spaces per dwelling)	45 (ratio of 0.30 spaces per dwelling)

Figure 1 – Comparison of current and previously consented schemes

PLANNING ISSUES

Principle of Development:

1. The proposal is a mixed use development comprising 147x self-contained flats and a flexible A1 (retail), D2 (assembly and leisure) and A3 (restaurant/café) use and the site is positioned within the boundary of Woking town centre. The NPPF (2012) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site constitutes previously developed land within the designated Urban Area, within Woking town centre and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. Core Strategy policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place and new residential development should seek to maximise the efficient use of land. Core Strategy (2012) policies CS1 and CS2 establish Woking town centre as the primary focus of sustainable growth including high density redevelopment of existing sites in the town centre.
2. The site includes Owen House which is a two storey building comprising 441m² floor space in B1a office use and 116m² in D2 (gym) use; this would be demolished and removed as part of the proposal. The proposal incorporates 493m² of flexible commercial space at ground floor level including D2 use which could compensate for the existing D2 floor space to be lost and would provide a similar degree of employment generating space compared to the existing situation. Considering the relatively limited size and quality of the existing office space, the loss of the existing floor space is not considered to unduly harm the availability of office space in the town

centre or the borough as a whole. It is also borne in mind that the proposal would have public benefits in terms of redeveloping the existing vacant site and building and providing a high density mixed use development in the town centre in accordance with the aims of the Core Strategy (2012).

3. It is a strong material planning consideration that a development of a similar nature was approved under PLAN/2016/1064 and this permission is currently extant. The principle of residential development with commercial floor space on the ground floor in this location 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. Core Strategy (2012) policy CS1 'A Spatial Strategy for Woking Borough' establishes the town centre as the primary focus for sustainable growth and states that '*In the town centre, well designed, high density development that could include tall buildings and which enhances its image will be encouraged, but without comprising on its character and appearance and that of nearby areas*'. Policy CS2 'Woking Town Centre' places great weight on high quality development in the town centre and states that '*New Development proposals should deliver high quality, well designed public spaces and buildings, which make efficient use of land, contribute to the functionality of the centre and add to its attractiveness and competitiveness*'. Policy CS21 'Design' states that tall buildings can be supported in the town centre where they are well designed and can be justified within their context. The Woking Design (2015) SPD establishes that the criteria against which tall buildings will be considered and include being of exceptional design quality, contributing positively to Heritage Assets, impacts on key views and local environmental impacts.
5. The proposal site is currently vacant and forms a prominent corner plot at the corner of White Rose Lane and Heathside Crescent to the south of Woking Train Station and on the southern edge of the town centre. The proposed building would be seven to thirteen storeys in height with the seven storey element positioned to the east of the site, stepping up to thirteen storeys to the west.
6. The surrounding area is mixed in character and ranges from two storey dwellings on White Rose Lane opposite the proposal site up to 16x storeys at the Centrium development close to the train station, with 3-4 storey developments and a 5-9 storey block in the surrounding area (The Exchange and Telephone Exchange). The immediate neighbours to the west are three storeys. At 7-13 storeys the height and scale of the building, although inevitably greater than that of surrounding development, is considered acceptable given the location of the proposal site within the town centre and given the emerging character of the area for higher density development. The scale of the proposed development is considered appropriate to its edge-of-centre location and the proposed building would be viewed in the context of other tall buildings in the vicinity including the Centrium development to the north-west. There are no listed buildings or Conservation Areas in the vicinity which would be detrimentally affected by the proposal.
7. The proposal is essentially a continuation of the previously consented scheme to the west stepping up in height with two additional storeys on the western portion of the site. The maximum height of the building would be 43.2m which is 4.6m higher than that of the consented scheme (38.6m) with the additional height and bulk located to the west of the site. The smaller seven storey element would remain the same as that of the consented scheme.

8. The proposed scheme adopts the same contemporary design approach as the previously consented scheme and utilises a modern, dark coloured brick. In the immediate area there are a variety of material finishes including relatively dark brick and cladding materials along with painted render. As there is no consistent character to the area in terms of materials, the proposed approach to external finishes is considered acceptable and consistent with the modern design approach of the development. The development would utilise recessed balconies and recessed window openings grouped in pairs with a strong vertical emphasis and the proposal is considered to exhibit balanced and well-considered elevations. At ground floor level the proposal would achieve active frontages on both White Rose Lane and Heathside Crescent with glazing and residential entrances on both frontages and the entrance to the commercial unit on the White Rose Lane frontage. This is considered to contribute positively to the vitality and viability of the area.
9. The building would be set-back from White Rose Lane to the east by around 15.5m, tapering to 1.5m to the north of the site. This creates an open area to the east of the building approximately 435m² in area with the character of a public square with high quality hard surfacing and soft landscaping in the form of raised planters and mature tree planting. The proposed plans indicate the provision of four mature trees and other soft landscaping in the raised planting beds on the White Rose Lane frontage which is considered a positive enhancement to the site in landscape terms. Further details of tree planting and landscaping can be secured by condition (Condition 4).
10. Overall the proposal is considered to adopt a high quality contemporary design which makes a positive contribution to the character of the area and Woking town centre as a whole and is considered consistent with the emerging character of the town centre.

Impact on Neighbours:

11. In determining the potential impacts on neighbours in terms of loss of light a key test is the analysis of the Vertical Sky Component (VSC) which quantifies the amount of skylight falling on a vertical wall or window, measured on the outer pane of the window. This is the ratio, expressed as a percentage, of the direct sky illuminance falling on a reference point (usually the centre of the window) to the simultaneous horizontal illuminance under an unobstructed sky (overcast sky conditions). According to the BRE Guide, if the VSC measured at the centre of a window, is at least 27% then enough daylight should still reach the window of the existing building. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of light. The BRE Guide makes allowances for different target values in cases where a higher degree of obstruction may be unavoidable such as historic city centres or modern high rise buildings. The guide states that the 27% value is *“purely advisory and different targets may be used on the special requirements of the proposed development or its location”*.
12. The proposed building would be positioned between approximately 18m and 30m from the front elevations of No's 5-9 White Rose Lane opposite the proposal site. The proposed building adopts a similar scale, height and massing to the consented scheme (PLAN/2016/1064) on the eastern portion of the site facing White Rose Lane with the additional storeys located to the west. The previously consented scheme resulted in 7x of the front-facing windows of No's 5-9 White Rose Lane failing the BRE Vertical Sky Component test however the dual aspect nature of some of the rooms they serve and the use of some of the rooms as dining rooms and bedrooms was considered to mitigate against this and this impact was consistent with the scheme

14 NOVEMBER 2017 PLANNING COMMITTEE

permitted prior to this (PLAN/2012/0063). The town centre location of the site and public benefits of the scheme were also considered as material considerations in assessing the impact of the proposal on surrounding neighbours. The submitted Daylight and Sunlight Report identifies that there would not be a materially greater impact on neighbouring occupiers on White Rose Lane compared to the previously consented scheme which is a strong material consideration. The relationship with neighbours on White Rose Lane is considered acceptable in terms of overlooking and is not considered materially different to the consented scheme.

13. The proposed building would be positioned 2.5m from the flank elevation of the Travelodge hotel building to the north of the site however this flank elevation features only secondary windows to hotel bedrooms. The proposal does feature side-facing windows however these primarily serve a stairwell or as secondary windows. Where habitable room windows directly face hotel room windows, the separation distance is 27m which is considered acceptable in terms of preserving adequate privacy and outlook. The proposed building is considered to form an acceptable relationship with the hotel building in terms of potential overbearing, loss of light and overlooking impacts.
14. The proposed building would be positioned 1m from the boundary with The Crescent to the west which is a two storey building which comprises supported temporary housing. This building features no side-facing windows serving habitable rooms and the proposal is considered to form an acceptable relationship with this building especially when considering the temporary nature of the housing in question.
15. Somerset House is a three storey residential block further to the west which does feature side-facing windows. The proposed development would be positioned 31m from Somerset House at its nearest point and most of the windows which face towards the proposal site serve dual-aspect rooms. The submitted Daylight and Sunlight Report identifies that 9x the neighbouring windows fall short of the BRE guidance resulting in more than a 20% loss of the 'Vertical Sky Component' and would therefore be 'noticeable' as set out by the guidance. These are however relatively minor breaches and 3x of the windows serve dual aspect rooms which are served by windows on other elevations. The remaining 6x windows serve either small kitchens or bedrooms. All of the windows within 90° of south however pass the relevant BRE test with regards to direct sunlight to windows. The submitted Daylight and Sunlight Report identifies an acceptable overall impact on these neighbours. Side-facing windows in the proposed development are mostly secondary windows which can be required to be obscurely glazed with restricted opening; in any case the proposed development would have a minimum separation distance of 31m from Somerset House which is considered sufficient to avoid undue overlooking. Overall the proposed development is considered to form an acceptable relationship with Somerset House in terms of loss of light, overbearing and overlooking impacts.
16. Other neighbours in the area include those on Heathside Crescent and Park Road to the east however the boundary of the nearest of these neighbours is located at least 43m from proposed building at its nearest point and the proposed development would have a similar bulk and scale when viewed from the east compared to the consented scheme. Neighbours in Greenheyes Place to the south-east and Holbreck Place to the south are positioned at least 60m and 80m from the proposed development at their nearest point respectively which is considered sufficient separation distance to avoid undue overlooking and overbearing impacts.
17. The ground floor of the development would feature 493m² of commercial floorspace in flexible A1 (retail), A3 (restaurant/café) and D2 (gymnasium) use. The previously

14 NOVEMBER 2017 PLANNING COMMITTEE

consented scheme also featured commercial floorspace at ground floor level, albeit smaller in extent (402m²). The Council’s Environmental Health Team has been consulted and raises no objection to the commercial element of the proposal in terms of neighbour amenity impact, subject to conditions.

18. Considering the points discussed above, overall the proposal is considered to form an acceptable relationship with surrounding neighbours and is not considered to result in an unacceptable loss of light, overbearing or overlooking impact when taking account the context of the proposal site and the extant scheme.

Housing Mix:

19. Core Strategy (2012) policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a need for family accommodation of two bedrooms or more. The most recent published SHMA (September 2015) is broadly similar to the mix identified in policy CS11. Figure 2 below shows the comparison between the need for different sizes of homes across the West Surrey SHMA (September 2015), and the number and percentage of the housing by bedrooms size as proposed in the application.

Unit Size	2015 SHMA split of all dwellings by size	Proposal – Total number of dwellings by size	% of dwellings proposed by size
1 bed	20%	84	57%
2 bed	30%	57	39%
3 bed	35%	6	4%
4 bed	15%	0	0%
5 bed		0	0%
Total	100%	147	100.0%

Figure 2: Proposed housing mix compared to 2015 SHMA

20. The proposal would comprise 57% one bedroom flats, 39% two bedroom flats and 4% three bedroom. Whilst this mix does not deliver a majority of family sized units in accordance with the SHMA, the proposal is considered an appropriate mix for a high density development in the town centre. Policy CS11 does however state that lower proportions of family accommodation can be considered acceptable in locations in the Borough, such as the town centre, which are suitable for higher density development. It is also borne in mind that this housing mix delivers a higher proportion of family sized units than the previously consented scheme (PLAN/2016/1064) which included 26% two bedroom units and no three bedroom units. The proposal is therefore considered to deliver an acceptable housing mix.

Standard of Accommodation:

21. The proposal includes one, two and three bedroom properties ranging from around 48m² to around 125m² in floor area. These are generally consistent with the minimum recommended internal space standards set out in the National Technical Housing Standards (2015). The proposed flats are considered of an acceptable size with acceptable quality outlooks to habitable rooms. Most units would benefit from a private balcony or roof terrace and to the rear of the site is a communal courtyard garden measuring 197m² in area. There is a current planning application for extensions and alterations to the Heathside Crescent Car Park located immediately to the south of the proposal site. however this application is currently undetermined. If the extensions were permitted and implemented then this could impact on the outlook and amenity of

14 NOVEMBER 2017 PLANNING COMMITTEE

the proposed units. The applicant for that scheme has however undertaken a detailed Daylight and Sunlight Assessment which assesses the potential impact on habitable room windows on the proposed development. The conclusion of the assessment is that the extensions would have a 'noticeable' impact on a small number of windows on the lower floors but the scheme overall would have a high degree of compliance with BRE guidance. The proposed car park extension is not considered to unacceptably impact on the amenities of future occupants of the proposed development.

22. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Transportation Impact:

23. The maximum parking standard for the proposed development would be 150x spaces in accordance with the Council's Parking Standards (2006). The proposed development includes 45x parking spaces in the basement level, including 5x disabled parking spaces. This also includes 9x car stacker spaces which would provide two spaces each. Overall this equates to 0.30 parking spaces per unit. Secure cycle storage for 147x bicycles is also included within the proposal. In addition, the applicant has agreed to a clause in a Section 106 Agreement which would secure funding to facilitate a year's membership of the car club scheme already operated by Enterprise within Woking to those new occupiers who wish to make use of it. The car club scheme is intended to provide a cheaper, greener and more convenient alternative to owning and using a private car. There are two car club vehicles currently available on-street on the A320 Guildford Road, north of its junction with Station Approach, two in the Yellow Car Park at the Peacocks Centre and an additional two vehicles available further south on Guildford Road at Quadrant Court. The previously approved scheme was consented on the basis of a similar S106 clause.
24. The proposal site is in a particularly sustainable location within the town centre and in close proximity to Woking Train Station. It is considered that the proposed level of parking provision is appropriate when considering the sustainable location of the site and when considered in conjunction with the car club initiative, the proposal is considered to have an acceptable transportation impact. It is also borne in mind that the proposal would deliver a similar parking ratio to the previously consented scheme which resulted in a parking ratio of 0.32 spaces per dwelling which was considered acceptable by the LPA.
25. The County Highway Authority have been consulted and raise no objection to the proposal on highway safety or capacity grounds subject to conditions and subject to a financial contribution towards various highways projects in the surrounding area as outlined in Figure 3 below:

Requested Highway Works	Estimated Cost
White Rose Lane Footway from the north-eastern end of this site	£8,694
Resurfacing works around Heathside Crescent/White Rose Lane junction	£10,000
Raised crossings at Heathside Crescent/White Rose Lane junction	£30,000
Raised crossings at Oriental Road/White Rose Lane junction	£10,000
Public realm improvement on Station Approach (partial contribution)	£50,000

14 NOVEMBER 2017 PLANNING COMMITTEE

TOTAL	£108,694
-------	----------

Figure 3: SCC recommended highway contributions

26. Before requiring financial contributions through S106 Agreements, it is necessary to examine whether this would be in accordance with The Community Infrastructure Levy Regulations (2010) (as amended). Section 122(2), Part 11 of the Regulations sets out three legal tests for the application of Section 106 Agreements as follows:
“A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—
 - (a) necessary to make the development acceptable in planning terms;*
 - (b) directly related to the development; and*
 - (c) fairly and reasonably related in scale and kind to the development”*
27. Section 123(2) of the Regulations goes on to state that *“A planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligation provides for the funding or provision of relevant infrastructure”*; ‘relevant infrastructure’ in this case means the list of infrastructure projects listed on the Council’s CIL ‘123 List’ which the Council intends to fund wholly or in part by CIL. It would not therefore be reasonable to require the applicant to enter into a S106 Agreement where such an agreement would not meet the three tests outlined above or would relate to projects already included in the Council’s ‘123 List’.
28. The Council’s ‘123 List’ includes transport schemes including *‘Minor local road safety and accessibility schemes’*, *‘Transport interchange hub at Woking railway station’* and *‘Pedestrian and cycle improvements in and on approach to Woking Station’*. The projects identified by SCC above are considered to each fall within at least one of these categories; seeking financial contributions towards such projects is therefore considered to amount to ‘double-counting’ contributions for both Section 106 and CIL contributions. It is also considered that the projects do not sufficiently meet the three tests described above in being necessary to make the development acceptable in planning terms, directly related to the development and fair and reasonable. It is also a strong material consideration that the previously consented scheme which was permitted in May 2017 was not required to make any financial contributions towards highways projects, notwithstanding that this was for a scheme of only 40x fewer units. The proposed development in this instance would be liable to make a CIL contribution of **£740,931.76**
29. Considering the points discussed above it is not considered appropriate to require the applicant to enter into a Section 106 Agreement to secure financial contributions towards the local transportation projects identified by the CHA. The applicant has however agreed to provide an inset loading bay as part of the development and a Car Park Management Plan as requested by the CHA and these can be secured by conditions (Conditions 28 & 29).
30. The proposed development would deliver bin storage areas within the building which is considered sufficient in capacity terms. The applicant has provided a Construction Transport Management Plan, compliance with which can be secured by condition (Condition 12).
31. Considering the points discussed above and when taking account of the previously consented scheme, overall the proposal is considered to have an acceptable transportation impact.

Affordable Housing:

14 NOVEMBER 2017 PLANNING COMMITTEE

32. As the proposal is for more than 15x dwellings, the policy requirement of Core Strategy (2012) policy CS12 is that 40% of dwellings should be affordable. The applicant however has submitted viability information suggesting that the proposed development would not be viable and therefore is unable make a contribution towards affordable housing. The Council's independent viability consultants (Kempton Carr Croft) were commissioned to independently review this viability information. Their conclusion is that the scheme should be capable of providing 11x on-site affordable units on the basis of this being a pro-rata increase on the 8x units agreed under the previously consented scheme (PLAN/2016/1064) for 107x units.
33. Subject to a Legal Agreement securing the above on-site affordable housing provision along with an overage agreement, the proposal would be considered to make sufficient contributions towards affordable housing in accordance with Core Strategy (2012) policy CS12.

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

34. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
35. 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 **£83,736** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of 84x one bedroom, 57x two bedroom and 6x three bedroom dwellings which would arise from the proposal. This would be secured through a Section 106 Agreement.
36. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Sustainability:

37. 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 is expected to happen alongside the introduction of 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.
38. 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.

14 NOVEMBER 2017 PLANNING COMMITTEE

This would normally require a 19% improvement on the emission rate under the Building Regulations. The applicant has however submitted a statement detailing issues which have recently emerged in certain cladding and insulation materials becoming unavailable or inappropriate for use on large schemes following the Grenfell Tower fire. The applicant suggests that this has resulted in them being unable to meet the 19% target however they would be able to meet a 12.3% improvement on Building Regulations by utilising a different insulation material and greater use of photovoltaic panels. It is considered reasonable to re-word the sustainability conditions accordingly (Conditions 13 & 14).

39. The Climate Change SPD (2013) identifies areas of the town centre where there is potential for future Combined Heat and Power (CHP) networks. Subject to technical feasibility and financial viability, all new development that comes forward within these areas are required to be designed to be 'CHP ready' in order to be able to connect to the future network. The applicant has indicated that they will be connecting to the local CHP network and a condition can be attached to require details of this (Condition 15).

Sustainable Drainage Systems (SuDS):

40. The NPPF (2012) and Core Strategy (2012) policy CS9 states that Local Planning Authorities should seek opportunities to reduce flood risk through the appropriate application of sustainable drainage systems (SuDS). In April 2015 the Government strengthened planning policy on the provision of sustainable drainage for 'Major' planning applications. In line with the guidance, all 'Major' applications being determined from the 6th April 2015, must consider SuDS at application stage which are now a material planning consideration.
41. The applicant has provided sustainable drainage information which has been reviewed and considered acceptable by the Council's Flood Risk and Drainage Engineer subject to conditions (Conditions 5, 6 and 7). The proposal is therefore considered acceptable in terms of drainage.

Contamination:

42. Given the historic uses of the site and neighbouring sites, there is potential for ground contamination. The Council's Scientific Officer has been consulted and raises no objection subject to a condition requiring investigation and remediation of potential contamination (Condition 16).

Community Infrastructure Levy (CIL):

43. The proposed development would be liable to make a CIL contribution of **£740,931.76**.

CONCLUSION

44. 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 area and in transportation terms. Subject to a Legal Agreement, the proposal is considered to have an acceptable impact on the Thames Basin Heath SPA and make adequate contributions towards affordable housing. The proposal therefore accords with the Development Plan and is therefore recommended for approval subject to conditions and a Legal Agreement as outlined below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Neighbour representations
4. 'Major' Site Notice dated 28/06/2017

PLANNING OBLIGATIONS

The following obligations will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £83,736	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.
2.	Provision of 11x on-site affordable units plus an overage agreement.	To accord with Policy CS12 of the Woking Core Strategy 2012 and SPD 'Affordable Housing Delivery' (2014).
3.	Funding of a year's membership of the existing Enterprise-operated Woking Town Centre Car Club to those occupiers wishing to become members.	To accord with policy CS18 of the Woking Core Strategy (2012) and the NPPF (2012)

RECOMMENDATION

GRANT planning permission subject to the following conditions and S106 Agreement:

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:

Location, Site and Existing Plans:

A-AB-PL-02-000 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-001 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-002 received by the Local Planning Authority on 01/06/2017

A-AB-PL-02-003 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-004 Rev.A received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-005 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-006 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-007 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-02-008 received by the Local Planning Authority on 01/06/2017
 A-AB-PL-03-100 received by the Local Planning Authority on 23/10/2017

14 NOVEMBER 2017 PLANNING COMMITTEE

Floor Plans:

A-AB-PL-03-B01 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-000 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-001 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-007 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-008 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-010 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-011 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-012 received by the Local Planning Authority on 01/06/2017
A-AB-PL-03-013 received by the Local Planning Authority on 01/06/2017

L-AB-90-001 Rev.P1 received by the Local Planning Authority on 01/06/2017
L-AB-90-002 Rev.P1 received by the Local Planning Authority on 01/06/2017
L-AB-90-003 Rev.P1 received by the Local Planning Authority on 01/06/2017

Elevations and Sections:

A-A-PL-04-001 received by the Local Planning Authority on 01/06/2017
A-A-PL-04-002 received by the Local Planning Authority on 01/06/2017

A-AB-PL-05-001 Rev.B received by the Local Planning Authority on 01/06/2017
A-AB-PL-05-002 Rev.B received by the Local Planning Authority on 01/06/2017
A-AB-PL-05-003 Rev.B received by the Local Planning Authority on 01/06/2017
A-AB-PL-05-004 Rev.B received by the Local Planning Authority on 01/06/2017

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

3. ++ Prior to the installation of any external materials in connection with the development hereby permitted, a written specification of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, with the exception of external brickwork which shall be 'Cortona' bricks manufactured by Vandersanden unless otherwise agreed 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 development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hard surfacing and details of boundary treatments including details of the private amenity space of residential units at ground floor level identified as serving Plots 001 and 002, 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.

14 NOVEMBER 2017 PLANNING COMMITTEE

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.

5. ++Prior to the commencement of the development hereby approved, construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed and maintained in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

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

6. Prior to the first occupation of the development hereby approved, details of the maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
 - i. a timetable for its implementation,
 - ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
 - iii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
 - iv. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability, continues to be maintained as agreed for the lifetime of the development and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

7. Prior to the first occupation of the development hereby approved, a Verification Report, appended with substantiating evidence, demonstrating that the agreed construction details and specifications for the sustainable drainage scheme have been implemented, shall be submitted to and approved in writing by the Local Planning Authority. This report will include photos of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism.

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

8. Prior to the first occupation of the development hereby approved, the proposed vehicular access onto Heathside Crescent shall be constructed in accordance with the approved plans and shall be provided with a visibility zone measuring 2.4m x-distance

14 NOVEMBER 2017 PLANNING COMMITTEE

by 43m y-distance to the east and thereafter that visibility zone shall be kept permanently clear of any obstruction over 1.05m high.

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

9. Prior to the first occupation of the development hereby approved, the existing redundant vehicle accesses from the site onto Heathside Crescent and White Rose Lane shall be permanently closed and the kerbs and footway fully reinstated.

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

10. Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans listed in this notice for vehicles and bicycles to be parked and to turn so that they may enter and leave the site in forward gear and thereafter the parking and turning areas shall be permanently retained and maintained for their designated purpose.

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

11. Prior to the first occupation of the residential parts of the development hereby approved, a Full Residential Travel Plan produced from the submitted Travel Plan titled "Residential Development Former St Dunstons Church White Rose Lane Woking Travel Plan" dated September 2016 and produced by Mayer Brown Ltd shall be submitted to and approved in writing by the Local Planning Authority. The approved Full Residential Travel Plan shall thereafter be implemented, retained, maintained and developed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

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

12. The construction of the development hereby approved shall take place in strict accordance with the submitted Construction Transport Management Plan received by the Local Planning Authority on 09/01/2017 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and in the interests of neighbouring amenity.

13. ++Prior to the commencement of the development hereby approved, 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 12.3% 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.

14 NOVEMBER 2017 PLANNING COMMITTEE

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.

14. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has:
 - a. Achieved a minimum of a 12.3% 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.

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.

15. ++ Prior to the commencement of the development hereby approved, details, including timescales, of the connection of the development hereby approved to the local Combined Heat and Power (CHP) network shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details prior to the first occupation of the development hereby approved and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policy CS22 of the Woking Core Strategy 2012.

16. ++ Prior to the commencement of the development hereby permitted, a scheme to deal with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority.

(i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)

14 NOVEMBER 2017 PLANNING COMMITTEE

(ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012.

17. Prior to the first occupation of the development hereby approved, a Verification Report appended with substantiating evidence demonstrating the agreed remediation has been carried out shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012.

18. No fixed plant or equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed on the site until details, including acoustic specifications, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

19. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the premises shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

20. Prior to the first occupation of the development hereby approved, details of the measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the environment and amenities of future occupants and occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

21. Prior to the installation of any external lighting including floodlighting, details of the lighting (demonstrating compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) 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.

14 NOVEMBER 2017 PLANNING COMMITTEE

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.

22. Prior to the first occupation of the development hereby approved, details of the proposed waste and recycling management arrangements for the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented and retained thereafter.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policy CS16 of the Woking Core Strategy 2012.

23. The windows in the west-facing flank elevation identified as serving Plots 104 and 105 at levels 01-06, the windows in the north-facing flank elevation identified as serving stairwells and Plots 113 at levels 01-06, the windows serving Plots 804 and 805 at levels 08-09 and the windows serving Plots 1004 and 1005 at level 10 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 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 in accordance with Policy CS21 of the Woking Core Strategy 2012.

24. Prior to the commencement of construction of the detached structures to the rear of the site identified as housing mechanical plant hereby approved, details of the structures, including 1:100 scale elevations and details of materials, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and 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.

25. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) or Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) the use of the commercial unit on the ground floor commercial space of the development hereby approved annotated 'A1/D2/A3' on approved drawing numbered A-AB-PL-03-000 shall be restricted solely to uses falling within Use Classes A1, A2, A3, B1(a) and/or D2 of The Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use without the consent in writing of the Local Planning Authority.

Reason: To restrict the use of the premises to one which is compatible with the surrounding area and to safeguard the amenities of the adjoining premises.

26. In the event that the development interferes with radio/TV/telecommunication signals the applicant shall liaise with the relevant bod(ies) to identify a mutually acceptable solution and take the necessary actions to rectify the matter.

Reason: To ensure that the development does not interfere with communication signals to the occupiers of other developments.

14 NOVEMBER 2017 PLANNING COMMITTEE

27. ++ Prior to the commencement of the development hereby approved, details of wind speed and downdraughts around the building, including where necessary any mitigation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: To ensure the usability of parts of the development and safeguard the safety of future occupiers and pedestrians around the building.

28. Prior to the first occupation of the development hereby approved, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority detailing the operation and management of the car stackers and allocation of spaces. The approved management plan shall be implemented and maintained in accordance with the agreed details thereafter.

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

29. Prior to the first occupation of the development hereby approved, details of a shared surface loading bay on Heathside Crescent shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented and maintained in accordance with the agreed details thereafter.

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 paragraph 186-187 of the National Planning Policy Framework 2012.
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. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
4. When an access is to be closed as a condition of planning permission a licence issued by the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.

14 NOVEMBER 2017 PLANNING COMMITTEE

5. The developer is advised that the detailed design of the part(s) of the development on-site basement that temporarily and permanently support the public highway may require approval from Surrey County Council Structures Team before any works are carried out on the site which remove existing support provided to the public highway by the land within the development site. For further information contact the Surrey County Council Structures Team.
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. Your 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 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.

8. 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:-

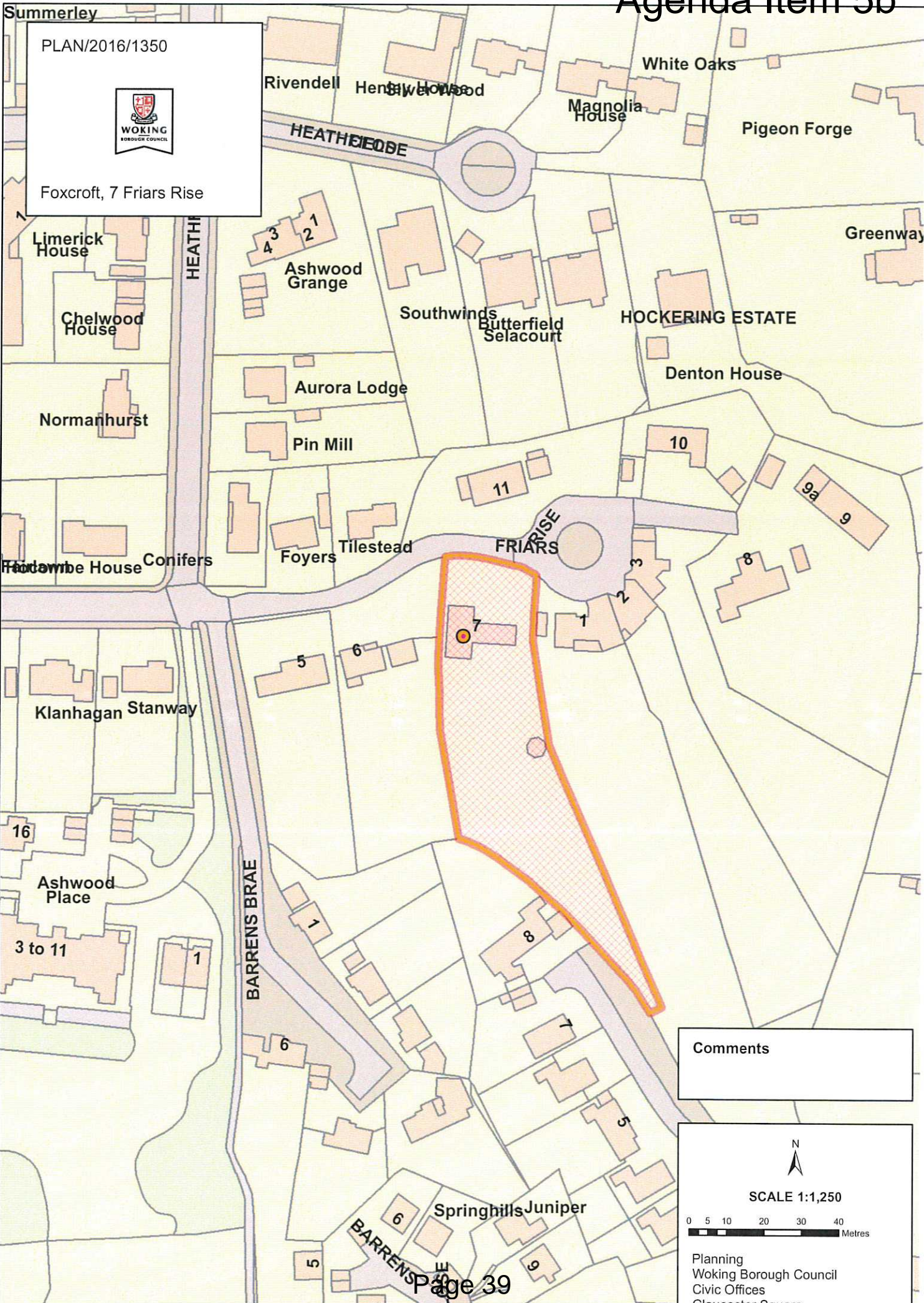
8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.
9. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
10. The applicant is advised that this application is liable to make a CIL contribution of **£740,931.76**. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.
11. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

Summerley

PLAN/2016/1350



Foxcroft, 7 Friars Rise



Comments

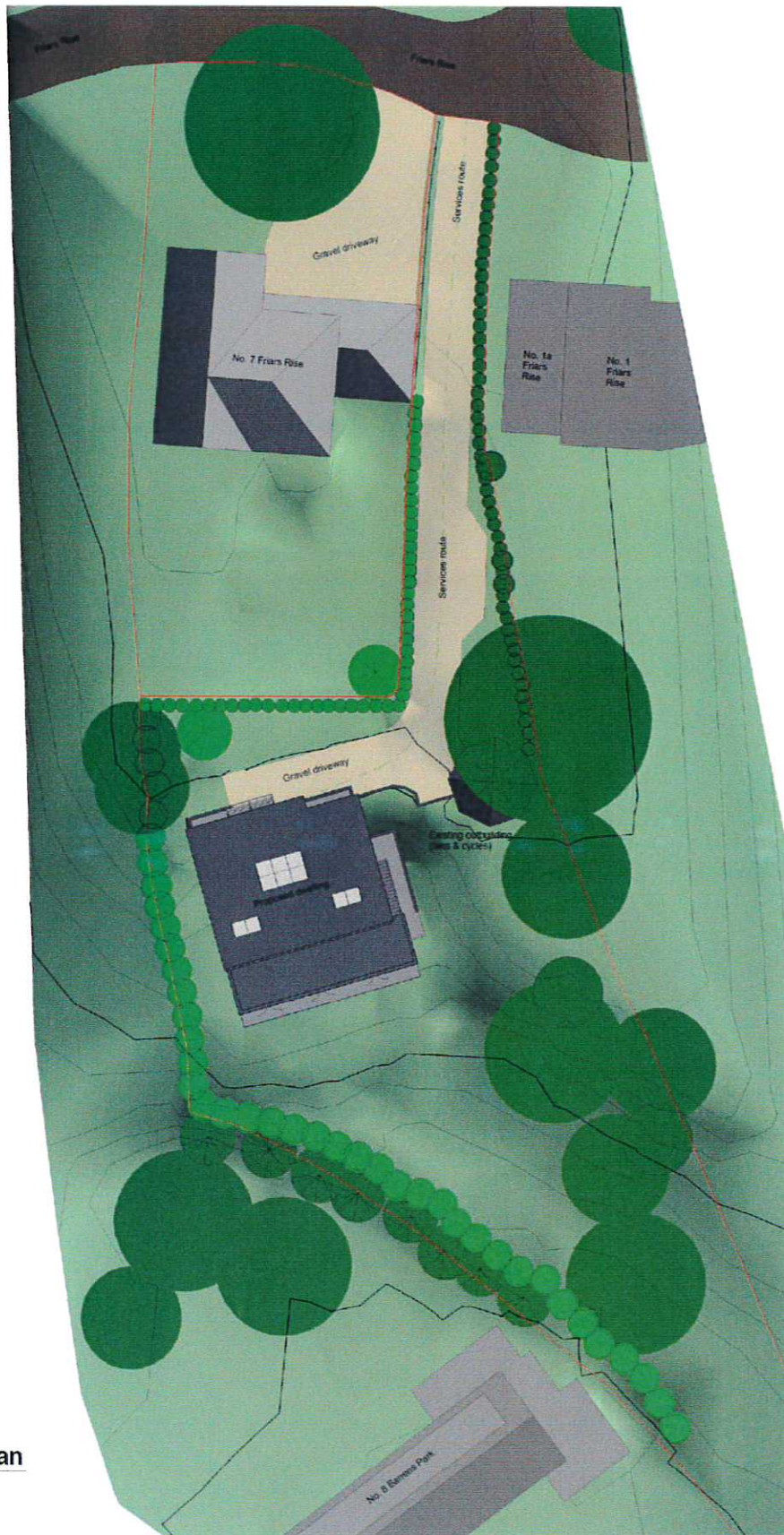
N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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

- Key
-  Existing trees
 -  Proposed trees
 -  Gravel driveway



1 Site Plan
1 : 200

14 NOVEMBER 2017 PLANNING COMMITTEE

5b 16/1350 Reg'd: 12.12.16 Expires: 06.02.17 Ward: MH
Nei. 02.01.17 BVPI Minor Number >8 On No
Con. Target dwellings -13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: Foxcroft, 7 Friars Rise, Woking, GU22 7JL

PROPOSAL: Erection of a two storey detached dwelling (3x bed) on land to the rear of No.7 Friars Rise and associated vehicular access, parking and landscaping

TYPE: Full Planning Application

APPLICANT: Mr A. Smith

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the creation of a new 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 erection of a two storey detached three bedroom dwelling on land to the rear of No.7 Friars Rise following subdivision of the plot. The dwelling would be accessed via a single access drive between No.7 and the neighbour at No.1 with parking provided within the curtilages of both the existing and proposed dwellings. An octagonal brick built garden structure would be retained as part of the proposal.

Site Area: 0.26 ha (2,600 sq.m)
Existing units: 1
Proposed units: 2
Existing density: 3.8 dph (dwellings per hectare)
Proposed density: 7.6 dph

PLANNING STATUS

- Urban Area
- Adjacent to Conservation Area
- Adjacent to Tree Preservation Order 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 site is characterised by a two storey detached dwelling dating from the 1960s; the property features a large rear garden which is primarily flat for approximately 30m and then there is a distinct change in ground levels to the rear which is characterised by mature

14 NOVEMBER 2017 PLANNING COMMITTEE

tree cover and vegetation. Friars Rise is a residential cul-de-sac characterised by a large locally listed Edwardian 'Tarrant House' which has been subdivided into a terrace of three dwellings and the remaining properties on the road are two storey detached dwellings. The proposal site is within the urban area and is not within a Conservation Area but borders the Hockering Conservation Area to the east.

PLANNING HISTORY

- PLAN/2016/0963 – Single storey rear extension and retention of decking to rear – Permitted 12/10/2016
- PLAN/1996/0029 - Single storey rear and first floor side extension – Permitted 07/03/1996
- 11911 – Detached house and garage – Permitted 01/05/1959

CONSULTATIONS

County Highway Authority: No objection.

Arboricultural Officer: No objection subject to conditions.

Conservation Consultant: No objection.

Flood Risk and Drainage Engineer: No objection subject to conditions.

Surrey Wildlife Trust: No objection subject to conditions and mitigation measures being implemented.

REPRESENTATIONS

11x representations received objecting to the proposal raising the following concerns:

- Proposal would be incongruous and out of character with the area
- The proposal would cause overlooking and loss of privacy
- Proposal would impact on wildlife on the site
- Proposed access would harm the street scene on Friars Rise and would be too close to the boundary and neighbouring property
- Access Road is too long for service vehicles
- Proposal would risk the stability of the land due to the steep slope and past use as a quarry
- Proposal would impact on land drainage and add to the risk of flooding
- Proposal could lead to overflow parking on Friars Rise
- Covenants on Friars Rise restrict the creation of new dwellings

Neighbours were re-consulted on the amended plans and additional information and 8x additional representations were received reiterating objections already summarised above as well as the following additional points:

- Submitted visualisations and photographs are misleading
- The submitted ecology information is not thorough enough
- Proposed access would lead to

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 4 - Promoting sustainable transport
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
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

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping
DM10 - Development on Garden Land
DM20 - Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)
Affordable Housing Delivery (2014)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)

Supplementary Planning Guidance (SPG):

Plot Sub-Division: 'Infilling' and 'Backland' Development (2000)

BACKGROUND:

Amended plans were received during the course of the application which altered the design of the proposed dwelling and additional information was submitted by the applicant in the form of a Phase 1 Ecological Survey. The proposal has been assessed based on the revised plans and information.

PLANNING ISSUES

Principle of Development:

1. The NPPF (2012) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previous garden land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy (2012) policy CS10 seeks to ensure that

14 NOVEMBER 2017 PLANNING COMMITTEE

sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of infill residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

2. Policy DM10 'Development on Garden Land' permits subdivision of plots providing the proposed development "...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area", "the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area" and "suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality". The proposal relates to large plot characterised by a detached dwelling fronting Friars Rise with a large garden area to the rear, part of which forms a relatively flat garden area with the area to the rear more overgrown in nature characterised by mature trees and vegetation. There is a significant change in ground levels from front to rear and properties to the rear of the site on Barrens Park are positioned on lower ground relative to Friars Rise and the part of the proposal site in question is characterised by a steep gradient.
3. The host dwelling along with neighbours to the east at No.1-3 Friars Rise have particularly long plots with rear gardens of between 105m and 110m in depth. The rear garden of the proposal site has a depth of up to 105m tapering to 49m due to the shape of the plot. The overall size of the plot is 2,600sq.m (0.26ha). The neighbours to the east fall within the Hockering Conservation Area and are characterised by long and relatively narrow plots; the neighbour at No.1 Friars Rise has been granted planning permission (PLAN/2015/1309) for the subdivision of the plot which halved the width of the plot but retained the overall depth. The proposal would result in the rear of the plot being subdivided and would create an overall plot size of 1,511m² (excluding the access drive) for the proposed dwelling and 861m² for the existing dwelling.
4. Plot sizes and shapes in the area vary considerably, for example Conifers, Foyers and Tilestead to the north-west on Friars Rise have overall plot depths of around 30m and are around 493sq.m, 564sq.m and 621sq.m in area respectively which are considerably smaller than the proposal site. There is not therefore a strong grain or pattern of development in the area which the proposal would conflict with and the proposal site is a particularly large plot and the largest in the area.
5. Although neighbours to the east at No.1-3 Friars Rise have consistently long and relatively narrow plot widths, these fall within the Hockering Conservation Area. The neighbours to the west have consistently sized rear gardens of around 50m however this is about half the overall rear garden depth of the proposal site which extends to over double this depth. The proposal site is therefore relatively unique with regards to properties outside the Conservation Area due to its large size and depth. Allowing a subdivision here is not considered to set a precedent for similar developments in the area as none have the same characteristics as the proposal site and dwellings to the east are constrained by the designation of the Conservation Area. The proposed development is considered to result in plot sizes which are considered reflective of the varied pattern and grain of development in the area and is considered acceptable.
6. Due to the change in levels the proposed dwelling would be partially set into the ground; the result of this is that the dwelling appears as a single storey dwelling when viewed from the north at the front of the dwelling and two storeys to the rear when

viewed from the south. The proposed dwelling itself adopts a distinctly contemporary design and responds to the terrain of the site by adopting a mono-pitch roof which slopes from front to rear following the gradient of the land. The indicative materials are identified as being a slate cladding material and render; this is considered consistent with the contemporary design approach and the use of high quality natural material like slate is considered to result in a visually acceptable form of development which respects the natural context of its immediate surroundings. It is considered that the design and form of the proposed dwelling responds innovatively to its context and limits its visual impact on the surrounding area.

7. Given the position of the proposed dwelling to the rear there would be a limited visual impact from public vantage points. The vehicular access to the proposed dwelling would be adjacent to the existing dwelling however this area of the existing frontage already features hardstanding and parking and there is scope to provide soft landscaping on both sides of the access drive to soften its appearance. It should also be borne in mind that the frontage of No.1-3 Friars Rise is characterised by hardstanding and parking. The vehicular access is not considered to impact unduly on the character of the street scene on Friars Rise.
8. The proposal site is not within a Conservation Area but the eastern boundary of the site borders the Hockering Conservation Area. Although the dwelling would be visible from parts of the Conservation Area, its design and siting is considered acceptable from a visual amenity perspective and the proposal is not considered to impact detrimentally on the special character of the Conservation Area or its setting or be unduly prominent or dominant in views to and from it.
9. Overall, considering the points discussed above, the proposal is considered a visually acceptable form of development which would result in a plot subdivision which is appropriate given the mixed grain and pattern of development in the area. The proposal is therefore considered to have an acceptable impact on the character of the surrounding area.

Impact on Neighbours:

Neighbours in Barrens Park and Barrens Brae:

10. The proposed dwelling would have a rear-to-rear relationship with the neighbour at No.8 Barrens Park to the south. This neighbour's rear garden borders the rear boundary of the site which comprises dense mature vegetation. The proposed dwelling would have two levels of accommodation and a roof terrace area; the ground floor rear elevation of the dwelling and the edge of the roof terrace would be positioned 10m from the boundary with No.8 and the first floor windows would be positioned 13m from the boundary. The ground and first floor windows themselves would have a 'back-to-back' separation distance with the principal rear elevation of No.8 of 32m and 34m respectively. There is a pronounced change in levels on the site meaning the proposed dwelling would inevitably be in an elevated position relative to this neighbour and other neighbours to the south; the ground floor level would be positioned approximately 8.2m above that of No.8. However the rear-to-rear separation distances involved would exceed the recommended minimum for two storey developments of 20m. A more generous recommended minimum separation of 30m is recommended for three storey developments which can be regarded as a more appropriate test in this case when considering the changes of levels involved and the proposed development still exceeds this. It is also borne in mind that there is dense, mature boundary vegetation between the two properties which significantly limits visibility between the two properties, even in winter months. The existing

14 NOVEMBER 2017 PLANNING COMMITTEE

boundary screening can be reinforced through the submission of a landscaping scheme required by condition (Condition 4).

11. Considering the relationship described above, the proposal is not considered to result in an unacceptable overbearing or overlooking impact on No.8 Barrens Park. The separation distances and the position of the proposed development to the north of this neighbour would ensure no undue loss of daylight or sunlight to this property. Other neighbours on Barrens Brae are positioned further away from the proposal site and are considered a sufficient distance away to not be unduly impacted upon in terms of loss of light, overbearing and overlooking impacts.
12. Neighbours on Barrens Park to the south-west have a rear-to-side relationship with the proposal site however these neighbours are located a minimum of 48m away from the proposed dwelling which is considered a sufficient separation distance to avoid an undue neighbour amenity impact.

Neighbours in Friars Rise:

13. In terms of the relationship with the existing dwelling at Foxcroft, when viewed from this property the proposed dwelling would have the appearance of a single storey dwelling due to the change in levels on the site. Front-facing ground floor windows would be positioned a minimum of 7m from the rear boundary with Foxcroft and at least 24m from the rear elevation of the dwelling itself; this is considered an acceptable relationship in terms of overlooking. The maximum height of the proposed dwelling when viewed from Foxcroft would be 4.2m; given the relationship discussed above, the proposal is considered to have an acceptable impact on Foxcroft in terms of loss of light and overbearing impacts. A landscaping scheme would also provide visual screening on the boundaries.
14. The proposed dwelling would be located a minimum of 2.8m from the side boundary of No.6 Friars Rise to the west however the proposal would have a similar relationship with Foxcroft as discussed above whereby the proposed dwelling would appear as a single storey structure. The front elevation of the proposed dwelling would be around 28m from this neighbour at its nearest point and there is existing vegetation on the boundary which would further limit the visibility of the proposed development. The proposed dwelling incorporates a roof terrace to the rear which would be positioned 4m from the side boundary; notwithstanding the position of the roof terrace close to the southern extremity of No.6's rear garden, it is considered appropriate for a privacy screen to be provided on the side of the terrace to restrict overlooking (Condition 9) and a screen is identified on the submitted plans. Side-facing windows can be restricted to be obscurely glazed with restricted opening by condition to avoid undue overlooking. The proposal is therefore considered to have an acceptable impact on this neighbour in terms of loss of light, overbearing and overlooking impacts.
15. The proposed dwelling would be positioned a minimum of 12m from the boundary with the neighbour at No.1 Friars Rise to the east and the proposed dwelling would feature side-facing windows and an external staircase to the side. The separation distance would however comply with the recommended separation distances set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). It should also be born in mind that due to the changes in levels within the site, the ground level of the garden at No.1 is higher than that of the proposal site meaning the windows and staircase would not be elevated above the neighbouring garden. The proposed access drive would be positioned between No.1 and No.7 and would be positioned 0.5m from the boundary with this neighbour and 2m from the neighbour itself; a fence and landscaping would separate the access from this neighbour. Considering the

14 NOVEMBER 2017 PLANNING COMMITTEE

screening of the access drive and its function in serving a single dwelling, the proposal is not considered to result in an undue neighbour amenity impact.

16. Considering the points discussed above, overall the proposal is considered to form an acceptable relationship with neighbours in terms of loss of light, overlooking and overbearing impacts.

Impact on Trees and Landscaping:

17. There are mature trees on the site and on neighbouring sites to the east and west although these are not protected. The property to the south is covered by an area-wide Tree Preservation Order. Most of the trees on the site including the largest trees would be retained as part of the proposal and the applicant has provided a detailed Arboricultural Report detailing how trees would be retained and protected during construction. The Council's Arboricultural Officer has reviewed the proposal and raises no objection subject to conditions. A detailed landscaping scheme can be secured by condition (Condition 4) in order to ensure soft landscaping and tree planting within the site to help integrate the development with the area and soften the boundaries with neighbours. Subject to conditions the proposal is considered acceptable in terms of its impact on trees and landscaping.

Standard of Accommodation:

18. The existing dwelling would retain the existing relatively flat garden area to the rear which would be between 17m and 21m in depth and 20m in width and would have a total area of 353m². This would exceed the footprint of the dwelling (198m²) and the internal floor area (approx. 320m²). The amenity space would be flat, south-facing and good quality and the garden size would also be reflective of the mixed grain and pattern of development in the area.
19. The proposed dwelling would have a total rear garden area of around 937m². Notwithstanding the pronounced change in levels, the proposal site becomes relatively flat to the rear of the site which would provide a relatively flat, useable area of amenity space. It is also borne in mind that the proposed dwelling includes a roof terrace area. The flatter part of the garden to the rear alone still equates to approximately 400m² in area which comfortably exceeds the internal floor area of the proposed dwelling (199m²). Overall the resulting amenity spaces for the existing and proposed dwellings are considered acceptable in terms of their size and quality.
20. Overall the proposal is considered capable of achieving an acceptable standard of accommodation for future residents.

Transportation Impact:

21. The proposed dwelling would be accessed via a 42m long access drive measuring a minimum of 3m in width. The County Highway Authority's Standing Highway Advice for Minor Development recommends that accesses to single drives should normally be a minimum of 2.75m in width; the proposed access is therefore considered of a sufficient width for access to a single dwelling. The County Highway Authority raises no objection. The length and width of the access drive would necessitate special arrangements with regards to Building Control requirements and fire safety however this is addressed under separate legislation.
22. There would be space within the curtilages of both the existing and proposed dwellings for parking for at least two vehicles in accordance with the Council's Parking

14 NOVEMBER 2017 PLANNING COMMITTEE

Standards (2006). The addition of a single dwelling is not considered to result in a materially harmful impact on traffic congestion or highway capacity in the area. There is sufficient room for bin storage within the curtilage of the proposed dwelling; the distance between the dwelling and the highway exceeds the maximum carry distance for waste operatives of 25m however occupants of the proposed dwelling would need to present bins within 25m of the highway; details of the proposed waste management arrangements can be secured by condition.

23. Overall the proposal is therefore considered to result in an acceptable transportation impact.

Drainage and Flood Risk:

24. The proposal site is not within a designated Flood Zone however part of the site is designated as at risk from surface water flooding along with properties to the south. The Council's Drainage and Flood Risk Engineer has reviewed the proposal and raises no objection subject to a condition requiring submission of a scheme to deal with surface water drainage (Condition 12). Subject to this condition, the proposal is considered acceptable in terms of its impact on drainage and flood risk.

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

25. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
26. 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 **£838** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of a 3x bedroom dwelling which would arise from the proposal.
27. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Sustainability:

28. 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 is expected to happen alongside the introduction of 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.

14 NOVEMBER 2017 PLANNING COMMITTEE

29. 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 (Conditions 10 & 11).

Affordable Housing:

30. Following the Court of Appeal's judgment of 11th May 2016, wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
31. Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10 units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm.
32. Whilst 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 Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Impact on Ecology:

33. The rear of the proposal site is undeveloped and characterised by mature trees and vegetation and therefore has potential to support wildlife including protected species. The applicant has provided an Extended Phase 1 Habitat Survey identifying the likely presence of wildlife including protected species. The report concludes the ecological value of the site is relatively low however trees and buildings on the site do have the potential to support bat roosts. The buildings and mature trees on the site however would not be removed as part of the proposal. The report recommends various mitigation measures to enhance biodiversity on the site. Surrey Wildlife Trust has been consulted and raises no objection subject to mitigation measures being secured and a sensitive lighting strategy being submitted designed to limit the potential impact on bats. Considering the above and subject to conditions, the proposal is considered to have an acceptable ecological impact.

Community Infrastructure Levy (CIL):

34. The proposal would be liable to make a CIL contribution of £27,553.85 on the basis of a net increase in residential floorspace of 199m², although the applicant has

14 NOVEMBER 2017 PLANNING COMMITTEE

submitted a Self-Build Exemption Form. Notwithstanding this, a self-build exemption must be granted prior to the commencement of the development. Additionally the applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development, in order to benefit from relief from the levy.

CONCLUSION

35. 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 CS1, CS7, CS8, CS10, CS18, CS20, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015), Woking DPD (2016) policies DM2, DM10 and DM20 and the NPPF (2012) and is recommended for approval subject to conditions and subject to Section 106 Agreement.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations
4. Conservation Area Site Notice

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 £838	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 and S106 Agreement:

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:

HA/1739/2 'Elevations (proposed)' received by the LPA on 19/10/2017

HA/1739/3 'Plans (proposed)' received by the LPA on 19/10/2017

HA/1739/6 'Site & Location Plans' received by the LPA on 20/10/2017

Unnumbered drawing named 'Site Survey Rev.B' received by the LPA on 30/11/2016

14 NOVEMBER 2017 PLANNING COMMITTEE

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

3. ++Prior to the commencement of the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby approved 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 commencement the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding, details of boundary treatments and retaining walls, 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.

5. The development hereby approved shall take place in strict accordance with the Arboricultural Impact Assessment, Tree Survey and Method Statement from Chalice Consulting Ltd dated 27/07/2017 ref: CC/23AR2891 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.

6. 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 and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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

7. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B and E 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

14 NOVEMBER 2017 PLANNING COMMITTEE

modification) no extension or enlargement of the dwelling hereby approved nor any area of raised decking or patio shall be installed on the site without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

8. The windows in west-facing side elevation of the dwelling hereby permitted 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 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 adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

9. ++Prior to the commencement of any above ground works in connection with the development hereby approved, details of privacy screening and balustrades to the roof terrace of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the agreed details and shall be permanently retained in the agreed condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

10. ++Prior to the commencement of the development hereby approved, 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.

11. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating 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

14 NOVEMBER 2017 PLANNING COMMITTEE

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.

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.

12. ++Prior to the commencement of the development hereby permitted, a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in full accordance with the approved details prior to the first occupation of the development and retained thereafter.

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

13. Prior to the first occupation of the development hereby approved details of the measures for the enhancement of biodiversity on the site, in accordance with the recommended actions within the 'Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) of residential property' by CGO Ecology Ltd dated 09/08/2017 and the recommendations of Surrey Wildlife Trust, 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: In order to enhance the biodiversity on the site in accordance with Policy CS7 of the Woking Core Strategy 2012 and the NPPF 2012

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.

15. No trees which are shown as being retained on the tree protection plan (ref: TPP-CC/23 AR2891 Rev.2 prepared by Challice Consulting Ltd) shall be cut down, uprooted or destroyed nor shall any retained tree be pruned or reduced without the prior written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development.

14 NOVEMBER 2017 PLANNING COMMITTEE

Reason: To protect the trees to be maintained on the site and safeguard the character and appearance of the surrounding area in accordance with Policy CS21 of the Woking Core Strategy 2012

16. ++Prior to the commencement of the development hereby permitted, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - measures to prevent the deposit of materials onto the highway;

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

17. Prior to the first occupation of the development hereby approved, details of the proposed waste and recycling management arrangements for the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented and retained thereafter.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policy CS16 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 paragraph 186-187 of the National Planning Policy Framework 2012.
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. Your 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 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

14 NOVEMBER 2017 PLANNING COMMITTEE

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.

5. The provisions of The Party Wall 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 setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
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:-
 - 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.
7. The applicant is advised that this application is liable to make a CIL contribution of £27,553.85. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development, otherwise the applicant will lose their exemption or right to pay in instalments.

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)

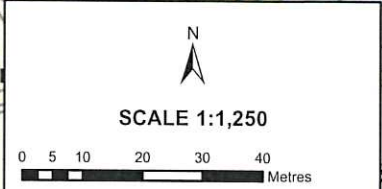
PLAN/2017/0718



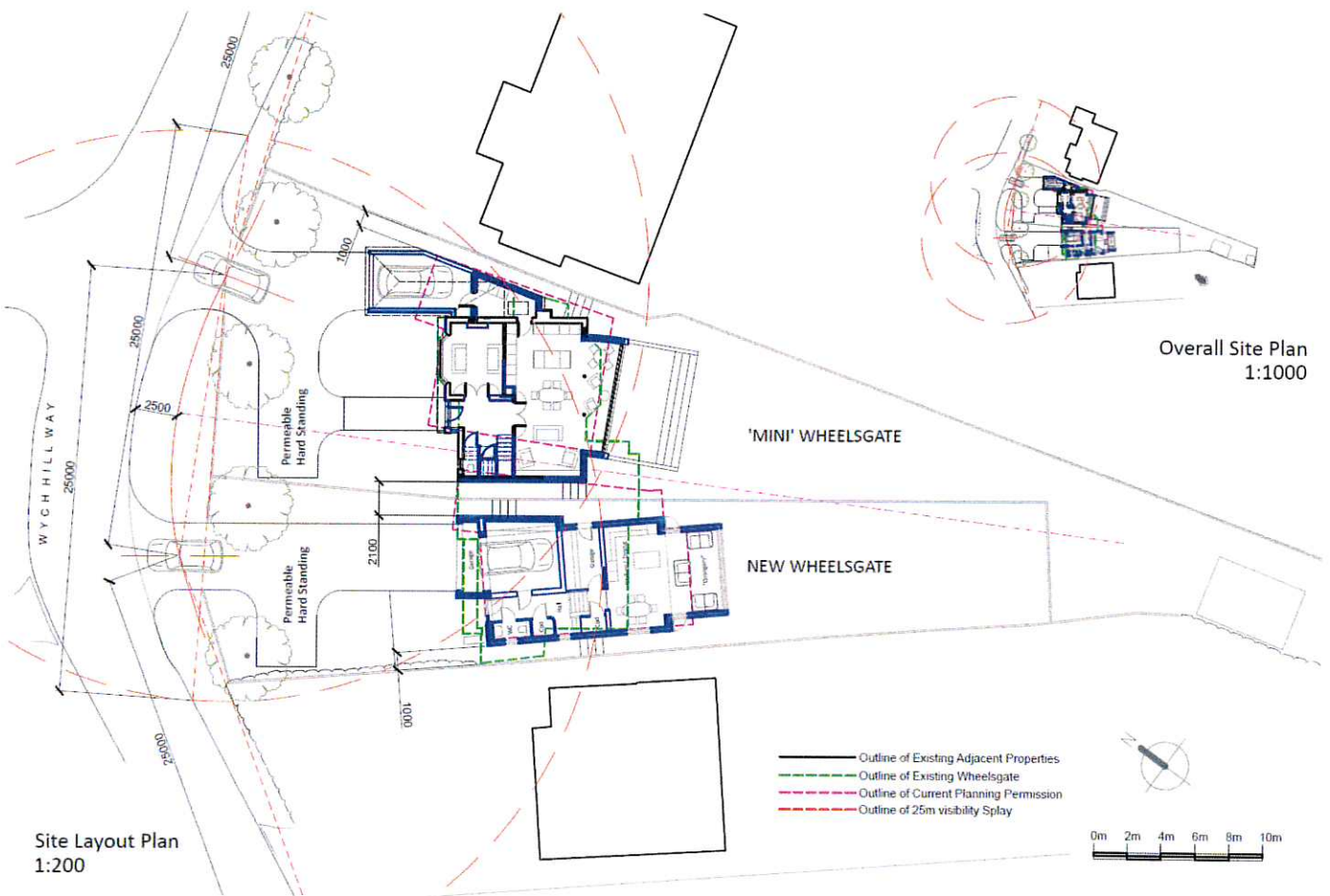
Wheelsgate, Wych Hill Way



Comments



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



Site Layout Plan
1:200

Overall Site Plan
1:1000

14 NOVEMBER 2017 PLANNING COMMITTEE

5c 17/0718 Reg'd: 27.06.17 Expires: 22.08.17 Ward: HE
Nei. 16.08.17 BVPI Minor Number >8 On No
Con. 16.08.17 Target dwellings -13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: Wheelsgate, Wych Hill Way, Woking, GU22 0AE

PROPOSAL: Erection of a two storey detached dwelling (4x bed) with accommodation in the roof space on land adjacent to Wheelsgate following the demolition of part of Wheelsgate and associated external alterations, parking and landscaping. Erection of single storey front, side and rear extensions to Wheelsgate.

TYPE: Full Planning Application

APPLICANT: Mr David Howard

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE

The proposal includes the creation of a new 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 erection of a two storey detached dwelling (4x bed) with accommodation in the roof space on land adjacent to Wheelsgate following the demolition of part of Wheelsgate. The proposal also includes the erection of a single storey front, side and rear extension to Wheelsgate and associated external alterations. Wheelsgate would retain the existing vehicular access and a new access onto Wych Hill Way would serve the proposed new dwelling.

Site Area: 0.122ha (1,220 sq.m)
Existing units: 1
Proposed units: 2
Existing density: 8.2 dph (dwellings per hectare)
Proposed density: 16.4 dph

PLANNING STATUS

- Urban 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 large detached dwelling dating from the 1970s positioned on the inside of curve in the road. Wych Hill Way is a private road originally laid out in the 1940s

14 NOVEMBER 2017 PLANNING COMMITTEE

with various later infill developments; the area is characterised by detached dwellings in generally consistently sized plots and a verdant, spacious character is created by mature landscaping, grass verges and tree cover to dwelling frontages.

PLANNING HISTORY

- PLAN/2016/1054 - Erection of 2x two storey detached dwellings (4x bed) with accommodation in the roof space and associated parking and landscaping following demolition of existing dwelling – Resolved to be granted at 10/01/2017 Planning Committee
- 28484 – Detached house and garage – Permitted 01/02/1972
- 2641 – Dwelling plans for estate – Permitted 14/09/1944
- 2631 – Estate layout – Permitted 27/06/1944

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

Flood Risk and Drainage Engineer: No objection subject to conditions.

REPRESENTATIONS

9x representations received, including 6x objections and 3x letters of support. The objections raise the following concerns:

- Proposal would be out of character with the area
- Proposed dwelling would have three floors which is out of scale with the area
- Proposal would be a cramped overdevelopment of the plot
- Proposed garage would breach the building line on the road
- Proposal would lead to the loss of a hedge which contributes towards the character of the area
- The proposed gardens would be unduly small and narrow
- Proposal would set an undesirable precedent
- Proposal would be a cramped overdevelopment of the site
- Proposal would cause loss of light and loss of privacy
- Proposal would worsen the existing surface water flooding problem
- Proposal significantly increases the amount of hardstanding to the frontage
- An additional vehicular access would be dangerous as the site is positioned on a bend

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

14 NOVEMBER 2017 PLANNING COMMITTEE

CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS9 - Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
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 DPD (2016):

DM2 - Trees and Landscaping
DM10 - Development on Garden Land

Supplementary Planning Documents (SPDs):

Woking Design (2015)
Affordable Housing Delivery (2014)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)

Supplementary Planning Guidance (SPG):

Plot Sub-Division: 'Infilling' and 'Backland' Development (2000)

BACKGROUND:

Planning permission was resolved to be granted at Planning Committee on 10/01/2017 for the demolition of the existing dwelling and the erection of two detached dwellings in its place and the subdivision of the plot. The proposed dwellings were distinctly modern in design. The current application is a revised proposal for the demolition of only part of the existing dwelling and the erection of a detached dwelling adjacent to the retained dwelling and the subdivision of the plot.

PLANNING ISSUES

Principle of Development:

1. The NPPF (2012) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development and policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The subdivision of existing plots for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. The principle of infill residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

New Dwelling:

2. Woking DPD (2016) policy DM10 'Development on Garden Land' permits subdivision of plots providing the proposed development "...does not involve the inappropriate

14 NOVEMBER 2017 PLANNING COMMITTEE

sub-division of existing curtilages to a size substantially below that prevailing in the area”, “the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area” and “suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality”.

3. Dwellings on Wych Hill Way were originally laid out in large plots in the 1940s with various later infill developments. Plot widths in the area are typically in the region of 13m-22m however Tresanton and Dalveen nearby are approximately 31m in width. The neighbours at Hunters Tryst and Langdale House either side of the proposal site are approximately 13m and 22m in width respectively. The proposal site's position on the inside of the curve in the road creates a generous plot width at the front of the site of 30m making the site frontage one of the widest in the area. The width of the plot does however taper considerably to the rear to around 6m creating a 'wedge' shape.
4. The proposed plot subdivision would result in the retained dwelling at Wheelsgate having a maximum plot width of 18m at the frontage of the site, tapering towards the rear of the plot to 15m at the front elevation. The new dwelling would have a smaller plot width of 12m at the site frontage, tapering to 10m at the front elevation of the proposed dwelling. It is acknowledged that the previous application resulted in equal plot widths of 15m each. The plot width of the new dwelling is not considered to be unduly narrow to the extent that it would result in an unacceptable impact on the character of the area and is only 3m narrower than the previous scheme at the site frontage. It is also borne in mind that some plot widths in the area are similar to the proposal such as the adjacent dwelling at Hunters Tryst and Sandy Cove to the south-west which are approximately 13m in width.
5. The relatively narrow plot widths to the rear are not considered to result in material harm to the street scene or the character of the area. When balanced with the benefit of delivering an additional family dwelling within the urban area, the proposal is considered an acceptable form of development in principle in terms of the plot subdivision. It is also borne in mind that the proposal site is unique in the surrounding area in terms of its shape and a relatively small number of plots are as wide as the proposal site at the frontage; the proposal is not therefore considered to set an undesirable precedent for other sites in the area as there are none of a comparable context.
6. The proposed dwelling would be two storeys with accommodation in the roof space which would have a simple dual-pitched roof form. The dwelling would be finished in brick with a white rendered garage and relatively large areas of glazing on the front elevation resulting in a contemporary appearance but with a simple traditional overall form. The previously approved application featured dwellings of a distinctly contemporary design with striking roof forms. The current proposal exhibits simpler more restrained contemporary design approach. The eaves and ridge height would be consistent with that of Wheelsgate but the ridge height would be around 1m taller than the neighbour at Hunters Tryst although this is not considered to result in an unduly large or dominating addition to the street scene. Wych Hill Way features dwellings of a generally traditional form and character; the strong character of the road is considered to be derived from the mature vegetation and verges to the frontages and the set-back of dwellings from the highway, rather than the architectural design of individual dwellings.
7. The proposed dwelling would have a separation distance of 3m with Wheelsgate at first floor level and would be located 1m from the boundary with Hunters Tryst and

2.6m from this neighbour itself. Overall these separation distances are considered acceptable and would retain sufficient spacing between dwellings. Separation distances vary along Wych Hill Way with separation distances to side boundaries often around 1m. The spacious character of the area is considered to be derived as much from the set-back of dwellings from the highway and the mature boundary vegetation as the separation to side boundaries or between dwellings.

8. Overall the proposed new dwelling is therefore considered to have an acceptable impact on the character of the surrounding area and accords with Woking DPD (2016) policy DM10 'Development on Garden Land', Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Supplementary Planning Document 'Woking Design' (2015), Supplementary Planning Guidance 'Plot Sub-Division: Infilling and 'Backland' Development' (2000) and the NPPF (2012).

Extensions and Alterations to Wheelsgate:

9. The existing dwelling virtually fills the plot with a large single storey attached garage extending to the side. The proposal seeks the demolition of part of the existing dwelling including the attached garage and part of the two storey element of the dwelling. The result would be a smaller dwelling but the proposal is considered to result in a visually acceptable dwelling which reflects the character of the surrounding area. The use of matching materials can be secured by condition.
10. The proposal includes a single storey side and front extension to Wheelsgate forming a single garage projecting 4.2m from the principal front elevation. The garage would feature a hipped roof form and would be located 1m from the side boundary and set-back a minimum of 6.7m from the front boundary of the site. It is acknowledged that this feature would project beyond the building line along this part of Wych Hill Way however considering the set-back from the front boundary and the dense boundary vegetation to frontages which characterises this part of Wych Hill Way, the proposal is not considered to result in an unacceptably prominent or dominating feature in the street scene. It is also borne in mind that the building line varies in places along the road. The single storey rear extension to Wheelsgate would be relatively modest with a maximum depth of 2.4m and is considered a proportionate and visually acceptable addition to the host dwelling.
11. Considering the points discussed above, overall the proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area in accordance with Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2012).

Impact on Neighbours:

12. The neighbour at Langdale House is positioned to the east of the proposal site and features ground and first floor side-facing windows. These however serve as secondary windows to habitable rooms. The single storey rear extension to Wheelsgate would have a maximum depth of 2.4m and be positioned 2.6m from the boundary with Langdale House on an existing raised terrace area but would not project beyond the ground floor rear elevation of this neighbour and is not considered to result in an undue loss of light or overbearing impact. The proposal would pass the '45° test' in plan and elevation form as outlined in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and is considered to form an acceptable relationship with this neighbour.

14 NOVEMBER 2017 PLANNING COMMITTEE

13. The neighbour at Hunters Tryst is positioned to the south-west of the proposal site and the proposed dwelling would be positioned 2.6m from this neighbour. This neighbour features side-facing ground and first floor windows however these comprise a secondary window to a kitchen, a bathroom window and a staircase window. The two storey element of the proposed dwelling would not project beyond the ground floor rear elevation of Hunters Tryst and would project approximately 2m beyond the two storey rear elevation of this neighbour however the proposal would pass the '45° test' in plan and elevation form with this neighbour. The single storey element to the rear would project 1m beyond the rear elevation of this neighbour however the single storey element would be set-in 1.6m from the boundary with a maximum height of 3.8m. This element would pass the '45° test' in plan and elevation form. The two storey element of the proposed dwelling would project 3.6m beyond the front elevation of Hunters Tryst but would pass the 45° test in plan form. The proposal is not therefore considered to result in an unacceptable loss of light or overbearing impact on this neighbour.
14. The existing and proposed dwelling would feature side-facing windows and rooflights at first floor level and above however these serve non-habitable rooms or are secondary windows and so can be required to be obscurely glazed with restricted opening by condition. Rear-facing windows would face towards the rear garden of the proposed dwelling; rear-facing windows are typical of residential areas and are not considered to result in an unacceptable loss of privacy impact. The front elevation of the proposed dwelling would be positioned 35m from the front elevation of Wych Wood opposite the proposal site at its nearest point which exceeds the minimum recommended separation distances for front-to-front relationships set out in the 'Outlook, Amenity, Privacy and Daylight' SPD (2008) (15m for three storey developments).
15. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in accordance with Core Strategy (2012) policy CS21 'Design' and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' SPD (2008).

Trees and Landscaping:

16. The site currently features a mature beech hedge to the frontage which follows the curve of the road. This would be removed as part of the proposal however the re-provision of a hedge to the frontage as well as other additional landscaping can be secured by condition (Condition 4). The front hedge would be in a more linear form which has benefits in terms of visibility splays and there would be a mixture of hard and soft landscaping to the frontages of both dwellings. There are no mature or protected trees on the site which would be affected by the proposal. Overall the proposal is considered to result in an acceptable level of hard and soft landscaping to the frontage of both dwellings which would be consistent with the character of the area.

Standard of Accommodation:

17. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) sets out recommended minimum standards for private amenity space in at least matching the footprints of dwellings or matching the internal floor area of larger dwellings (defined as being over 150m² in floor area). The proposed dwelling would have an internal floor area of 208m² which is considered appropriate for a four bedroom family dwelling. The rear garden of the proposed dwelling would have an area of 155m²; whilst the garden area would not match the internal floor area, it would exceed the

14 NOVEMBER 2017 PLANNING COMMITTEE

footprint of the dwelling (105m²) and is considered to offer a rear garden of an acceptable size and quality.

18. The retained dwelling at Wheelsgate would have a floor area of 175m² and a rear garden area of 334m² which is considered acceptable. Two existing outbuildings would be retained to the rear of Wheelsgate however these are at the very rear of the garden and are not considered to unduly dominate the space.
19. The proposed rear gardens in this case are considered to offer an acceptable standard of amenity for both dwellings in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight SPD (2008)'. The new dwelling itself and the altered dwelling at Wheelsgate are considered to offer an acceptable size and quality of internal accommodation.
20. Overall the proposal is therefore considered capable of achieving an acceptable standard of accommodation for future residents in accordance with Core Strategy (2012) policy CS21 'Design' and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' SPD (2008).

Transportation Impact:

21. Wych Hill Way is a private road featuring grass verges to the frontages of properties. The existing dwelling is served by a vehicular access which would be retained. An additional vehicular access is proposed to serve the proposed new dwelling. Wych Hill Way is a no-through road and relatively lightly trafficked; an additional dwelling and vehicular access is consequently not considered to unacceptably impact on highway safety or capacity. The realignment of the front boundary hedge offers improved visibility when leaving the site compared to the existing situation. Each dwelling would be served by an area of hardstanding to the frontage sufficient to accommodate parking and turning space for at least two cars in accordance with the Council's 'Parking Standards' (2006). Each dwelling would also feature an integral single garage. There is capacity within the curtilage of each dwelling to accommodate bin and cycle storage. The County Highway Authority raises no objection to the proposal. Overall the proposal is therefore considered acceptable in transportation terms.

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

22. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
23. 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 £1,008 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of a four bedroom dwelling which would arise from the proposal. This would be secured through a Section 106 Agreement.
24. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords

14 NOVEMBER 2017 PLANNING COMMITTEE

with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Sustainability:

25. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore in applying Core Strategy (2012) policy CS22, the approach has been amended and at present all new residential development shall be required to be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (Conditions 6 and 7).

Affordable Housing:

26. Following the Court of Appeal's judgment of 11th May 2016, wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
27. Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again give legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10 units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm.
28. Whilst 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 Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Sustainable Urban Drainage Systems (SUDS):

29. Part of the site and part of the neighbouring site is classified as a surface water flood risk area. Consequently the Council's Flood Risk and Drainage Engineer has been consulted but raises no objection subject to conditions securing a sustainable drainage scheme for the development (Conditions 8 and 9). The proposal is therefore considered acceptable in terms of its impact on surface water drainage.

Community Infrastructure Levy (CIL):

30. The proposal would be liable to make a CIL contribution of £16,892.31 on the basis of a net increase in residential floorspace of 122m² although the applicant has submitted

14 NOVEMBER 2017 PLANNING COMMITTEE

a Self-Build Exemption Form. Notwithstanding this, a self-build exemption must be granted prior to the commencement of the development. Additionally the applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development, in order to benefit from relief from the levy.

CONCLUSION

31. 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 area and in transportation terms. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS11, CS18, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and 'Plot Sub-Division: Infilling and Backland Development' (2000), Woking DPD (2016) policies DM2 and DM10 and the NPPF (2012) and is recommended for approval subject to conditions and subject to Section 106 Agreement.

BACKGROUND PAPERS

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

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 £1,008	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

GRANT planning permission subject to the following conditions and S106 Agreement:

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:

PA 20 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 21 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 22 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 23 Rev.1 received by the Local Planning Authority on 26/06/2017

14 NOVEMBER 2017 PLANNING COMMITTEE

PL 24 Rev.2 received by the Local Planning Authority on 26/06/2017
PL 25 Rev.2 received by the Local Planning Authority on 26/06/2017
PL 26 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 27 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 28 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 29 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 30 Rev.1 received by the Local Planning Authority on 26/06/2017

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

3. ++ Prior to the commencement of the development hereby approved, a written specification of all external materials to be used in the construction of the dwellings hereby approved 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 either of the dwellings hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, including details of a replacement front boundary hedge, details of materials for areas of hardstanding and details of 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 in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B, D and F of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extension or enlargement shall be erected within the curtilage of the new dwelling hereby approved or the existing modified dwelling at Wheelsgate, nor any hardstanding provided between the principal front elevation of the dwellings and Wych Hill Way, other than those expressly authorised by this permission, without planning permission being first obtained from the Local Planning Authority.

Reason: The local planning authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. ++Prior to the commencement of the erection of the new dwelling hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the new dwelling will:

14 NOVEMBER 2017 PLANNING COMMITTEE

- 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.

7. The new dwelling hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the new 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.

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.

8. ++Prior to the commencement of the erection of the new dwelling hereby approved, details of a scheme for disposing of surface water by means of a sustainable drainage system shall be 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 Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF 2012.

9. Prior to the first occupation of the new dwelling hereby approved, a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the approved surface water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

14 NOVEMBER 2017 PLANNING COMMITTEE

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

10. The side-facing windows and rooflights in the north-east and south-west facing flank elevations of both the modified existing and new dwellings 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 in accordance with Policy CS21 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 paragraph 186-187 of the National Planning Policy Framework 2012.
2. Your 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 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.

3. The provisions of The Party Wall 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 setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
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.

5. The applicant is advised that this application is liable to make a CIL contribution of £16,892.31. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development otherwise the applicant will lose their exemption and right to pay in instalments.

PLAN/2017/0969



37 St Michaels Road, Sheerwater



Comments

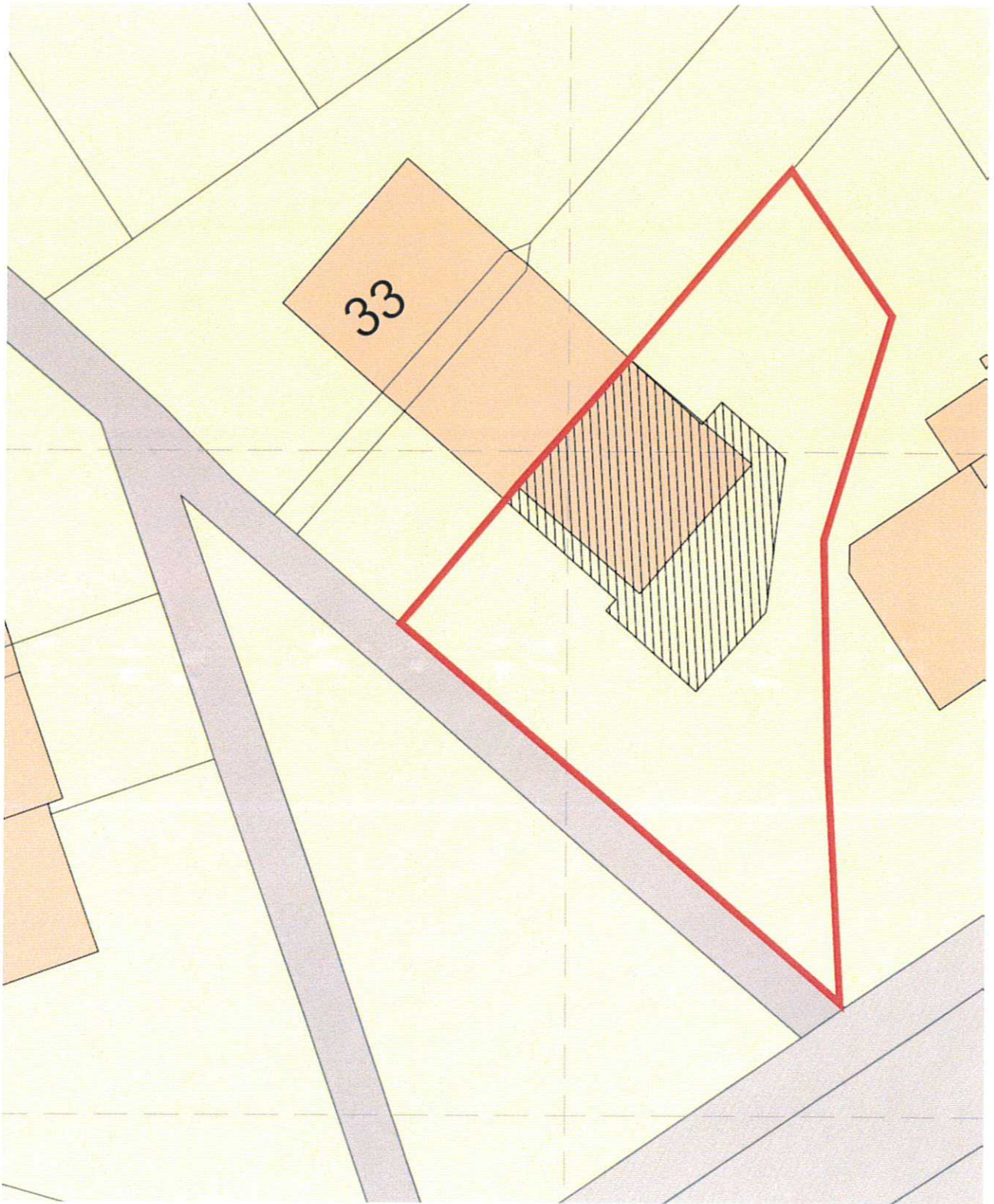
N

SCALE 1:1,250

0 5 10 20 30 40 Metres

TCB

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



14 NOVEMBER 2017 PLANNING COMMITTEE

5d 17/0969 Reg'd: 24.08.17 Expires: 19.10.17 Ward: C
Nei. 25.10.17 BVPI Minor Number 12/8 On No
Con. Target dwellings -13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: 37 St Michaels Road, Sheerwater, Woking, GU21 5PZ

PROPOSAL: Erection of a two storey replacement dwelling (2x bed) following demolition of existing single storey end-of-terrace one bedroom dwelling (Amended Plans and Description)

TYPE: Full Planning Application

APPLICANT: Mr Andrew Jackson

OFFICER: David Raper

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.

PLANNING STATUS

- Urban Area
- Priority Place
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a modest single storey one bedroom property which forms part of a terrace of three dwellings orientated towards an area of grassed amenity land. On the opposite side of the amenity land is a similar terrace of three dwellings. The proposal site does not benefit from vehicular access and fronts onto a footpath. The other two dwellings in the terrace are two storeys in height and the surrounding area is characterised by two storey terraced properties dating from the 1950s of similar styles. The proposal site is within the designated urban area and falls outside the boundary of the Sheerwater Regeneration Area.

PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey replacement dwelling (2x bed) following demolition of existing single storey end-of-terrace one bedroom dwelling.

CONSULTATIONS

County Highway Authority: No objection.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):
Section 7 - Requiring good design

Development Management Policies DPD (2016):
DM2 - Trees and Landscaping

Woking Core Strategy (2012):
CS1 - A Spatial strategy for Woking Borough
CS18 - Transport and accessibility
CS21 - Design
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):
Woking Design (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)

BACKGROUND

The application has been submitted on behalf on New Vision Homes and is intended as a wheelchair accessible dwelling for a prospective tenant with additional accommodation for a live-in carer at first floor level.

Amended plans were received on 10/10/2017 which altered the height, form and design of the proposed replacement dwelling following concerns raised by Officers. Neighbours were re-consulted on the amended plans and the proposal has been assessed based on these plans.

PLANNING ISSUES

Impact on Character:

1. The existing dwelling forms a modest small single storey one bedroom dwelling attached to a terrace of two other dwellings which are both two storeys. The proposal site fronts an area of grassed amenity land and opposite the proposal site is a similar terrace of three with a small single storey dwelling on the end. The surrounding area is predominately characterised by two storey terraced dwellings which are of similar ages and styles and form the Sheerwater Estate. The proposal is to demolish the existing dwelling and erect a two storey replacement dwelling with a single storey element to the side; the proposed dwelling would match the ridge height and building line of the adjacent dwelling and would effectively be a continuation of the terrace. The dwelling would adopt a simple traditional style reflective of the adjacent dwellings and others in the area. The size, proportions and position of first floor window openings have been designed to reflect those of the other dwellings on the terrace and the

proposal is therefore considered to adequately reflect the character of dwellings in the immediate area. The single storey side element of the dwelling would extend 4.3m from the principal side elevation and 0.5m forward of the principal elevation but is considered a visually acceptable and proportionate feature. Single storey front and side extensions are relatively common features in the area and overall the proposal is considered to appear as a two storey dwelling with a single storey side extension which reflects the character of the area.

2. The two storey element of the replacement dwelling would be positioned 3.8m from the side boundary and the neighbour at No.39 St Michaels Road to the east is positioned 1m from the boundary; this is considered to result in acceptable visual separation between dwellings at first floor level. The proposal would retain open landscaped areas to the front and side which is considered to respect the verdant character of the estate.
3. Overall the proposed replacement dwelling is considered a logical continuation of the terrace which would reflect the character and pattern of development in the surrounding area. The proposal is therefore considered an acceptable form of development which would respect the character of the surrounding area in accordance with Core Strategy (2012) policy CS21, the Woking Design SPD (2015) and the NPPF (2012).

Impact on Neighbours:

4. No.39 St Michaels Road is located to the east of the proposal site and the two dwellings are orientated at roughly a 90° angle to each other with the rear elevation of the existing dwelling and the adjoining terrace facing the side boundary and rear garden of this neighbour. This neighbour is positioned on ground roughly 0.5m higher than that of the proposal site and has achieved a two storey side extension within 1m of the side boundary with the proposal site. The two storey element of the proposed dwelling would be positioned 3.8m from the side boundary and 4.8m from the dwelling itself. The two storey side extension of this neighbour which is nearest the proposal site features a garage at ground floor level and non-habitable room windows at first floor level. This neighbour features a conservatory to the rear and the two storey element of the proposed dwelling would be 7m from the conservatory. The proposed replacement dwelling would inevitably be visible from this neighbour and its rear garden however only at an oblique angle due to the orientation of the dwellings and the main garden area of this neighbour is orientated to the north-west. The single storey element to the side and rear would have a maximum height of 3.6m and would be positioned 1.8m from the side boundary; when considering the relationship described above this is considered acceptable in terms of neighbour amenity impacts. Overall the proposed replacement dwelling is considered to form an acceptable relationship with this neighbour in terms of loss of light and overbearing impacts.
5. The two storey element of the replacement dwelling would not project beyond the front or rear elevation of the attached neighbour at No.35 and the single storey element would be positioned a minimum of 3.8m from the boundary with this neighbour. The proposal is therefore considered to form an acceptable relationship with this neighbour.
6. The two storey rear elevation of the proposed dwelling would be positioned 8m from the rear boundary at its nearest point with No.39 meaning there is potential for undue overlooking from first floor windows. The proposed dwelling has however been designed with habitable room windows positioned on the front elevation and only a bathroom window on the rear elevation which can be required to be obscurely glazed

14 NOVEMBER 2017 PLANNING COMMITTEE

with restricted opening by condition (Condition 3). Front-facing first floor windows would be positioned at least 21m from the front elevations of neighbours opposite which is considered an acceptable 'front-to-front' relationship. The proposal is therefore considered to have an acceptable overlooking impact on neighbours.

7. 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.

Standard of Accommodation:

8. The proposed dwelling is designed as a wheelchair accessible on the ground floor with a bedroom, kitchen, living area and wet room. At first floor level is a carer's bedroom, bathroom and storage areas. The property would have an overall floor area of 121m² and habitable rooms would have good quality outlooks to the front and rear.
9. In terms of amenity space, the existing rear garden area is relatively limited in comparison to neighbouring plots. The existing rear amenity space is approximately 65m² in area and the proposal would reduce this slightly to around 62m². It is acknowledged that this falls short of the footprint of the proposed dwelling (74m²) and the guidance within the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) however when taking account of the existing situation and the specific design of the property to accommodate an individual and a carer, the proposal is considered to achieve an acceptable size and quality of amenity space.
10. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Transportation Impact:

11. The proposal would result in an uplift of one bedroom on the site which would increase the maximum parking standard of the site from 1x space to 1.5x spaces. The proposal site does not benefit from off-street parking however on-street parking is available on St Michaels Road. The County Highway Authority has reviewed the proposal and raises no objection. Overall the proposal is considered to have an acceptable transportation impact.

Community Infrastructure Levy (CIL):

12. The proposal would result in a net increase in floor area of 87.5m² and would be CIL liable as a replacement dwelling. This would equate to a CIL charge of £7,269.23.

CONCLUSION

13. 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 area and in transportation terms. The proposal therefore accords with Core Strategy (2012) policies CS21, CS24 and CS25, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the NPPF (2012) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

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 external finishes of the development hereby permitted shall match those used in the existing dwelling in material, colour, style, bonding and texture unless otherwise agreed in writing by the Local Planning Authority.

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

3. The window in the first floor north-east facing rear 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 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 adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no window, dormer window, rooflight or other additional openings, other than those expressly authorised by this permission, shall be formed in the north-east facing rear elevation or roof slope of the dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A and B of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no enlargement, structure or extension shall be erected in the curtilage of the dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason: The local planning authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

14 NOVEMBER 2017 PLANNING COMMITTEE

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

Revised drawing numbered 5143-002 Rev.A (Block Plans as Existing and Proposed) received by the LPA on 06/10/2017

Revised drawing numbered 5143-004 Rev.C (Floor Plans as Proposed) received by the LPA on 10/10/2017

Revised drawing numbered 5143-006 Rev.C (Elevations as Proposed) received by the LPA on 10/10/2017

Drawing numbered 5143-001 (Site Location Plan) received by the LPA on 18/08/2017

Drawing numbered 5143-003 (Ground Floor Plan as Existing) received by the LPA on 18/08/2017

Drawing numbered 5143-005 (Elevations as Existing) received by the LPA on 18/08/2017

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

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
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 this application is liable to make a CIL contribution of £7,269.23. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.
5. The provisions of The Party Wall 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 setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
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:-

8.00 a.m. - 6.00 p.m. Monday to Friday

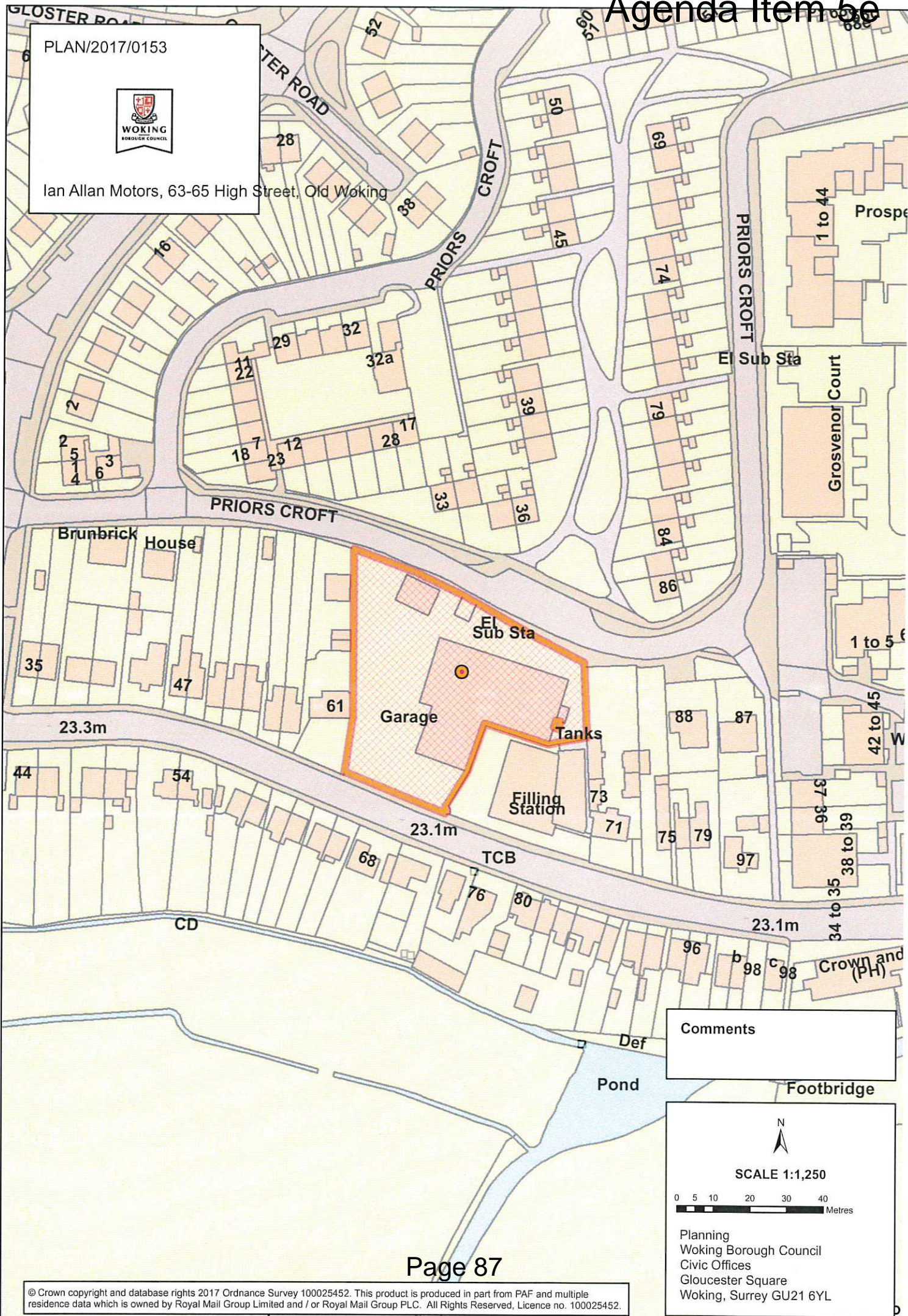
8.00 a.m. - 1.00 p.m. Saturday

and not at all on Sundays and Bank Holidays.

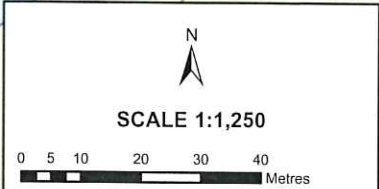
PLAN/2017/0153



Ian Allan Motors, 63-65 High Street, Old Woking



Comments



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



14 NOVEMBER 2017 PLANNING COMMITTEE

5e 17/0153 Reg'd: 27.02.17 Expires: 29.05.17 Ward: HV
Nei. 19.10.17 BVPI Smallscale Number > 13 On No
Con. Target major of Weeks Target? No
Exp: dwellings (07) on Cttee'
Day:

LOCATION: Ian Allan Motors, 63 - 65 High Street, Old Woking, GU22 9LN

PROPOSAL: Outline planning application (reserving matters of appearance and landscaping) for the demolition of all existing buildings and erection of 1No. part four, part three storey building, 1No. part three, part two storey building and the erection of 1No. two storey terrace, providing 24No. residential units (7No. 1 bedroom units, 8No. 2 bedroom units and 9No. 3 bedroom units) together with car parking, landscaping and incidental works (amended proposed site plan and flood risk assessment received 20.09.2017)

TYPE: Outline Application

APPLICANT: Ian Allan Group Ltd

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The proposal is for 'Major' development which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

Site Area: 0.2817 ha (2817 sq.m)
Existing units: 0
Proposed units: 24
Existing density: 0 dph (dwellings per hectare)
Proposed density: 85 dph

PLANNING STATUS

- Urban Area
- Adjacent to Grade II Statutory Listed Building (Hale Lodge, No.61 High Street)
- Proximity of Locally Listed Building (Shackleford House, Nos.71-73 High Street)
- Area of High Archaeological Potential
- Flood Zones 1, 2 and 3 (Each Partial)
- Contaminated Land suspected
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT outline planning permission subject to recommended conditions and Section 106 Legal Agreement.

SITE DESCRIPTION

The application site is adjacent to a petrol station fronting Old Woking High Street and spans the area between Old Woking High Street to the south and Priors Croft to the north. The site is entirely hard surfaced where not encompassed by existing buildings. There are two existing buildings on the site, including a two storey predominantly dual-pitched building towards the High Street frontage which is attached to a shallow dual-pitched building to the rear with a substantial footprint. There is a further dual-pitched building to the north-west section of the site adjacent to the site boundary with Priors Croft. The site was, until January 2017, used as a car sales showroom and the apron of hardstanding was utilised for the external display of cars.

RELEVANT PLANNING HISTORY

The application site has a relatively comprehensive planning history relating to its use as a car sales showroom with ancillary garage however none is relevant to the current application.

CONSULTATIONS

Historic England:	In our view you do not need to notify or consult us on this application under the relevant statutory provisions.
Heritage & Conservation Consultant:	The High Street terrace has a traditional frontage reflecting the street character with a good level of space between Hale Lodge given over to tree planting and soft landscaping. Also the necessary large area of surface car parking is contained within the site, part being in under croft form, the effect of this hard area on the surrounding streets will thus be minimalized. I have no further adverse comments at this stage.
Archaeological Officer (SCC):	No objection subject to condition 18.
County Highway Authority (CHA) (SCC):	No objection subject to recommended conditions 19, 20, 21 and 22.
Environment Agency:	No objection subject to recommended conditions 11 and 12.
Lead Local Flood Authority (LLFA) (SCC):	Subject to the Council's Drainage Flood Risk Engineer being satisfied with the proposal, we would have no further comments to make.
Drainage & Flood Risk Engineer (Initial):	Raised objection.
Drainage & Flood Risk Engineer (Second):	Objection still stands.

14 NOVEMBER 2017 PLANNING COMMITTEE

Drainage & Flood Risk Engineer (Third):	Objection still stands.
Drainage & Flood Risk Engineer (Fourth):	Objection still stands.
Drainage & Flood Risk Engineer (Fifth):	No objection subject to recommended conditions 6, 7, 8, 9, 10, 11 and 12.
Thames Water Development Planning:	Thames Water would advise that, with regard to sewerage infrastructure capacity, we would not have any objection to the planning application. Comments regarding surface water drainage and recommends condition 13 to secure submission of piling method statement.
Surrey Wildlife Trust (Initial):	Recommend that, prior to determination of the planning application; the development site is surveyed by a qualified ecologist to help determine the status of any legally protected species on site, with a particular focus of the likelihood of presence of active bat roost(s).
Surrey Wildlife Trust (Second):	To be updated verbally at Planning Committee.
Environmental Health Service:	No objection subject to recommended condition 16.
Scientific Officer:	No objection subject to recommended condition 17 and post remedial monitoring to be secured via the Section 106 agreement to allow for uncertainties and provide flexibility in remedial approaches whilst ensuring the agreed remediation standards have been achieved and continue to demonstrate this following remediation and development of the site post occupation.

COMMENTARY

The application has been amended since initial submission. Amendments have included:

- Minor alterations to the footprint of Building A, fronting High Street to wholly within Flood Zone 1
- Minor alterations to the footprint of Building B, fronting Priors Croft to wholly within Flood Zone 1
- Minor alterations to cycle storage

Additional information has also been submitted during consideration of the application, including:

14 NOVEMBER 2017 PLANNING COMMITTEE

- Flood Risk Assessment Addendum
- Topographical Survey
- Bat Assessment and Walkover Survey

Following the submission of amended plans and additional information a further period of x21 days public consultation was undertaken on the application, including the re-sending of neighbour notification letters and re-publication of site and press notices (Major Development and Development Affecting a Listed Building or its setting).

REPRESENTATIONS

Initial Submission representations

The below summarises the representations received during the public consultation following initial submission of the planning application. For clarity this is the period up to and including 23rd March 2017.

x3 letters of objection received raising the following main points:

- Would bring increased traffic to Priors Croft
- Already an issue with parking within Priors Croft, aggravated by additional cars parking in resident allocated bays to access shops and cafes in Old Woking High Street
- Weekends are particularly bad for parking in Priors Croft and many resort to parking on the grass verges
- Concerns regarding height and position of the buildings proposed and overlooking and loss of light to adjacent Copthorne, No.58 Priors Croft
- Impact upon status of adjacent Grade II Listed Hale Lodge, No.61 High Street as a building of architectural and historical significance
- Impact upon stability of Hale Lodge, No.61 High Street
(Officer Note: This matter would be controlled under the provisions of the Building Regulations and Party Wall Act (as applicable))
- Concerns regarding height and position of buildings proposed and overlooking and loss of light to Hale Lodge, No.61 High Street

x1 letter received, neither supporting or objecting, raising the following main points:

- Current parking facilities for residents of Priors Croft are in short supply, particularly at evenings and weekends (previous issues during the day were removed upon closure of the Ian Allan business).
- Therefore it is a regular occurrence that local residents need to park along the existing boundary of the former Ian Allan property.
- The existing entry point on Priors Croft will remain, which is fine, but with the creation of the refuse points and pedestrian entry points concerned that parking will no longer be available along this boundary for Priors Croft residents to use.
- Please can you confirm that no parking restrictions would be introduced with this proposal that would impact the external area?

Amended plans and additional information re-consultation representations

The below summarises the representation received during the public consultation following the submission of amended plans and additional information. For clarity this is the period from 21st September 2017 (inclusive) onwards.

x1 letter of objection received raising the following main points:

- Current drainage system in place is already not sufficient and is easily overwhelmed

14 NOVEMBER 2017 PLANNING COMMITTEE

- even after a short, heavy downpour which causes chaos on the High Street
- With all the extra roofs, drains and gutters the water run-off speed and volume will be considerably increased
- Both High Street and Priors Croft are already unable to provide sufficient parking with parked cars already causing obstructions to pavements, footpaths, driveways and road junctions
- Old Woking High Street is a major trunk road and has long been inadequate to cater for the current volumes of traffic
- Possibility of four storey buildings overshadowing already dimly-lit, north-facing properties and gardens to the east of the proposed development
- Dampness is a big issue for all the properties on the immediate east side

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Achieving sustainable development

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

South East Plan (2009) (saved policy)

NRM6 - Thames Basin Heath Special Protection Areas

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS15 - Sustainable economic development

CS18 - Transport and accessibility

CS20 - Heritage and conservation

CS21 - Design

CS22 - Sustainable construction

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016)

DM1 - Green infrastructure opportunities

DM2 - Trees and landscaping

DM7 - Noise and light pollution

DM8 - Land contamination and hazards

DM16 - Servicing development

DM20 - Heritage assets and their settings

Supplementary Planning Documents (SPDs)

Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

Affordable Housing Delivery (2014)

Climate Change (2013)

Supplementary Planning Guidance (SPGs)

Heritage of Woking (2000)

Other Material Considerations

National Planning Practice Guidance (NPPG)

EU Habitats Directive and the UK Habitat Regulations 2010

The Community Infrastructure Levy (CIL) Regulations 2010

Listed Buildings & Conservation Areas Act 1990

Thames Basin Heaths Special Protection Area Avoidance Strategy

Circular 06/2005: Biodiversity and Geological Conservation

Historic England – The Setting of Heritage Assets (2015)

WBC - Waste & Recycling Provisions for New Residential Developments

Woking Character Study (2010)

Woking Strategic Flood Risk Assessment (2015)

Strategic Housing Market Assessment (SHMA)

PLANNING ISSUES

1. The main planning considerations in determining this application are:
 - The planning policy context
 - Principle of the change of use
 - Access
 - Parking strategy
 - Refuse/recycling strategy
 - Density and the mix of dwellings proposed
 - Impact upon the character of the area
 - Impact upon trees
 - Impact upon neighbouring residential amenity
 - Amenities of future residential occupiers
 - Impact upon the Thames Basin Heaths Special Protection Area (TBH SPA)
 - Biodiversity and protected species
 - Impact upon heritage assets (including Hale Lodge, Shackleford House and Archaeology)
 - Land contamination
 - Flood risk and drainage (including sequential test and SuDS)
 - Affordable housing
 - CO2 and water consumption
 - Local finance considerations
 - Legal agreement requirements
 - Balancing exercise and conclusions

The planning policy context

2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.
3. The Development Plan comprises Saved Policy NRM6 of the South East Plan 2009 (which is relevant to residential development), the policies contained within the Woking Core Strategy (2012) and the Development Management Policies

14 NOVEMBER 2017 PLANNING COMMITTEE

Development Plan Document (DMP DPD) (2016). A number of other Supplementary Planning Documents (SPD's) and Supplementary Planning Guidance (SPG's) are also relevant to the consideration of this application and these generally provide more detailed information on topic based matters.

4. The National Planning Policy Framework (NPPF) (2012) comprises an overarching set of planning policies and details how the Government expects them to be applied. The fundamental aim of the NPPF is to deliver sustainable development and the document sets a strong presumption in favour of development which is economically, socially and environmentally sustainable. The NPPF provides policy guidance on a variety of planning topics and, where relevant, reference to the NPPF is given in the relevant section of the planning considerations for this application in the sections below. The NPPF is a material consideration in the determination of planning applications.
5. The National Planning Practice Guidance (NPPG) is a web-based resource and provides detailed Government advice on matters which relate to the operation of the planning system in practice. The guidance in the NPPG supports the policies contained within the NPPF.

Principle of the change of use

6. The NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment as well as in people's quality of life (paragraph 9). The NPPF seeks to boost housing supply significantly and local planning authorities should aim to deliver a wide choice of high quality homes, widen opportunities for home ownership and create mixed, inclusive and balanced communities (paragraph 50).
7. Policy CS1 of the Woking Core Strategy (2012) makes provision for the delivery of 4,964 net additional dwellings, with an overall affordable housing provision target of 35%, between 2010 and 2027.
8. The application site falls within the Urban Area of Old Woking between the Kingfield Local Centre (circa 163 metres to the west) and Old Woking Neighbourhood Centre (circa 341 metres to the east).
9. The existing site contains a car sales showroom, with ancillary vehicle workshops, and therefore constitutes a sui generis land use. Policy CS15 of the Woking Core Strategy (2012) states that the Council will safeguard land within the employment areas for B Class Uses, except in certain exceptions, and will permit the redevelopment of B Class Use sites elsewhere in the Borough for alternative uses that accord with other policies in the Core Strategy where (i) the existing use of the site causes harm to amenity and/or (ii) it can be demonstrated that the location is unsuitable for the needs of modern business.
10. The application site is not designated as an Employment Area and does not contain a B Class use. There is therefore no conflict with Policy CS15 in terms of the loss of the existing land use to residential purposes. Notwithstanding this the application site has been vacant since the relocation of the former car dealership to a site in Virginia Water in January 2017. The applicant states that the previous car dealership on the site suffered from dealership competition within the Slyfield area of Guildford, that the site had made a significant financial loss within the past five years and that the number of staff employed on the site had been reduced to eleven at the point the dealership ceased trading from the site. The applicant also states that the facilities on the site are

14 NOVEMBER 2017 PLANNING COMMITTEE

ageing and that there are a lack of franchises to make the site viable as a car dealership.

11. The application site is situated within the Urban Area, outside of the 400m (Zone A buffer) of the Thames Basin Heaths Special Protection Area (TBH SPA). The proposed development would make a meaningful contribution towards the Core Strategy requirement to provide at least 4,964 dwellings within the Borough between 2010 and 2027, providing 24 net dwellings.
12. The application site has not been identified within either the latest published Strategic Housing Land Availability Assessment (SHLAA) nor the draft Site Allocations Development Plan Document (DPD) although these factors do not preclude planning applications being brought forwards to be considered on their merits.
13. Policy CS10 of the Woking Core Strategy (2012) sets an indicative density range of between 30 - 40 dwellings per hectare (dph) for infill development in the rest of the Urban Area (ie. those areas outside of Woking Town Centre, West Byfleet District Centre, Local Centres and Employment Areas and major sites identified within the Core Strategy), as in this instance, although does state, within the policy text, that "*the density ranges set out are indicative and will depend on the nature of the site. Density levels will be influenced by design with the aim to achieve the most efficient use of land. Wherever possible, density should exceed 40 dwellings per hectare and will not be justified at less than 30 dwellings per hectare, unless there are significant constraints on the site or where higher densities cannot be integrated into the existing urban form. Higher densities than these guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of an area would not be compromised*".
14. The residential density of the proposal would be 85 dph (dwellings per hectare). Whilst this is above the indicative density range of 40 dph for infill development in the rest of the Urban Area density itself is not determinative of overdevelopment of the site. The impact upon the character of the area, in terms of siting, mass and scale, the level of parking provision and the relationship formed with neighbouring dwellings, must also be considered.
15. Furthermore the reasoned justification text to Policy CS10 states that "*the locations and proportions of new dwellings listed in the policy are intended to be broad proportions that can be varied in relation to the availability of suitable land for development, so long as the basic relationships in the settlement hierarchy are not undermined*", that "*the density ranges set out in the policy are not intended to be prescriptive, but a guide to inform development proposals*", that it is "*important to ensure that a balance is achieved between making efficient use of land and delivering the right type of housing to meet the needs of the whole community*" and that "*the Borough's Local and Neighbourhood Centres offer community facilities and local services and are within a reasonable distance of the town and district centres via public transport*".
16. In addition to the factors above the mix of housing proposed is an important consideration, as is the fact that the application site is situated between, and within walking distance of both, the Kingfield Local Centre (circa 163 metres to the west) and the Old Woking Neighbourhood Centre (circa 341 metres to the east). These Local and Neighbourhood Centres offer community facilities and local services and are within a reasonable distance of the town and district centres via public transport.

14 NOVEMBER 2017 PLANNING COMMITTEE

17. Therefore, subject to the detailed considerations to follow, no 'in principle' objection is raised to the proposed residential development quantum and densities proposed.

Access

18. The NPPF promotes sustainable transport (Chapter 4). Decisions should take account of whether:
 - the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
 - safe and suitable access to the site can be achieved for all people; and
19. The application site currently comprises approximately 1,178 sq.m of sui generis floorspace, in the form of a car sales showroom and ancillary vehicle workshops, alongside a large apron of hardstanding, which encompasses the entire area of the site not encompassed by buildings. This external apron of hardstanding has been used for the external siting of cars for sale alongside customer and staff vehicle parking.
20. There are two existing vehicular crossovers serving the application site, onto High Street and Priors Croft respectively. It is proposed that the existing vehicular crossover onto High Street is removed and that the existing vehicular crossover onto Priors Croft is improved and widened to serve the proposed development. The proposed development has been considered by the County Highway Authority (CHA) (SCC) who, having considered any local representations, and having assessed the application on safety, capacity and policy grounds, raise no objections.

Parking strategy

21. SPD 'Parking Standards (2006)' sets maximum parking standards, with the objective of promoting sustainable non-car travel. It advises that where car parking provision falls below the stated maximum standard the scheme needs to be examined to ensure it does not have an adverse impact upon highway safety, the free flow of traffic or parking provision in the locality. More recently, Policy CS18 of the Woking Core Strategy (2012) highlights the Council's commitment to sustainable transport modes. With this in mind new development is steered to urban locations, such as the application site, that are served by a range of sustainable transport options.
22. Whilst Policy CS18 states that the Council will move towards minimum parking standards for residential development, SPD 'Parking Standards (2006)' remains in place and the NPPF states that in setting local parking standards local planning authorities should take into account the accessibility of the development; the type and mix of the development; the availability and opportunities for public transport; local car ownership levels; and the need to reduce the use of high emission vehicles.
23. SPD 'Parking Standards (2006)' sets maximum residential car parking standards of 1 car space (1 bedroom unit), 1.5 car spaces (2 bedroom unit) and 2 car spaces (3 or more bedroom unit) outside of the High Accessibility Zone, as in this instance, although states that "*for car parking the standards define the maximum acceptable provision for the most common forms of development. Provision above this level will not normally be permitted*".
24. The proposed development would provide 7no. 1 bedroom units, 8no. 2 bedroom

units and 9no. 3 bedroom units. The maximum car parking standard, applying the standards within SPD 'Parking Standards (2006)', would therefore be 37 parking spaces, excluding any visitor parking spaces. In terms of visitor parking spaces SPD 'Parking Standards (2006)' states that "*if on street visitors parking is not considered feasible, at the discretion of the Council, extra car spaces allocated for visitors parking may be provided up to a maximum rate of 10% of the total number of car spaces provided for the development*". The maximum number of visitor parking spaces, rounded up, would therefore be 4 spaces. Whilst the proposed development would not provide 4 visitor parking spaces the maximum number of parking spaces (37 spaces) to serve the proposed residential units would be achieved and on this basis the impact upon car parking provision is considered to be acceptable.

Refuse/recycling Collection

25. Communal bin stores are proposed at ground floor level within both Buildings B and C fronting Priors Croft. These bin stores would house a 1,100 litre refuse bin per every 5 apartments, a 1,100 litre recycling bin per every 5 apartments and a 140 litre bin for every 15 apartments, with access to the waiting vehicle on Priors Croft within the required 10 metres for refuse/recycling operatives. The communal bin stores would also be located close to, but separate from, the common stair within Building B and the common stair/lift core within Building C such that future residential occupiers would not have to carry refuse/recycling more than 30 metres from their dwelling to the relevant communal bin store. The 4no. dwellings fronting High Street would store refuse/recycling bins within their front gardens within a suitable enclosure, details of which would be considered at reserved matters (appearance) stage.

Density and the mix of dwellings proposed

26. Delivering an appropriate density of development is essential as it ensures the best and most efficient use of land; delivering higher densities on redevelopment sites ensures that less land is required to meet housing need. Increasing densities also promotes sustainable development as more buildings, residences, shops, and services can be provided closer together for ease of walking, to enable a more efficient use of services and resources.
27. The density of the proposed development is 85 dwellings per hectare. Whilst this is above the indicative density range of 40 dph for infill development in the rest of the Urban Area density itself is not determinative of overdevelopment of the site. Consideration should also be afforded to the result of this density such as how it is manifest in the proposed building heights and the impact upon the character of the area. This will be considered further in later sections of this report.
28. The mix of dwelling sizes within Policy CS11 was informed by the 2009 Strategic Housing Market Assessment (SHMA) and the information in the more recently published SHMA (September 2015) is broadly similar. The table below shows the comparison between the need for different sizes of homes across the West Surrey SHMA (September 2015), and the number and percentage of the housing by bedrooms size as proposed in the application.

14 NOVEMBER 2017 PLANNING COMMITTEE

Unit Size	2015 SHMA split of all dwellings by size	Proposal – Total number of dwellings by size	% of dwellings proposed by size
1 bed	20%	7	29.0%
2 bed	30%	8	33.5%
3 bed	35%	9	37.5%
4 bed	15%	0	00.0%
5 bed		0	00.0%
Total	100%	24	100.0%

Note: 2010 is the year referred to in Policy CS1 for the housing delivery policy.

29. It can be noted from the table above that there is some difference between the mix proposed as part of the application, in terms of 1 bedroom units, and the housing mix of Policy CS11. However the policy allows for flexibility in the mix, having regard to density and character of different areas of the Borough, and therefore not every development site will deliver the mix stated in the SHMA. It is also necessary to note that Policy CS11 is a Borough-wide policy and, as stated in the reasoned justification for the policy, the Council will monitor the effectiveness of the policy against the SHMA target.
30. Overall the mix of dwelling sizes within the proposed development accords very closely to the need for different sizes of homes identified within the West Surrey SHMA (September 2015) and therefore is considered to be acceptable.

Impact upon the character of the area

31. One of the core principles of planning as identified in the NPPF is securing high quality design. Paragraph 57 of the NPPF refers to the need to plan positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Core Strategy 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. The Woking Character Study and SPD 'Design (2015)' also provide design considerations.
32. Old Woking is located to the south-east of Woking Town Centre. Open areas to the north-east and south form part of the Green Belt and include the Hoe Stream to the north. Old Woking was the original Woking village although the arrival of the railway saw Woking move away from the old village and develop around the railway station. Old Woking grew significantly during the Inter-war and Post World War II period. It was a major area of council housing, which was a new feature of this period. Private development followed in the Inter-war period as farms were sold off to house builders, often creating ribbon developments along new roads. More recent infill development has occurred within Old Woking, with commercial and industrial areas redeveloped as housing, including a large housing development in the north-east of Old Woking which was originally the Hoebridge Works Factory, granted planning permission in 2006.
33. The predominant typology within this area of Old Woking is Inter-war/Immediate post war development. There is also a substantial area of Post War development and some areas of modern infill and redevelopment. There are also large areas of other development, including playing fields, schools, commercial and retail. The buildings along the High Street vary in age. There are several older Pre-Victorian properties, many Late Victorian/Edwardian properties and other residential properties of all the remaining time periods.

14 NOVEMBER 2017 PLANNING COMMITTEE

34. Housing within the wider Old Woking area is generally red or brown brick and two storeys with the upper storey often rendered or pebble dashed and painted in pale colours, although some properties demonstrate hung tiles. Properties are generally semi-detached or in short terraces of around four houses and roofs are generally brown concrete tiles and pitched.
35. Roads are generally quite wide with verges and footpath on both sides. Properties also have front gardens, often with boundaries marked by low brick walls or hedges. Parking was originally on street and still is in many locations. Some properties, however, have converted front gardens into parking provision. Roads are often cul-de-sacs off distributor roads, most of which are relatively straight. Houses generally front on to the road, with a distinct building line visible.
36. The application site is adjacent to a petrol station fronting High Street to the east and spans the area between High Street and Priors Croft, which is entirely hard surfaced where not encompassed by existing buildings. There are two existing buildings on the site which include a two storey predominantly dual-pitched building towards the High Street frontage which is attached to a shallow dual-pitched building to the rear with a substantial footprint. There is a further dual-pitched building to the north-west section of the site adjacent to the site boundary with Priors Croft. The site was, until January 2017, used as a car sales showroom and the apron of hardstanding was utilised for the external display of cars.
37. The application site bounds the street scenes of both High Street and Priors Croft. The southern side of Priors Croft, to the west of the application site, demonstrates intermittent detached two storey dwellings, which have been historically constructed at the terminus of rear gardens of properties fronting High Street. There is no consistent pattern and grain of development to the southern side of Priors Croft, and the existing intermittent dwellings demonstrate some variations in architectural approach and are interspersed by the terminus of rear gardens fronting High Street, some of which have been laid to hardstanding and utilised for the provision of car parking. On the southern side of Priors Croft to the east of the application site there are both single storey and two storey dwellings although the greater height of buildings at Westminster Court and Grosvenor Court are visible towards the east.
38. The northern side of Priors Croft demonstrates a two storey block of flats with semi-detached pairs of dwellings and terraces of dwellings of a similar form and design. The predominant area to the north opposite the application site contains off-street parking bays laid to tarmac with a large area of open space laid to lawn.
39. The prevailing character to both the northern and southern sides of High Street to the east and west of the application site is of detached and semi-detached two storey dwellings, although there is a sub-station on the southern side of High Street opposite the eastern side of the application site. Immediately adjacent to the application site to the east is a petrol station.
40. Sound urban design principles are that, where possible, proposals should aim to re-establish a perimeter block format, building footprints should not be oversized and that private space and servicing should not address a public streetscape.
41. The layout of the proposed development takes the form of two 'tiers', one 'tier' fronting High Street and one 'tier' fronting Priors Croft. Building A, fronting High Street, takes the form of a two storey terrace of 4no. dwellings, with two separate buildings

14 NOVEMBER 2017 PLANNING COMMITTEE

(Buildings B and C) fronting Priors Croft, ranging in height from two storeys to four storeys. There are examples of two 'tiers' of development along High Street to the east and west of the application site and the proposed development would result in a perimeter block format, providing an appropriate relationship to the street scenes of High Street and Priors Croft, introducing frontage development which would increase natural surveillance. Car Parking would be provided in the centre of the site, accessed from Priors Croft, in order to make efficient use of the land and to result in the perimeter block format. The introduction of such linear forms of development along both the High Street and Priors Croft frontages would also serve to reinforce these street scenes.

42. The two storey scale of the terrace block fronting High Street is considered consistent with the existing building form and scale along High Street with the use of dual-pitched roofs to each terraced dwelling producing gabled forms to the frontage of the terrace.
43. Building B, fronting Priors Croft to the west of the application site, would be part three storey, part two storey, and would provide a transition in height between adjacent No.58 Priors Croft and proposed Building C, fronting Priors Croft to the east of the application site, which would be part three storey, part four storey in scale. Whilst it is acknowledged that Buildings B and C would be greater in height than the two storey dwellings on the northern side of this section of Priors Croft it must be borne in mind that there are larger scale buildings a short distance to the east at both Grosvenor Court and Westminster Court, both former office (Class B1(a)) buildings which have been, or are in the process of being, converted to residential use. Furthermore the greater height of Buildings B and C has been restricted to the Priors Croft frontage, which is considered to be less sensitive to change, and less consistent in terms of building scale, height and proportion than that of High Street.
44. Furthermore the fourth storey of Building C would be recessed from both the Priors Croft (north) and west (side) elevations, which would reduce the prominence of this fourth storey when viewed from ground level. Additionally, the maximum height above ground level of Building C would be 12.0m, which is some 2.0m lower than the maximum height (14.0m) of Grosvenor Court a short distance to the east. It is considered that the application site is an example of an appropriate site to consider higher densities than the surrounding area and that this increase in density would be appropriate to the context, with building heights reflecting examples within the local context.
45. The terrace block fronting High Street would demonstrate a depth of frontage varying slightly between 7.4m and 7.9m. Whilst this terrace would occur within closer proximity to High Street than the existing showroom building to be demolished it is considered that this depth of frontage would integrate into the street scene. A separation gap, varying between 7.7m and 9.3m, would be retained to the common western boundary with adjacent Hale Lodge. Again, whilst the terrace block would occur within slightly closer proximity to this common boundary than the existing showroom building to be demolished, it is considered, having regard to the scale and form of the terrace block, that this level of separation would result in an acceptable impact within the street scene and prevent the development along the High Street frontage from appearing unduly 'cramped'.
46. Building B would be set back between 1.8m and 2.5m from the application site boundary with Priors Croft and would maintain a separation gap varying between 8.9m and 5.7m from the common boundary with No.58 Priors Croft. Building C (to the east) would be set between 10.0m and 10.6m from Building B, and between 5.3m and

14 NOVEMBER 2017 PLANNING COMMITTEE

13.5m from the eastern application site boundary. Building C would largely cantilever over the vehicular access from Priors Croft and part of the central car parking area although 1no. flat, and the central stair/lift core would front onto Priors Croft.

47. Matters of appearance and landscaping would be considered at reserved matters stage, should outline planning permission be granted. However it is considered that adequate soft landscape margins would be provided within the application site, both to provide buffers to the site boundaries and defensible buffers to ground floor habitable room windows, such as to offset the impact of the central car parking area, which would be largely screened from public vantage points by the massing and siting of the buildings regardless. This factor also has to be considered in light of the existing application site, which is laid entirely to either building footprints or asphalt and contains no meaningful soft landscaping. It is also considered that the appearance of the proposed buildings would be capable of resolution at reserved matters stage.

Impact upon trees

48. Policy DM2 of the Development Management Policies DPD (2016) states that development proposals should allow for the retention of the best tree specimens, should not result in the loss of trees or groups of trees of significant amenity value and that trees to be retained will be required to be adequately protected to avoid damage during construction. Policy CS21 of the Core Strategy also requires the retention of any trees of amenity value.
49. There are no trees on the application site although trees exist on adjoining sites to the east and west. The application proposes no buildings within close proximity to adjacent sites. Furthermore the entirety of the existing application site is laid to impermeable asphalt, or building footprints, and therefore the rooting environment of trees on adjacent land is likely to be heavily constrained within the application site. It is considered, taking into account the entirely impermeable nature of the existing application site and the location of proposed buildings in relation to site boundaries, that any potential adverse impact upon the rooting environment of nearby off-site trees would be capable of being addressed at reserved matters stage and via planning condition (at reserved matters stage).

Impact upon neighbouring residential amenity

50. 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, light, or an overbearing effect due to bulk, proximity or loss of outlook. Further guidance, in terms of assessing neighbouring amenity impacts, is provided within SPD 'Outlook, Amenity, Privacy and Daylight (2008)'.
51. The key residential properties to assess are Copthorne, No.58 Priors Croft (to the west), Hale Lodge, No.61 High Street (also to the west), Shackleford House, No.71 - 73 High Street (to the east) and properties on the opposing northern side of Priors Croft and southern side of High Street.

Copthorne, No.58 Priors Croft:

52. Copthorne, at No.58 Priors Croft, is a detached two storey dwelling situated to the west. Building B would be sited to the east of No.58 and would vary in separation to the common boundary between 8.9m and 5.7m. The closest part of Building B,

14 NOVEMBER 2017 PLANNING COMMITTEE

projecting beyond the rear elevation of No.58, would be two storeys in height, measuring approximately 6.5m above ground level and terminating in a flat roof. The three storey elements of Building B would occur opposite the side (east) elevation of No.58 between approximately 7.0m and 9.0m from the common boundary. Whilst Building B would clearly be visible from No.58, including its rear garden amenity area, it is considered that the combination of the staggered building height, retained separation distances, and the oblique angle of orientation of Building B in relation to No.58, would avoid a significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook.

53. In terms of privacy, whilst the position of window, and other openings, would be considered at reserved matters stage, the submitted plans indicate that the area of Building B closest to the common boundary with No.58 would contain a staircase with the principal outlook of the flats proposed at first floor level and above directed towards the south and north.
54. Whilst the terrace block (Building A) fronting High Street would result in new first floor windows facing north the orientation of this terrace block would direct this outlook away from the residential curtilage of No.58 and would occur at distances sufficient to avoid a significantly harmful loss of privacy notwithstanding this.
55. The side (east) elevation of No.58 demonstrates a first floor window which is obscure-glazed and appears to be high-level opening only (eg. 1.7m from FFL), and is therefore likely to serve non-habitable space (such as a staircase or bathroom/wc). At ground floor level a side-facing (east) window, towards the front (north) elevation, is also obscure-glazed and appears to serve non-habitable space (such as entrance hallway/wc). Whilst a side-facing (east) window towards the rear elevation appears to be clear-glazed this window serves a secondary function to openings within the rear (south) elevation. Overall, therefore is not considered that a significantly harmful loss of daylight would occur to openings within the side (east) elevation of No.58 contrary to Policy CS21.
56. In terms of daylight to the front (north) and rear (south) elevations of No.58 SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies that "*significant loss of daylight will occur if the centre of the affected window (or a point 2m in height above the ground for floor to ceiling windows) lies within a zone measured at 45° in both plan and elevation*". Building B passes this 45° angle test in terms of the front (north) and rear (south) elevations of No.58 and therefore no significant loss of daylight, contrary to Policy CS21, is considered to occur to openings within these elevations of No.58.

Hale Lodge, No.61 High Street:

57. Hale Lodge is situated to the west and is a two storey detached dwelling. Whilst the terrace block fronting High Street would be set forwards of the front building line of No.58 separation distances varying between 7.7m and 9.3m would be retained to the common boundary with Hale Lodge with the terrace block also angled obliquely in relation to Hale Lodge. Furthermore the western elevation of the terrace block would demonstrate an approximate 7.2m eaves height with the roof form pitching away from the common boundary with Hale Lodge to a maximum height of 9.0m, occurring a minimum of 10.0m away from the common boundary.
58. In terms of privacy, the position of window, and other openings, within the terrace block would be considered at reserved matters stage (appearance) however the main outlook to these terraced dwellings would be achieved via the front and rear

14 NOVEMBER 2017 PLANNING COMMITTEE

elevations with any windows proposed within the western elevation of the terrace block likely to serve non-habitable rooms (ie. bathroom), or as secondary aspect, and could therefore be obscure-glazed and of high-level (1.7m above FFL) opening.

59. Building B, fronting Priors Croft, would be sited to the north-east of Hale Lodge, and its rear garden area. It is considered that the combination of the staggered building height and retained separation distances of Building B would avoid a significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, to Hale Lodge, including its rear garden area.
60. It is acknowledged that second and third floor openings within the rear (south-west) elevation of Building B would face towards the rear elevation, and rear garden amenity area, of Hale Lodge. Whilst the position of windows, and other openings, within Building B would be considered at reserved matters stage (appearance), it is likely that windows within the rear (south-west) elevation of Building B would serve habitable rooms and therefore be clear-glazed and openable. The closest potential first floor level rear (south-west) openings would achieve approximately 10.0m separation to the terminus of the rear garden amenity area serving Hale Lodge, and approximately 19.0m separation to the rear elevation of Hale Lodge. Because the third storey of Building B would step away from the common boundary with Hale Lodge the closest potential second floor level rear (south-west) openings would achieve approximately 20.0m separation to the rear elevation of Hale Lodge although would also occur at a more oblique angle than the first floor level openings, which would reduce the level of overlooking towards Hale Lodge which could likely be achieved.
61. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum separation distances for achieving privacy, at first floor level, of 20.0m for rear elevation-to-rear elevation relationships, and of 10.0m for rear elevation-to-boundary relationships. For second floor level relationships the SPD sets out recommended minimum separation distances for achieving privacy of 30.0m for rear elevation-to-rear elevation relationships and of 15.0m for rear elevation-to-boundary relationships. The resulting separation distances, at first floor level, between likely windows within the rear (south-west) elevation of Building B and Hale Lodge generally accord with the guidance set out within the SPD. Whilst 20.0m would be achieved at second floor level to the rear elevation of Hale Lodge it is considered that the oblique angle of this relationship would avoid a significantly harmful impact upon Hale Lodge by reason of potential loss of privacy contrary to Policy CS21. This factor also has to be balanced with the overall public benefits of the proposal, particularly in providing 24no. net dwellings within the Urban Area.

Shackleford House, No.71 - 73 High Street:

62. Shackleford House, at No.71 - 73 High Street, contains 6no. flats across two storeys and consists of a central, southerly, two storey building fronting High Street with rear projections to the east and west of the rear. The central two storey building, fronting High Street to the south, contains 2no. flats (1no. flat at ground and 1no. flat at first floor) with openings facing towards the south (front) and north (rear). A further attached two storey building extends along part of the western boundary (the common boundary with the petrol station) of Shackleford House, from the building fronting High Street, to within approximately 19.0m of the boundary with Priors Croft. This western building contains 2no. flats, with the more northerly flat wholly at ground floor level, and the more southerly flat set across ground and first floor levels. Openings within this western building face towards the east with the exception of a single north-facing ground floor window which appears to serve as secondary aspect to a living room

(which also benefits from an east-facing window).

63. A detached two storey building extends along part of the eastern boundary of Shackleford House containing 2no. flats; 1no. flat at ground floor level and 1no. flat at first floor level. Openings within this building face south, west and north. The area to the north of the buildings at Shackleford House is laid to gravel and utilised for car parking purposes, accessed from the vehicular crossover with Priors Croft. The northern boundary of Shackleford House, with Priors Croft, is demarcated by a brick wall with a central 'railing' style vehicular access gate. The common western boundary with the application site is also demarcated by a brick wall.
64. Building C would be sited distances varying between 5.3m and 13.5m from the common boundary with Shackleford House. It is also a material consideration that the buildings within Shackleford House do not bound the application site, but rather bound the adjacent petrol station. The area of Shackleford House, opposite which Building C would be sited, is laid to gravel and utilised for car parking purposes with the common boundary with the application site demarcated by a brick wall.
65. Building C would not occur directly opposite the western-facing openings within the detached two storey eastern building at Shackleford House, being offset at an oblique angle from these western-facing openings. Whilst it is acknowledged that Building C would be visible from the first floor, and potentially the ground floor, west and north facing openings within the eastern building at Shackleford House this factor, in itself, does not give rise to significantly harmful impact. The closest corner (south-east) of Building C would be situated approximately 24.0m north-west of the closest corner of the eastern building at Shackleford House. Taking account of the maximum 12.0m height of Building C this resulting relationship is not considered to result in significantly harmful impact, by reason of potential loss of privacy, light, or overbearing effect due to bulk, proximity or loss of outlook, contrary to Policy CS21.
66. It is also acknowledged that Building C would be visible from the ground floor north-facing window within the western building at Shackleford House however this window appears to serve as secondary aspect to a living room, which also benefits from a east-facing window which would be unaffected by the proposed development. The closest corner (south-east) of Building C would be situated approximately 13.5m north-west of the closest corner of the western building at Shackleford House. Taking account of the maximum 12.0m height of Building C this resulting relationship is not considered to result in significantly harmful impact, by reason of potential loss of privacy, light, or overbearing effect due to bulk, proximity or loss of outlook, contrary to Policy CS21.
67. Overall the impact upon the residential amenity of dwellings at Shackleford House is considered to be acceptable and accord with Policy CS21 of the Woking Core Strategy (2012), SPDs 'Outlook, Amenity, Privacy and Daylight (2008) and 'Design (2015)' and the provisions of the NPFF (2012).

Properties north of Priors Croft:

68. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out a recommended minimum separation distance of 15.0m for achieving privacy in three storey front elevation-to-front elevation relationships. The SPD also sets out that suitable daylight to an existing dwelling is achieved where an obstructed vertical angle of 25° can be drawn from a point taken from the middle of the each of the existing window openings. Both Building B and Building C comply with the 25° angle test and therefore suitable

daylight would be retained to dwellings on the northern side of Priors Croft.

69. Properties on the northern side of Priors Croft are two storey in scale and are generally sited at an oblique angle, with elevations facing towards the south-east. Building B would demonstrate a maximum height of 11.2m, and of three storeys, and remain a minimum of approximately 19.0m from the closest property on the northern side of Priors Croft.
70. Building C would demonstrate a maximum height of 12.0m, and of four storeys, and remain a minimum of approximately 22.0m from the front elevation of the closest property on the northern side of Priors Croft. Taking account of these cumulative factors, combined with the resulting 'across the street' relationship, it is considered that the proposed development would achieve a satisfactory relationship to properties on the northern side of Priors Croft, avoiding significantly harmful impact, by reason of potential loss of privacy, light, or an overbearing effect due to bulk, proximity or loss of outlook.

Properties south of High Street:

71. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out a recommended minimum separation distance of 10.0m for achieving privacy in two storey front elevation-to-front elevation relationships. The SPD also sets out that suitable daylight to an existing dwelling is achieved where an obstructed vertical angle of 25° can be drawn from a point taken from the middle of the each of the existing window openings. Building A would comply with the 25° angle test and therefore suitable daylight would be retained to dwellings on the southern side of High Street.
72. Properties on the southern side of High Street are two storeys in scale and present front elevations facing north towards the application site. Building A would demonstrate a maximum height of 9.0m, and of two storeys, and remain a minimum of approximately 20.0m from the closest property on the southern side of High Street.
73. Taking account of these cumulative factors, combined with the resulting 'across the street' relationship, it is considered that the proposed development would achieve a satisfactory relationship to properties on the southern side of High Street, avoiding significantly harmful impact, by reason of potential loss of privacy, light, or an overbearing effect due to bulk, proximity or loss of outlook.

Amenities of future residential occupiers

74. Because the application is in outline form, with appearance not for consideration at this stage, the final internal room layouts of the proposed dwellings are not yet known with the exact location and size of window and other openings to be considered at reserved matters stage under appearance.
75. The part three storey, part four storey nature of Building C would produce a three storey (9.0m high) elevation approximately 13.0m north of the rear garden boundaries of the terraced dwellings within Building A, and approximately 19.0m from the two storey rear elevations of Building A, at their closest points. The fourth storey of Building C would step back from Building A by a further approximate 5.0m. It is considered that these levels of separation would be sufficient to achieve a good standard of residential amenity for future occupiers in terms of levels of privacy and avoiding any potentially harmful overbearing effect by reason of bulk, proximity or loss of outlook.

14 NOVEMBER 2017 PLANNING COMMITTEE

76. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out that suitable daylight to new dwellings is achieved where an obstructed vertical angle of 25° can be drawn from a point taken 2 metres above floor level of the fenestrated elevation. Building C would not obstruct a vertical angle of 25° drawn from 2 metres above floor level of the rear (north) elevation of the 4no. terraced dwellings within Building A at its closest point and therefore suitable daylight would be achieved to the rear (north) elevation of Building A. Overall it is considered that good levels of daylight would be capable of being achieved to all proposed dwellings, subject to detailed consideration of window positions and sizes at reserved matters stage.
77. Buildings B and C are multi-storey, providing flats. In such circumstances SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out that, where intended for family accommodation (all flats with two bedrooms or more and exceeding 65 sq.m in gross floorspace), alternative forms of on-site amenity provision may be permitted in lieu of a conventional private garden, with use of a communal amenity space or a suitable area of landscaped roof garden or terrace acceptable for this purpose if it provides an equivalent area of amenity value.
78. All dwellings within Buildings B and C would be provided with either a private terrace or communal roof garden with the exception of 2no. 1 bedroom ground floor level dwellings (which would not meet the definition of family accommodation set out above) and 1no. ground floor level 3 bedroom dwelling within Building B, which may be capable of benefiting from a small semi-enclosed patio area, although the provision of such would be considered at reserved matters stage under landscaping. The 4no. 3 bedroom two storey dwellings within Building A would be provided with areas of private rear garden.
79. Overall it is considered that sufficient areas of external amenity space, achieved both through the provision of private gardens, private terraces and communal roof gardens would be provided.
80. Paragraph 123 of the NPPF (2012) sets out that "*planning...decisions should aim to...avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development...recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established*".
81. The application is supported by an environmental noise survey and noise impact assessment by Hann Tucker Associates, which identifies that the main noise sources in the area are traffic along Old Woking High Street and the petrol station adjacent to the application site. Fully automated environmental noise monitoring was undertaken. At the beginning and end of the noise survey period the dominant noise source was noted to be road traffic from Old Woking High Street. In terms of the existing petrol station it is noted that there are currently residential properties located to the east of the petrol station approximately 12 metres from the pumps, which are shielded by the petrol station building, and that there are also properties located to the south of the petrol station, approximately 17 metres from the pumps, with no apparent shielding.
82. The Council's Environmental Health service have reviewed the submitted environmental noise survey and noise impact assessment and concur that the impact of road traffic noise upon the proposed development could be dealt with via planning condition (condition 16 refers) with appropriate glazing and ventilation measures utilised to achieve the proposed noise criteria. Although matters of appearance,

including the position and size of window openings, would be considered at reserved matters stage it is considered that the position of habitable rooms within the most easterly of the terraced dwellings fronting High Street would need to be carefully considered at reserved matters stage to avoid the likelihood of noise complaints from future residential occupiers arising from the operation of the adjacent petrol station. There would be potential at reserved matters stage to ensure that no habitable rooms containing windows are positioned on the east elevation of Building A to address this matter.

Impact upon the Thames Basin Heaths Special Protection Area (TBH SPA)

83. The application site is located within 400m - 5km of the Thames Basin Heaths Special Protection Area (TBH SPA). This is a European designated site afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the Habitats Regulations). The Habitat Regulations designate the Local Planning Authority as the Competent Authority for assessing the impact of development upon European sites and must ascertain that the project will not have an adverse effect on the integrity of the site, alone or in combination with other plans and projects, either directly or indirectly, before granting planning permission.
84. The TBH SPA is designated for its internationally important habitat which supports breeding populations of three rare bird species: Dartford Warbler, Woodlark and Nightjars. The Conservation Objectives of the TBH SPA are to ensure that the integrity of the site is maintained or restored as appropriate, and to ensure that the site contributes to achieving the aims of the Wild Bird Directive, by maintaining or restoring:
 - The extent and distribution of the habitats of the qualifying features, the structure and function of the habitats of the qualifying features
 - The supporting processes on which the habitats of the qualifying features rely
 - The population of each of the qualifying features, and,
 - The distribution of the qualifying features within the site.
85. Natural England are currently advising that all residential development within 5km of the TBH SPA has the potential to impact upon these species, either alone or in combination with other development, through increased recreational use of the sites by people. Natural England also advises that development within a 400m to 5km zone around the site is likely to be capable of being mitigated while residential development within 400m cannot be mitigated. The application site falls outside of this 400m area.
86. The Council has an adopted TBH SPA Avoidance Strategy. This seeks to provide a framework to secure mitigation against the impact of residential development and to allow development to take place where otherwise it would be restricted by the TBH SPA requirements. The Strategy advocates development providing or contributing to Suitable Alternative Natural Greenspace (SANG) to attract people away from the TBH SPA, access management measures and monitoring of the TBH SPA to reduce the impact of people who visit the SPA, and Habitat management of the TBH SPA which will improve the habitat for the ground nesting birds.
87. 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).

14 NOVEMBER 2017 PLANNING COMMITTEE

88. The Suitable Alternative Natural Greenspace (SANG) element of the TBH SPA avoidance tariff is encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the TBH SPA avoidance tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of **£16,501** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy (TBH SPA).
89. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBH SPA and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

Biodiversity and protected species

90. The NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 – Biodiversity and Geological Conservation also requires the impact of a development on protected species to be established before planning permission is granted and in relation to habitat types of principal importance to assess the impact of development upon these as part of the planning application process. This approach is reflected within Policy CS7 of the Core Strategy.
91. Surrey Wildlife Trust is the Council's retained ecologist, who provide advice to the Council in respect of the impact of development on protected species and biodiversity, and initially commented that the existing application site is likely to have negligible ecological value for habitats although recommended that, prior to determination of the application, the development site was surveyed by a qualified ecologist to help determine the status of any legally protected species on site, with a particular focus of the likelihood of presence of active bat roost(s), which could be adversely affected by the proposed development works, including the demolition of all existing buildings.
92. Following this consultee response the applicant commissioned an assessment for roosting bats achieved via a walkover survey, and internal and external inspection for bats, undertaken on 3rd July 2017 by chartered ecologists from The Ecology Partnership.
93. The surveys undertaken did not find any evidence of bats using any of the buildings proposed to be demolished as an active roost. No droppings, staining or feeding remains were found. Externally, the warehouse and single garage unit were considered to be suboptimal for roosting bats with negligible crevice opportunities, lack of enclosed voids and flush roof tiles or felt. The roof tiles of the main pitched roof unit were flush with external lighting, creating suboptimal conditions within the pitched void above the show room. No internal evidence was found in this pitched void. No further emergence or activity surveys were recommended on any of the buildings and the development is not considered to be constrained by the presence of bats.
94. The submitted bat assessment and walkover survey makes recommendations for the enhancement of biodiversity within the proposed development, including the inclusion of bat boxes for external walls and a native planting scheme. Whilst this is the case the potential enhancement of biodiversity would be considered during the course of reserved matters applications (landscaping and appearance) although it is nonetheless clear that the proposed development presents an opportunity to enhance the biodiversity and habitat value of the site by providing tree, shrub and herbaceous

14 NOVEMBER 2017 PLANNING COMMITTEE

planting including good species diversity and plants for pollinators and to connect into the wider green infrastructure of the area.

95. A further consultee response is currently awaited from Surrey Wildlife Trust with regard to the submitted bat assessment and walkover survey although any comments received will be verbally updated at Planning Committee.
96. Overall, subject to the receipt of a further consultation response from Surrey Wildlife Trust, it is considered that the proposal would result in the loss of no existing biodiversity assets, and would provide opportunity to enhance biodiversity in accordance with Policy CS7 of the Woking Core Strategy (2012) and Section 11 of the National Planning Policy Framework (2012).

Impact upon heritage assets (including Hale Lodge, Shackleford House and Archaeology)

Background

97. The application site is located adjacent to the Grade II Statutory Listed Hale Lodge and within an Area of High Archaeological Potential.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

98. The NPPF provides a number of definitions with regard to assessing the impact upon heritage assets:

Heritage asset: A building, monument site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest;

Setting of heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral; and

Significance (in relation to heritage): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting" (Annex 2. Ref 9.3).

99. It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 12 of the National Planning Policy Framework (2012), at paragraph 129, sets out that the Local Planning Authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's

14 NOVEMBER 2017 PLANNING COMMITTEE

conservation and any aspect of the proposal. Paragraphs 131-135 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

100. Paragraph 135 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that *“in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.
101. Paragraph 139 of the NPPF states that *“non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets”*.
102. In terms of heritage impacts it is the degree of harm, rather than the scale of development that must be assessed. Harm may arise from works to the asset itself or from development within its setting. The application proposes no works to heritage assets and therefore the only heritage harm that may potentially arise would be as a consequence of development within the setting of the adjacent Grade II Listed property of Hale Lodge, No.61 High Street and the Locally Listed Building of Shackelford House, No.71 - 73 High Street to the east.

Hale Lodge, No.61 High Street

103. Adjacent Hale Lodge, No.61 High Street, is Grade II Listed (first listed in 1984) and dates from the early 18th Century. The property is two storeys in height and timber framed, with a brick exterior and a plain tiled roof, with a ridge stack to the right. The property demonstrates three casement windows across the first floor, with those in the outer gable front bays under cambered heads. A central 20th Century half glazed door occupies the brick gable porch and the timber frame is exposed in the gable to the rear left.
104. Existing development to the east and west of Hale Lodge post-dates Hale Lodge, which dates from the early 18th Century, and has therefore permanently altered the immediate setting of this heritage asset. The existing setting of Hale Lodge also consists of the previous, albeit still lawful in planning terms, use of the application site for the display and sale of cars, including the external display of cars on the apron of hardstanding immediately adjacent to Hale Lodge. Therefore it is not considered that the existing setting of Hale Lodge makes a significant contribution to the significance of this heritage asset. However the absence of buildings on the application site, within close proximity to the common boundary with Hale Lodge, and the generally low height of existing buildings on the application site, does permit views of Hale Lodge at oblique angles from the public realm and does allow the form of this heritage asset to be appreciated in some isolation from development to the east, albeit the existing apron of hardstanding and lighting columns etc. do detract from the setting of this heritage asset to some degree.
105. Overall therefore, some of the significance of Hale Lodge is derived from the absence of buildings on the application site, within close proximity to the common boundary with Hale Lodge, and the generally low height of existing buildings on the application site.
106. The proposed development has been designed to retain levels of separation varying

between 7.7m and 9.3m between the proposed terrace block (Building A), fronting High Street, and the common boundary with Hale Lodge, with the height of this terrace block also having been restricted to two storeys. Whilst the proposed terrace block would move further south towards High Street, and slightly closer west towards the common boundary with Hale Lodge, than the existing showroom building to be demolished, and would therefore reduce existing views from High Street achieved at an oblique angle to the south-east, the replacement of the existing apron of hardstanding, adjacent to the common boundary, with soft landscaping and planting, and the removal of the external display of cars adjacent to the common boundary, would be positive factors which it is considered would enhance the setting of Hale Lodge and outweigh the siting of the terrace block closer to the south and west than the showroom existing building.

107. The proposed development would result in Building B, fronting Priors Croft, at heights of between two and three storeys and Building C, also fronting Priors Croft, at heights of between three and four storeys. The siting, height and massing of Building B in particular would appear visually apparent in the context of Hale Lodge when viewed from High Street and would be apparent above the building profile of Hale Lodge when approached along High Street from the west. Although views of Hale Lodge itself would not be obscured from direct views from High Street to the south, nor from more oblique views from High Street when travelling from the west, the height and massing of Buildings B and C would compete with Hale Lodge in these views. Although the existing apron of hardstanding and commercial buildings on the application site are later additions to the setting of this heritage asset (Hale Lodge), the siting, scale and massing of Buildings B and C, are considered to cause less than substantial harm to the setting of Hale Lodge.
108. Even though the harm identified would be less than substantial, it is considered that the proposed development would fail to preserve the setting of Grade II Hale Lodge. In accordance with Paragraph 132 of the NPPF great weight must be afforded to the conservation of designated heritage assets. It is considered that the harm to the significance of the Grade II Listed Building of Hale Lodge would be less than substantial however this is a matter to which must be attached considerable importance and weight. In this case, however, public benefits, as identified in Paragraph 134 of the NPPF, are included within the proposed development. This harm will be considered in the Planning Balance at the conclusion of the report.

Shackleford House, No.71 - 73 High Street:

109. Shackleford House, No.71 - 73 High Street is Locally Listed, as a Building of Architectural Significance, (a non-designated heritage asset) and is situated to the east of the adjacent petrol station. The proposed development must be judged against the advice within Paragraph 135 of the National Planning Policy Framework (NPPF) (2012) which states that the *“effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.
110. The proposed development would not directly affect the non-designated heritage asset of Shackleford House however Building C would be apparent in context with the rear elevation of Shackleford House when viewed from Priors Croft to the north, and the height and siting of Building C would likely result in this building being apparent above the roof profile of Shackleford House, albeit at some distance, when viewed

14 NOVEMBER 2017 PLANNING COMMITTEE

obliquely from High Street to the south-east. Any potential harm to the setting of Shackleford House as a result of these two factors is however considered to clearly qualify as less than substantial. Coming to a balanced judgement, and having regard to the less than substantial scale of any harm to the setting of Shackleford House, and the architectural significance (as opposed to townscape merit) of the heritage asset of Shackleford House, it is not considered that the proposed development would result in harm to the architectural significance of Shackleford House, which is identified as the reason for its inclusion on the Local List.

Archaeology

111. Paragraph 128 of the NPPF (2012) requires that “*where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit and appropriate risk based assessment and, where necessary, a field evaluation*”. The application site is located within an Area of High Archaeological Potential related to the Historic Core of Old Woking and Shackleford. For development proposals within Areas of High Archaeological Potential Policy CS20 of the Woking Core Strategy (2012) requires the submission of an archaeological assessment of the site.
112. The potential impact of the proposed development upon below ground archaeological assets has been considered by the applicant, with the application supported by a Desk Based Assessment, produced by Allen Archaeology Ltd. The Assessment identifies that the site lies to the west of the main focus of Old Woking but nonetheless the area has been within the settlement of Shackleford from at least the 14th century. As such the site has moderate potential for remains of medieval date, and high potential for remains of a post medieval date, which are likely to contain information about the origins and development of the settlement.
113. The Archaeological Officer at Surrey County Council (SCC) has considered the application and has recommended, given the archaeological potential of the site, and taking into account that any surviving archaeological horizons are likely to be destroyed by the proposed development, that further archaeological work is required, which, in the first instance should take the form of an archaeological evaluation which will likely involve the excavation of a number of trial trenches across the site. This will aim to determine, as far as is possible; the location, extent, date, character, condition, significance and quality of any Archaeological Assets that may be present on the site, and the results of the evaluation will enable suitable mitigation measures to be developed if necessary.
114. However, in the absence of any evidence to suggest that remains of a significance to necessitate preservation in-situ may be present, the Archaeological Officer at Surrey County Council (SCC) has recommended that the work be secured by a condition requiring a scheme of archaeological work (condition 18 refers).
115. Subject to this recommended condition the application is considered to accord with Policy CS20 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (2012).

Land contamination

116. Paragraph 109 of the NPPF (2012) requires the planning system to contribute to and enhance the natural and local environment by managing the risk from unacceptable levels of soil or water pollution or land instability. Paragraphs 120 - 122 require

14 NOVEMBER 2017 PLANNING COMMITTEE

planning policies to ensure that, as a minimum, land should be suitable for its next use and not be capable of being determined as 'contaminated land' under Part IIA of the Environmental Protection Act 1990. The guidance also states that responsibility for securing a safe development rests with the developer.

117. The application is supported by a Phase I Environmental Review, which identifies that the application site has been used for the servicing and repair of cars for many years and that the adjacent site has operated as a petrol station. The Phase I Environmental Review suggests a low to moderate risk of contamination affecting the proposed development.
118. The Council's Scientific Officer has been consulted on the application, and has also carried out a documentation search within planning history files, and found some of the assumptions made in the submitted Phase I Environmental Review to be incorrect. The Council's Scientific Officer comments that hydrocarbon contamination, such as petrol, diesel, kerosene, paraffin and oil, are all mobile in the environment and as such pollution, through spillages and leaks and historic disposal of waste oils, is transboundary and as such the site will need to be investigated thoroughly, followed by risk assessment to formulate a Remediation Action Plan. Other contaminants from the service and repair of vehicles are likely and there is also a high likelihood that asbestos will be present in buildings and within underlying soil with records showing that asbestos was used in many of the buildings constructed and demolished over the long history of the site.
119. However the Council's Scientific Officer is satisfied that, whilst there is the potential for significant contamination, such contamination would be capable of being remediated, with wider benefit to the local environment, via recommended condition 17 and post remedial monitoring secured via the Section 106 agreement.
120. The recommendation to secure post remedial monitoring via the Section 106 agreement arises from the existence of the adjacent petrol station and the consideration that sites with historical uses such as the application site can sometimes prove difficult to remediate without 'rebound', which is where significant historical releases of hydrocarbons have led to plumes of contamination moving offsite (into surrounding soils) with this contaminant plume then being mobilised once more and returning to site during, following and post remediation/development. Post remedial monitoring, secured via the Section 106 agreement, will allow for uncertainties, and provide flexibility in remedial approaches, whilst ensuring agreed remediation standards have been achieved, and continue to demonstrate agreed standards, following remediation and development of the site post occupation.
121. Overall, subject to recommended condition 17 and post remedial monitoring secured via the Section 106 agreement, it is considered that the application complies with Policy DM8 of the Development Management Policies DPD (2016), and the provisions of the National Planning Policy Framework (2012), in terms of land contamination.

Flood risk and drainage (including sequential test and SuDS)

Sequential test

122. Parts of the application site fall within Flood Zones 1, 2 and 3, taking into account the 100 year flood level plus climate change allowance. Land within Flood Zones 2 and 3 is considered by the NPPF as being at risk from flooding. Paragraph 103 of the NPPF sets out that, when determining planning applications, it should be ensured that flood

risk is not increased elsewhere and development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the 'sequential test', and if required the 'exception test', it can be demonstrated that: within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning.

123. Paragraph 101 of the NPPF sets out that development should not be permitted in areas at serious risk from flooding if there are reasonably available sites, appropriate for the proposed development, in areas with a lower probability of flooding, as identified through a 'sequential test'. This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk, with the aim to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) where possible. As parts of the application site, although not the location of any of the proposed buildings themselves, fall within Flood Zones 2 and 3 it is considered necessary to apply the 'sequential test' in this instance.
124. National Planning Practice Guidance provides that the area to apply the 'sequential test' across will be defined by local circumstances relating to the catchment area for the type of development proposed, acknowledging that, for some developments, this may be clear but that in other cases other criteria may apply and that, overall, a pragmatic approach on the availability of alternative sites should be taken.
125. In conducting the 'sequential test', the applicant has been informed by the latest published version of the Council's Strategic Housing Land Availability Assessment (SHLAA) and the Council's latest published Five-Year Housing Land Supply Position Statement (April 2016) on the basis of site capacity (eg. number of dwellings) because the applicant considers that this is appropriate for a predominately flat-led development proposal within an urban area where the proposed development ranges in height from two to four storeys, as opposed to a house-led scheme where site area may be more relevant, and development would likely be restricted to two to three storeys. Taking into account that the development proposed is for 24no. dwellings, the applicant has examined comparable sites in the range of 22no. - 26no. dwellings, located wholly within Flood Zone 1. Using these parameters the applicant has identified three sites for further investigation; (i) Globe House, Lavender Park Road, West Byfleet (ii) Roxburghe House, Lavender Park Road, West Byfleet and (iii) Rose Lodge, Barton Close, Knaphill.
126. The site identified at Globe House, Lavender Park Road, West Byfleet has been the subject of redevelopment from office use to residential use, which has been completed by Jemada Homes, and 21no. of the 23no. dwellings having been sold. The site identified at Roxburghe House, Lavender Park Road, West Byfleet has also been the subject of redevelopment from office use to residential use, to provide 22no. dwellings, with further planning permission having been granted for a further 5no. dwellings within a two storey extension. The developer, Magna Homes, is presently marketing dwellings with the conversion largely complete and works appearing to have commenced with regard to the two storey extension. The site identified at Rose Lodge, Barton Close, Knaphill is in the ownership of Alpha Hospitals, as part of a complex providing various mental health services, and it is clear that the premises is being fully used and is not available for disposal at the current time.
127. Overall therefore, it is considered that the applicant has demonstrated that there are

no reasonably available sites wholly within Flood Zones 1 and 2 which could accommodate the proposed development and, accordingly, the 'sequential test' is satisfied, subject to further consideration as to whether the proposed development would be safe and not lead to increased flood risk elsewhere.

128. The 'exception test' is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. Because the submitted Flood Risk Assessment Addendum demonstrates that all proposed buildings, for the 100 year flood level plus climate change allowance, would be located wholly within Flood Zone 1, in which Table 3 (Flood risk vulnerability and flood zone 'compatibility') of the Planning Practice Guidance identifies that 'more vulnerable' development (eg. dwelling houses) is appropriate, it is not considered necessary to apply the 'exception test' to the proposed development.

Flood risk

129. The applicant has also undertaken a site specific Flood Risk Assessment as required by the NPPF and Policy CS9 of the Woking Core Strategy (2012). All proposed buildings (A, B and C) would be located within Flood Zone 1, taking into account the 100 year flood level plus climate change allowance. Whilst two areas of the application site would fall within Flood Zones 2 and 3 only landscaped, and permeable areas, are proposed within areas of the application site falling within Flood Zones 2 and 3. It is not proposed to increase the ground levels within areas of the application site falling within Flood Zone 2 and 3. Overall therefore no loss of flood water storage capacity would occur as a result of the proposed development.
130. Furthermore the proposed development includes the demolition of an existing building, currently partially located within Flood Zone 2; the demolition of which will provide an improvement in the flood water storage capacity on the application site and reduce the displacement of flood water onto adjacent sites. Furthermore, due to the reduction in impermeable surfacing on the application site, there would be a further minor reduction in the displacement of flood water onto adjacent sites.
131. The proposed finished floor level (FFL) of the development has been set based on the allowance for 100 year flood level plus climate change, with an additional 300mm freeboard. This results in the finished floor level being 23.720 metres above Ordnance Datum and a condition is recommended to secure this (condition 11 refers). It should be noted that freeboard is used in setting the finished floor level of a property, to take into account uncertainties in flood risk data, estimates and irregularities in ground and water surfaces (eg. waves resulting from wind or traffic), and that the Environment Agency requires that finished floor levels are set 300mm above the 100 year flood level plus climate change allowance, for river flooding, as in this instance.
132. The submitted Flood Risk Assessment Addendum demonstrates that means of escape in a flood event would be achieved via Priors Croft with a pedestrian means of escape route situated entirely within Flood Zone 1, therefore providing a safe and dry access/egress route to future residents to evacuate in a flood event. Vehicular access/egress, including that of emergency vehicles, would be capable of being achieved via Priors Croft with the submitted Flood Risk Addendum demonstrating that the depth of flood water on Priors Croft, for the 100 year flood level plus climate change allowance, would be less than 250mm, with flood water velocity therefore being close to nil, due to being located at the outer edge of the flood zone extent.

Such 250mm flood water depths, and almost nil flood water velocity, would be traversable by vehicles, including emergency service vehicles, if required during a flood event.

SuDS

133. Policy CS9 of the Woking Core Strategy (2012) requires all significant forms of development to incorporate appropriate sustainable drainage systems (SuDS) and states that *“all new development should work towards mimicking greenfield run-off situations”*.
134. The proposed development would reduce the existing totally impermeable site area from approximately 2,820 sq.m to approximately 950 sq.m, a reduction of approximately 1,870 sq.m. SuDS within the proposed development would take the form of sealed permeable paving to the car parking and vehicular manoeuvring areas, providing water storage within the sub-base to be collected in a central sump before discharging via a hydrobrake control device, which would limit the discharge rate to 5 litres per second.
135. The Council's Drainage and Flood Risk Engineer assesses applications for and on behalf of the Lead Local Flood Authority (LLFA) (Surrey County Council) and raises no objections, in terms of drainage and flood risk, subject to recommended conditions 6, 7, 8, 9, 10, 11 and 12. Furthermore the Environment Agency has also confirmed that it has no objection to the proposed development, on flood risk grounds, subject to recommended conditions.
136. Overall, subject to recommended conditions, the proposed development is considered to accord with the provisions of the National Planning Framework (NPPF) (2012), Policy CS9 of the Woking Core Strategy (2012) and the SuDS Regulations in terms of flood risk and SuDS.

Affordable housing

137. Policy CS12 of the Core Strategy states that all new residential development on previously developed (brownfield) land will be expected to contribute towards the provision of affordable housing and that, on sites providing 15 or more dwellings, or on sites of over 0.5ha (irrespective of the number of dwellings proposed), the Council will require 40% of dwellings to be affordable.
138. Policy CS12 also sets out that the proportion of affordable housing to be provided by a particular site will take into account, among other factors, the costs relating to the development; in particular the financial viability of developing the site (using an approved viability model). The policy provides a clear set of considerations that will be taken into account in determining the final proportion of on-site affordable housing.
139. Paragraph 173 of the NPPF makes viability an important consideration, noting that development should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

14 NOVEMBER 2017 PLANNING COMMITTEE

140. The Planning Practice Guidance (PPG) advises that where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.
141. With this in mind, the applicant has set out in the planning application form that no affordable housing is being proposed and has supported the application with an Affordable Housing Viability Assessment to demonstrate why the proposed development cannot provide affordable housing and remain viable. The Council has retained specialist advisors to assess the submissions made in this respect. Kempton Carr Croft have analysed the submitted Affordable Housing Viability Assessment and undertaken their own research into the Gross Development Values, Benchmark Land Values Build Costs and other inputs and outputs adopted for the proposed scheme.
142. Kempton Carr Croft have concluded that overall the inputs and outputs included within the Affordable Housing Viability Assessment are reasonable and that, by deducting the costs of the development from the Gross Development Value and then assessing the resulting Residual Land Value against the Benchmark Land Value, the proposed development cannot viably support any level of affordable housing contribution.
143. Whilst this is the case it is considered that the viability should be reviewed on an open book basis at agreed point(s) tied into the progression of the development. The process for this would be secured through the Section 106 Legal Agreement. There would be a provision within the Section 106 Legal Agreement to secure an affordable housing contribution if development viability improves over the passage of time to the point where such affordable housing contributions would be triggered, up to a maximum of the requirement of Policy CS12 of the Core Strategy.
144. On this basis, it is considered that Policy CS12 of the Woking Core Strategy (2012) would be addressed.

CO2 and water consumption

145. Policy CS22 of the Woking Core Strategy (2012) requires that all new residential development on previously developed land will be required to meet the energy and carbon dioxide and water components of the Code for Sustainable Homes Level 4. This equates to a minimum 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER), as defined in Part L1A of the 2013 Building Regulations, and an indoor water consumption requirement of 105 litres per person per day. The Code for Sustainable Homes was superseded in April 2015 but these requirements were covered under the New Technical Standards for Housing. The standards require the CO₂ reduction target to remain at 19%, the water usage is 105 litres per person per day, plus an additional 5 litres for external use. Conditions 14 and 15 are recommended to secure further details and compliance with these requirements.

Local finance considerations

146. The proposed development would be liable for Community Infrastructure Levy (CIL) to the sum of **£145,107**. However Regulation 8 of The Community Infrastructure Levy Regulations 2010 states that "*in the case of a grant of outline planning permission, planning permission first permits development on the day of the final approval of the last reserved matter associated with the permission*". Therefore the Community Infrastructure Levy (CIL) liability of the proposed development may change depending upon the timescale for the submission, and approval, of the last of the reserved

14 NOVEMBER 2017 PLANNING COMMITTEE

matters. This is because the existing 1,165 sq.m gross floorspace would not be able to be offset against the proposed 2,213 sq.m gross floorspace if the existing buildings had not been in use for their lawful purpose for 6 continuous months of the 36 previous months following the approval of the last of the reserved matters.

Furthermore CIL is index linked to the BCIS All-in Tender Price Index, with indexation changes taking effect from 1st April each year, which may increase prior to the approval of the last of the reserved matters.

Legal agreement requirements

147. The following would be secured via the Section 106 Legal Agreement:

- Provision of a Strategic Access Management and Monitoring (SAMM) (TBH SPA) contribution of £16,501 in accordance with the Habitat Regulations and Policy CS8 of the Woking Core Strategy (2012).
- The securing of an overage review(s) in respect of the Affordable Housing Viability Assessment in accordance with Policy CS12 of the Woking Core Strategy (2012) at agreed points.
- Post remedial contaminated land monitoring in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2012).

Balancing exercise and conclusions

148. The National Planning Policy Framework (NPPF) (2012) sets out that it is the Government's clear expectation that there is a presumption in favour of development and growth except where this would compromise key sustainable development principles and be contrary to local planning policies, unless material considerations indicate otherwise. The role of the planning system is to contribute to the achievement of sustainable development. This often involves balancing the economic, social and environmental aspects of a proposal, particularly in medium scale developments such as the application proposal.

Harm arising from the proposal

149. As a result of the proposed development some harm has been identified to the setting of the Grade II Listed building of Hale Lodge, No.61 High Street, due to the siting, height and massing of Building B, which would appear visually apparent in the context of Hale Lodge when viewed from High Street and would be apparent above the building profile of Hale Lodge when approached along High Street from the west. Although views of Hale Lodge itself would not be obscured from direct views from High Street to the south, nor from more oblique views from High Street when travelling from the west, the height and massing of Buildings B and C would compete with Hale Lodge in these views. Although the existing apron of hardstanding and commercial buildings on the application site are later additions to the setting of this heritage asset (Hale Lodge), the siting, scale and massing of Buildings B and C, are considered to cause less than substantial harm to the setting of Hale Lodge.

150. Even though it has been identified that this harm would be 'less than substantial', and towards the lower end of 'less than substantial harm', considerable weight and importance must nonetheless be afforded to this heritage harm. It must therefore be assessed as to whether there are other material considerations which would outweigh

this less than substantial harm.

Benefits of the proposal

151. In terms of public benefits, the proposed development would make a meaningful contribution towards the Core Strategy requirement to provide at least 4,964 dwellings within the Borough between 2010 and 2027, providing 24 net dwellings within the Urban Area. This public benefit should be afforded significant weight in favour of the proposed development. In addition the provision of residential floorspace within the proposed development has the potential to enhance overall activity within the Kingfield Local Centre and Old Woking Neighbourhood Centre, to the west and east respectively. This factor should be afforded moderate weight in favour of the proposed development.
152. The proposed development would reduce existing flood risk to adjacent sites through the removal of existing built development within Flood Zone 2, result in a significant reduction in existing impermeable area and provide a sustainable urban drainage system to dispose of surface water drainage. These cumulative factors would have wider local environmental benefits and should be afforded more than moderate weight in favour of the proposed development. The proposed development would also remediate a site which is the subject of some land contamination. Again this factor would have wider local environmental benefits and should be afforded more than moderate weight in favour of the proposed development. The existing site contains no soft planting or biodiversity features. The proposed development has potential to enhance biodiversity and this factor should be afforded more than moderate weight in favour of the proposed development.
153. Furthermore, there would be some economic benefits from the proposed development through employment provided during the construction phase, additional spending power resulting from the construction phase and from future residential occupiers of the proposed development within the Borough. To these economic benefits, overall, moderate weight should be afforded in favour of the proposed development.
154. To all of the benefits of the proposed development, it is considered that more than considerable weight should be afforded. They represent public benefits as referred to within Paragraph 134 of the National Planning Policy Framework (NPPF) (2012), which in the circumstances of this application, are considered to outweigh the considerable weight and importance that is attached to the heritage harm identified. Further, they are material considerations, considered sufficient in this case to outweigh the less than substantial heritage harm identified and therefore the application is recommended for approval.

Conclusion

155. Subject to the avoidance and mitigation measures ie. payment of Community Infrastructure Levy (CIL) and contributions to SAMM (TBH SPA), it is concluded that the proposed development would not have any adverse effects upon the integrity of protected international sites from recreational disturbance. As such it is considered that the presumption in favour of development is not restricted by the considerations relating to protected international ecological sites (Paragraph 119 of the NPPF).
156. The planning considerations section of this report has assessed all of the material planning considerations relating to this application. The recommendation has been made in compliance with the requirement of the National Planning Policy Framework

14 NOVEMBER 2017 PLANNING COMMITTEE

(NPPF) (2012) to foster the delivery of sustainable development in a positive and proactive manner.

BACKGROUND PAPERS

Consultation response from Historic England
Consultation response from Heritage & Conservation Consultant
Consultation response from Archaeological Officer (SCC)
Consultation response from County Highway Authority (CHA) (SCC)
Consultation response from Environment Agency
Consultation response from Lead Local Flood Authority (LLFA) (SCC)
Consultation responses from Drainage & Flood Risk Engineer
Consultation response from Thames Water Development Planning
Consultation response from Surrey Wildlife Trust
Consultation response from Environmental Health Service
Consultation response from Scientific Officer
x5 Letters of representation
Site Notices (Major Development)
Site Notices (Development Affecting a Listed Building or its Setting)

LEGAL AGREEMENT REQUIREMENTS

	Requirement
1.	Provision of a Strategic Access Management and Monitoring (SAMM) (TBH SPA) contribution of £16,501 in accordance with the Habitat Regulations and Policy CS8 of the Woking Core Strategy (2012).
2.	The securing of an overage review(s) in respect of the Affordable Housing Viability Assessment in accordance with Policy CS12 of the Woking Core Strategy (2012) at agreed points.
3.	Post remedial contaminated land monitoring in accordance with Policy DM8 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2012).

RECOMMENDATION

Grant outline planning permission subject to the following recommend conditions and the above secured by way of Section 106 Legal Agreement:

Time Limits

1. Application for the approval of the first reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission, and the application for approval of all remaining reserved matters shall be made within five years from the date of this permission.

Reason: To comply with the provisions of Section 92(2) of The Town and Country

14 NOVEMBER 2017 PLANNING COMMITTEE

Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be begun not later than two years from the date of approval of the first reserved matters.

Reason: To comply with the provisions of Section 92(2) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Reserved Matters

3. Details of appearance and landscaping (“the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: To comply with Article 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

4. All Reserved Matters application(s) shall accord with the following approved plans:

16-070-YZ(P)-001 Rev A (Site Location Plan), dated 01.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AZ(P)-010 Rev C (Proposed Site Plan), dated 19.09.2017 and received by the Local Planning Authority on 20.09.2017.

16-070-AZ(P)-020 (Existing Site Layout Topographical & FRA Overlay), dated 19.09.2017 and received by the Local Planning Authority on 20.09.2017.

16-070-AG(P)-G10 Rev A (Proposed Ground Floor Plan), dated 22.09.2017 and received by the Local Planning Authority on 27.09.2017.

16-070-AG(P)-110 (Proposed First Floor Plan), dated 07.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AG(P)-210 (Proposed Second Floor Plan), dated 07.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AG(P)-310 (Proposed Third Floor Plan), dated 07.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AG(P)-R10 Rev A (Proposed Roof Plan), dated 22.09.2017 and received by the Local Planning Authority on 27.09.2017.

16-070-AX(P)-001 Rev B (Proposed Sections), dated 22.09.2017 and received by the Local Planning Authority on 27.09.2017.

16-070-AE(P)-001 (Building A & B Existing & Proposed Elevations), dated 07.02.2017 and received by the Local Planning Authority on 24.02.2017.

16-070-AE-002 (Building C Existing & Proposed Elevations), dated 07.02.2017 and received by the Local Planning Authority on 24.02.2017.

14 NOVEMBER 2017 PLANNING COMMITTEE

Reason: For the avoidance of doubt and to ensure that the development accords with the outline planning permission in accordance with Policies CS1, CS4, CS5, CS7, CS9, CS13, CS16, CS17, CS18, CS19 and CS21 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

Approved Plans and Documents

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

Approved Plans

16-070-YZ(P)-001 Rev A (Site Location Plan), dated 01.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AZ(P)-010 Rev C (Proposed Site Plan), dated 19.09.2017 and received by the Local Planning Authority on 20.09.2017.

16-070-AZ(P)-020 (Existing Site Layout Topographical & FRA Overlay), dated 19.09.2017 and received by the Local Planning Authority on 20.09.2017.

16-070-AG(P)-G10 Rev A (Proposed Ground Floor Plan), dated 22.09.2017 and received by the Local Planning Authority on 27.09.2017.

16-070-AG(P)-110 (Proposed First Floor Plan), dated 07.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AG(P)-210 (Proposed Second Floor Plan), dated 07.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AG(P)-310 (Proposed Third Floor Plan), dated 07.02.2017 and received by the Local Planning Authority on 10.02.2017.

16-070-AG(P)-R10 Rev A (Proposed Roof Plan), dated 22.09.2017 and received by the Local Planning Authority on 27.09.2017.

16-070-AX(P)-001 Rev B (Proposed Sections), dated 22.09.2017 and received by the Local Planning Authority on 27.09.2017.

16-070-AE(P)-001 (Building A & B Existing & Proposed Elevations), dated 07.02.2017 and received by the Local Planning Authority on 24.02.2017.

16-070-AE-002 (Building C Existing & Proposed Elevations), dated 07.02.2017 and received by the Local Planning Authority on 24.02.2017.

157140 (Existing Floor Plans), undated and received by the Local Planning Authority on 10.02.2017.

8161222/6204 (Swept Path Analysis Large Car), dated January 2017 and received by the Local Planning Authority on 10.02.2017.

Approved Documents

14 NOVEMBER 2017 PLANNING COMMITTEE

Flood Risk Assessment Addendum - Issue 3 by Frankham Consultancy Group Ltd (Ref: NP/MT/911852), Issue Date: Sept 2017, and received by the Local Planning Authority on 20.09.2017.

Design & Access Statement by B+R Architects (Ref: 16-070.22.005b Outline Planning App), undated and received by the Local Planning Authority on 24.02.2017.

Model Surface Water Drainage Statement (including Appendices and Site Drainage Strategy (Ref: 911852-FCG-ST-XX-DR-C-3201-S2 Rev PL2)) by Frankham Consultancy Group Ltd, dated 18.01.2017 and received by the Local Planning Authority on 10.02.2017.

Environmental Noise Survey & Noise Impact Assessment, by Hann Tucker Associates (Ref: 23887/NIA1), dated 22nd February 2017 and received by the Local Planning Authority on 24.02.2017.

Bat Assessment & Walkover Survey by The Ecology Partnership, dated 10th July 2017 and received by the Local Planning Authority on 12.07.2017.

Reason: For the avoidance of doubt and to ensure that the development accords with the outline planning permission and to comply with Policies CS1, CS4, CS5, CS7, CS9, CS13, CS16, CS17, CS18, CS19 and CS21 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

Surface water drainage (SuDS) and flood risk

6. ++ No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the agreed run-off of 5l/s up to and including the 1 in 100 (%) annual probability plus 40% climate change event for the critical storm duration.

The drainage scheme details to be submitted for approval shall also include:

- i. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- ii. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- iii. Detailed drainage plans showing where surface water will be accommodated on site

Reason: To ensure that the development achieves a high standard of sustainability in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

7. ++ No development shall commence until construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement have been submitted to and

approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first occupation of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

8. ++ The development hereby permitted shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter permanently managed and maintained in accordance with the approved details. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
- i. a timetable for its implementation,
 - ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
 - iii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
 - iv. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and continues to be maintained as agreed for the lifetime of the development in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

9. No dwelling shall be first occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

10. Any existing hard surface and its associated sub-base within any area of the application site to be utilised as gardens or open space shall be demolished and all debris removed from that area of the site prior to the first occupation of the development hereby permitted. A verification report, appended with substantiating evidence shall be submitted to the Local Planning Authority within 3 months of the first occupation of the development hereby permitted.

14 NOVEMBER 2017 PLANNING COMMITTEE

Reason: To ensure that the development achieves a high standard of sustainability in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

11. All development shall be constructed in accordance with the submitted Flood Risk Assessment (FRA) Addendum Issue 3 Residential Development 63-65 High Street, Old Woking, Surrey, GU22 9LN by Frankham Consulting Group Limited NP/MT/911852 September 2017 and dwg 16-070-az (P) 020. For the avoidance of doubt this includes that all new residential dwellings are to have finished floor levels set no lower than 23.720 metres above Ordnance Datum and that there shall be no raising of existing ground levels on the application site unless otherwise first agreed in writing by the Local Planning Authority. All flood risk mitigation measure(s) shall be fully implemented prior to first occupation of the development hereby permitted unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

12. All walls and fences proposed to be within the 1 in 100 appropriate allowance for climate change extent, will be designed to be permeable to flood water. If a solid wall or fence is proposed there must be openings below the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change to allow the movement of flood water. The openings should be at least 1 metre wide by the depth of flooding and there should be one opening in every 5-metre length of wall.

Reason: To ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

Use of piling

13. ++ No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

Energy and water consumption

14. ++ As part of the Reserved Matters application(s) written evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the residential elements of 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

14 NOVEMBER 2017 PLANNING COMMITTEE

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 such details as may be agreed and these 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 and to comply with Policies CS21 and CS22 of the Woking Core Strategy (2012).

15. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to and approved by, the Local Planning Authority demonstrating 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 as may be agreed 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 and to comply with policy CS22 of the Woking Core Strategy (2012).

Noise Mitigation

16. ++ The development hereby permitted shall not commence until a fully detailed scheme for protecting the proposed development from traffic noise from Old Woking High Street and noise from the adjacent petrol station, based on the Environmental Noise Survey and Noise Impact Assessment Report dated 22nd February 2017 by Hann Tucker Associates, has been submitted to and approved in writing by the Local Planning Authority. The submitted mitigation scheme shall comprise double glazing with acoustic ventilation and any other means necessary to protect the building(s) from noise and vibration and shall be carried out concurrently with the development of the site and implemented in full as agreed in writing by the Local Planning Authority prior to first occupation and permanently retained thereafter.

Reason: To protect future residential occupiers from noise disturbance in accordance

14 NOVEMBER 2017 PLANNING COMMITTEE

with Policy DM7 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2012).

Land contamination

17. The development hereby permitted shall not commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.
- (i) The above scheme shall include :-
- (a) a contaminated land desk study and suggested site assessment methodology;
 - (b) a site investigation report based upon (a);
 - (c) a remediation action plan based upon (a) and (b);
 - (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
 - and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
 - (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out
- (ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy (2012).

Archaeology

18. ++ No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Planning Authority. Only the approved details shall be implemented during development.

Reason: To enable the site to be investigated for archaeological purposes in accordance with Policy CS20 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (2012).

Highways

19. ++ The development hereby permitted shall not be first occupied unless and until the proposed modified access to Priors Croft has been constructed and provided with visibility splays in accordance with the a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason: In order that the development should not prejudice highway safety nor inconvenience other highway users in accordance with Policy CS18 of the Woking

14 NOVEMBER 2017 PLANNING COMMITTEE

Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

20. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. 16-070 AP(P)-001, Rev A) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor inconvenience other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

21. ++ No development shall commence until a Construction Transport Management Plan (CTMP), to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor inconvenience other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

22. ++ The development hereby permitted shall not be first occupied unless and until facilities for the secure parking of bicycles within the development site have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved secure bicycle parking facilities shall be provided and permanently retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor inconvenience other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

Ecology

23. As part of the landscaping reserved matters application a scheme of biodiversity enhancement of the site shall be submitted to the Local Planning Authority for approval. The scheme of biodiversity enhancement shall include details of the features to be created and managed for species of local importance. The scheme shall be carried out prior to the first occupation of any part of the development or otherwise in accordance with a programme first agreed in writing with the Local Planning Authority.

14 NOVEMBER 2017 PLANNING COMMITTEE

Reason: To ensure the provision of suitable biodiversity enhancement of the site in accordance with Policy CS7 of the Woking Core Strategy (2012), Policy DM1 of the Development Management Policies DPD (2016), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (NPPF) (2012).

Dwellinghouse (Building A) 'permitted development' rights removal

24. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, D, E and F of Part 1 of Schedule 2 of that Order shall be erected on, or within the residential curtilage(s) of, any of the four dwellinghouses within Building A (as identified on the approved plans listed within this notice) hereby permitted without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason: The Local Planning Authority considers that further development could cause detriment to the residential amenities of existing adjacent properties, to the residential amenities of the proposed dwellings within Buildings B and C (fronting Priors Croft), to the character of the area and provision of an appropriate level of private garden amenity space to serve the four terraced dwellings within Building A (fronting High Street) hereby permitted and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

Informatives

1. 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
2. The applicant 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).
3. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

14 NOVEMBER 2017 PLANNING COMMITTEE

4. Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.
5. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement prior to submission to the Local Planning Authority pursuant to the planning condition.
6. The applicant is advised that, with regard to water supply, the development comes within the area covered by the Affinity Water Company. For information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.
7. For the avoidance of doubt, the following definitions apply to the above condition relating to contaminated land:

Desk study- This shall include: -

- (i) a detailed assessment of the history of the site and its uses based upon all available information including the historic Ordnance Survey and any ownership records associated with the deeds.
- (ii) a detailed methodology for assessing and investigating the site for the existence of any form of contamination which is considered likely to be present on or under the land based upon the desk study.

Site Investigation Report: This shall include: -

- (i) a relevant site investigation including the results of all sub-surface soil, gas and groundwater sampling taken at such points and to such depth as the Local Planning Authority may stipulate.
- (ii) a risk assessment based upon any contamination discovered and any receptors.

Remediation action plan: This plan shall include details of: -

- (i) all contamination on the site which might impact upon construction workers, future occupiers and the surrounding environment;
- (ii) appropriate works to neutralise and make harmless any risk from contamination identified in (i)

Discovery strategy: Care should be taken during excavation or working of the site to investigate any soils which appear by eye or odour to be contaminated or of different character to those analysed. The strategy shall include details of: -

- (i) supervision and documentation of the remediation and construction works to ensure that they are carried out in accordance with the agreed details;
- (ii) a procedure for identifying, assessing and neutralising any unforeseen contamination discovered during the course of construction
- (iii) a procedure for reporting to the Local Planning Authority any unforeseen contamination discovered during the course of construction


Validation strategy: This shall include : -

- (i) documentary evidence that all investigation, sampling and remediation has been carried out to a standard suitable for the purpose; and
- (ii) confirmation that the works have been executed to a standard to satisfy the planning condition (closure report).

All of the above documents, investigations and operations should be carried out by a qualified, accredited consultant/contractor in accordance with a quality assured

sampling, analysis and recording methodology.

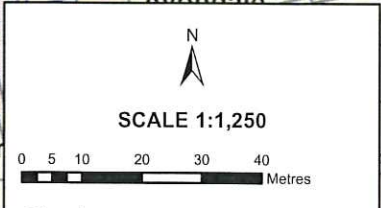
PLAN/2017/0944



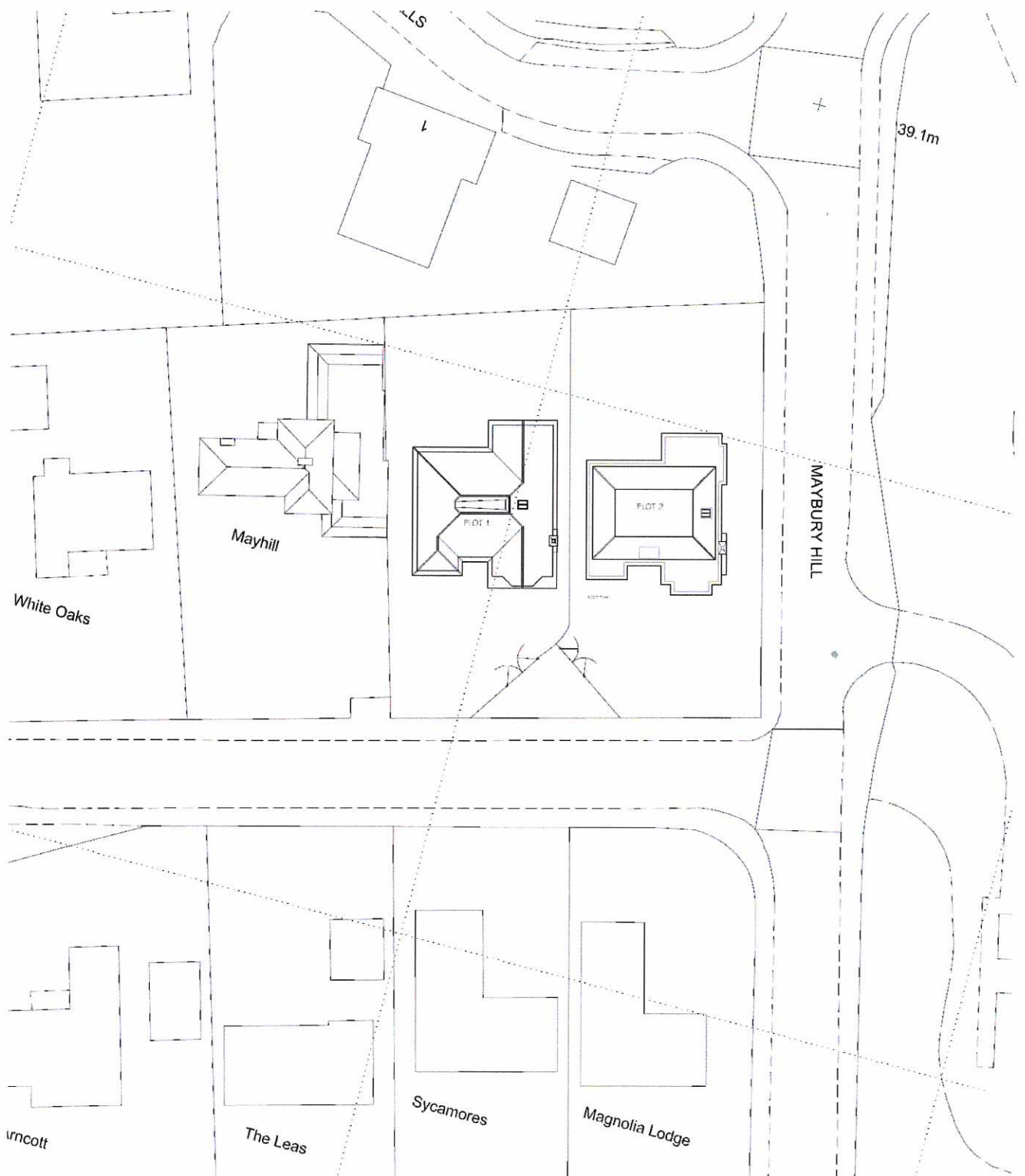
Tor House, Maybury Hill



Comments



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



14 NOVEMBER 2017 PLANNING COMMITTEE

5f 17/0944 Reg'd: 21.08.17 Expires: 17.11.17 Ward: MH
Nei. 27.09.17 BVPI 13 (Dwellings) Number > 8 On
Con. Target of Weeks Target?
Exp: on Cttee' Ext. of
Day: time

LOCATION: Tor House, Maybury Hill, Woking, GU22 8AF

PROPOSAL: Erection of 2no. 5 bedroom two storey detached dwellings with roof accommodation following demolition of existing dwelling with associated landscaping and vehicular access.

TYPE: Full Application

APPLICANT: Luxuria Developments Ltd

OFFICER: Benjamin
Bailey

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

This is a full planning application for the erection of 2no. 5 bedroom two storey detached dwellings with roof accommodation following demolition of existing dwelling with associated landscaping and vehicular access.

Site Area: 0.118 ha (1180 sq.m)
Existing units: 1
Proposed units: 2
Existing density: 8 dph (dwellings per hectare)
Proposed density: 16 dph

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Area Tree Preservation Order (TPO) (Ref: 626/0070/1964)

RECOMMENDATION

Grant planning permission subject to recommended conditions and SAMM (TBH SPA) contribution secured by Legal Agreement.

SITE DESCRIPTION

The application site contains a single detached two storey Georgian style dwelling set relatively centrally within the width of the site although towards the northern boundary of the site. The area to the south of the dwelling is laid to a combination of lawn and planting with the area to the west laid to patio hardstanding. These areas form the private garden of the existing dwelling. Vehicular access is achieved from Maybury Hill, towards the northern site

boundary, onto a driveway area and garage. An ancillary outbuilding exists to the west of the existing dwelling.

RELEVANT PLANNING HISTORY

None relevant

CONSULTATIONS

County Highway Authority (SCC):

The proposed development has been considered by the County Highway Authority who, having considered any local representations and having assessed the application on safety, capacity and policy grounds, recommends conditions 13, 14, 15, 16 and 17 be attached to any planning permission granted.

Senior Arboricultural Officer:

The arboricultural information provided by SJA Trees (Ref: SJA air 17184-01) is considered acceptable and should be complied with in full. A pre-commencement meeting should take place prior to any works on site and should include the project manager, project arboriculturalist and the Local Authority Arboricultural Officer. Details of drainage and service runs will be required prior to commencement. (Conditions 11 and 12 refer)

REPRESENTATIONS

x4 Letters of objection (from x3 properties) have been received raising the following main points:

Transport:

- The junction of Shaftesbury Road and Maybury Hill is already dangerous for many reasons, including cars parked along Maybury Hill, from St. Columbus onwards, causing queues to block the junction, a number of schools use the Maybury Hill/Shaftesbury Road junction as a drop-off/pick-up location for their school coaches, parents dropping off their children for the buses, park their cars, twice a day in Shaftesbury Road, starting at the junction, parking 5 to 10 cars along the road, since the opening of St. Dunstan's Church, the volume of traffic at the Shaftesbury Road/Maybury Hill junction has dramatically increased. Queues are commonplace most of each weekend and on numerous church occasions, the increases in the class and year group sizes at St. Dunstan's School has added further pressure to Shaftesbury Road and the Maybury Hill Junction.
- The Police are obviously aware of the dangers and excessive traffic around the junction, as they use this location on a regular basis to set up speed traps.
- The Council themselves are already aware of the dangers along Maybury Hill, as they recently held a consultation with a view to implementing traffic calming measures along Maybury Hill.

14 NOVEMBER 2017 PLANNING COMMITTEE

- Accidents occur at this junction on a regular basis caused by a car failing to see the queue of traffic.
- The proposed new driveway would require the removal of the one controlled parking space at the eastern end of Shaftesbury Road.
- The proposed vehicular access is far too close to the junction of Shaftesbury Road and Maybury Hill, causing a danger to both pedestrians and vehicles entering and exiting the junction.
- The above points, and the fact that there is already an existing access to the Tor House site on Maybury Hill, should surely make this the preferred access, rather than adding an additional access point to the over-used, over-congested Shaftesbury Road/Maybury Hill junction.
- Parked cars close to the exit of Shaftesbury Road onto Maybury Hill represent a safety issue with obscured sightlines as cars sweep into and exit from Shaftesbury Road.

Character/ Neighbouring Amenity:

- The roofline of Plot 1 is dominant and appears overbearing and disproportionate in scale to Mayhill and other neighbouring properties. Even accepting the dip in the Plot 1 ground level its roofline of 9.28m is 1.58m higher than Mayhill's height of 7.7m.
- The existing roof on Tor House is 7.3m. The proposed roof on Plot 1 is 9.3m, some 2.0m higher. In addition to being significantly higher than the existing roof it is also 1.2m higher than the proposed Plot 2 and 1.3m higher than the Mayhill property situated next door to Plot 1.
- The Plot 1 building footprint is too close to Mayhill's eastern boundary, overshadowing the first floor side bedroom window within Mayhill.
- The top of the roof of the existing Tor House sits level with the top of the rear garden hedge of No.2 Verralls and therefore has no impact on No.2 Verralls. Furthermore, the existing Tor House is located to the north-east of the proposed Plot 1 and regardless of roof height does not have an impact on No.2 Verralls.
- The combination of the location of proposed Plot 1 (south-west of the existing Tor House) and the significant increase in roof height will result in the hemming in of No.2 Verralls by replacing an open space with a very large roof area (of which No.2 Verralls will see part of the rear and all of the side area).
- No.2 Verralls currently enjoys good levels of light in the morning when the sun rises. This will be reduced by the proposed roof height and property location of Plot 1. During winter months, when the sun is lower in the sky, No.2 Verralls will experience a significant loss of light, putting the garden into shadow, particularly in the morning.
- The proposed height of Plot 1 results in the outlook of No.2 Verralls being unacceptably closed in.
- No.1 Verralls is currently unoccupied as the new owners have yet to move in. I have written to the estate agents, Foundations of Woking, asking that details of the planning application be forwarded to the new owners, however they have not confirmed that this has been done, potentially denying the new owners a chance to review and comment on a planning application that will also have a material impact on their property.
(Officer Note: A neighbour notification letter was sent to No.1 Verralls)
- There are 3 possible compromises; (1) reduce the height of Plot 1 to the height of the existing Tor House (2) reduce the height of Plot 1 to the height of Plot 2 (3) switch the house designs between Plot 1 and Plot 2.

14 NOVEMBER 2017 PLANNING COMMITTEE

(Officer Note: The planning application must be considered on its merits as submitted)

- Plot 1 will enclose No.1 Verralls.
- Loss of light to the front bedroom windows of No.1 Verralls.

COMMENTARY

Amended plans were requested, and accepted, during consideration of the application. Amended plans made the following main changes to the proposal as initially submitted (and on which public consultation was undertaken):

- Plot 1 finished ground floor level revised from initially proposed 37.85 AOD to 37.70 AOD (the relevant existing level is approximately 37.85 AOD).
- Existing 2no. ground floor level side-facing (east) windows within adjacent Mayhill plotted on the Proposed Site Plan.
- Proposed Roof Plans shown on the Proposed Block Plan with existing extension at Mayhill also shown.
- Proposed Street Scene updated to more accurately reflect the existing form and scale of adjacent Mayhill and the revised finished ground floor level of Plot 1.
- Existing extension at adjacent Mayhill shown on the Existing Block Plan.

Due to the nature of these amendments it was not considered necessary to undertake further public consultation on amended plans.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS8 - Thames Basin Heaths Special Protection Areas

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

CS25 - Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DMP DPD) (2016)

DM2 - Trees and Landscaping

DM8 - Land Contamination and Hazards

DM10 - Development on Garden Land

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2006)

Climate Change (2013)

Affordable Housing Delivery (2014)

Supplementary Planning Guidance (SPG)

Plot subdivision: Infilling and backland development (2000)

Other Material Considerations

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area Avoidance Strategy

National Planning Practice Guidance (NPPG)

Written statement to Parliament - Planning update - 25th March 2015

Written Ministerial Statement - 28th November 2014

Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

01. The main planning issues to consider in determining this application are:
- Principle of development
 - Design and impact upon the character of the area, including arboricultural implications
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Highways and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Affordable housing
 - Sustainable construction
- having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

02. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification text to Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling.
03. Both of the proposed 2no. dwellings would exceed 290 sq.m. in Gross Internal Area (GIA) and provide 4+ bedrooms in accommodation. Both proposed 2no. dwellings would therefore constitute 'family accommodation'. Both Policy CS11 of the Woking Core Strategy (2012), and the Strategic Housing Market Assessment (SHMA) (2015), identify a need for 4+ bedroom dwellings. The proposal would therefore assist in meeting this local need and demand and would result in no loss of existing family accommodation because the demolition of the existing 4 bedroom dwelling (approximately 224 sq.m in GIA) would be mitigated by one of the two proposed replacement dwellings.
04. Policy CS10 of the Woking Core Strategy (2012) sets out an indicative density range of between 30 - 40 dph for infill development within the rest of the Urban Area (ie. those areas outside of Woking Town Centre, West Byfleet District Centre and Local Centres), as in this instance, stating that density will not be justified at less than 30 dph unless higher densities cannot be integrated into the existing urban form. The existing density of the application site is just 8 dph and the proposal would double this density to 16 dph. Whilst the resulting density would fall short of 30 dph it is

considered that the resulting density of 16 dph is the most which could be integrated into the existing urban form of the surrounding area and having regard to neighbouring amenity.

05. The application site is situated within the designated Urban Area within the Mount Hermon area of the Borough where the principle of residential development is considered to be acceptable. Paragraph 53 of the National Planning Policy Framework (NPPF) (2012) states that, "*Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*". Policy DM10 of the Development Management Policies DPD (2016), and guidance contained within Supplementary Planning Guidance 'Plot Subdivision, Infilling' and Backland Development', notes that such development may not be considered favourably if it has a significant adverse impact upon the character or the amenities of existing housing areas. This is assessed in further detail within the paragraphs below.

Design and impact upon the character of the area, including arboricultural implications

06. One of the core principles of the National Planning Policy Framework (NPPF) (2012) is to seek to secure high quality design. Furthermore Policy CS21 of the Woking Core Strategy (2012) states that buildings 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.
07. Policy DM10 (Development on Garden Land) of the Development Management Policies DPD (2016) states that housing development on garden land and/or that to the rear or side of an existing property will be supported provided that it meets the other relevant Development Plan policies and that:
- *it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*
 - *it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;*
 - *the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area; and*
 - *suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality.*
08. The application site is located on the corner of Maybury Hill and Shaftesbury Road in an attractive relatively low density suburban area. In the vicinity of the application site there is considerable variety in house types in terms of architectural styles, ages and scale, although a traditional style of architecture prevails. The general pattern of development is of dwellings set back from the road frontage within generously sized plots. There are a variety of roof forms in the area, including gable ends and hipped roofs, and also a variety of angles of pitch associated with these roof forms.
09. The area has a sylvan character as a result of vegetation growing in front and rear gardens and front hedges; qualities which positively contribute to the character and

appearance of the area. The application site is relatively unusual in that the existing dwelling is positioned towards the rear of the site whereas other properties fronting Shaftesbury Road are located closer to the frontage. The wider area is generally within the Arcadian typology with some small areas of post war and more modern infill. The majority of properties are large detached two storey houses, although some bungalows are present. Whilst the frontage of the existing dwelling has some architectural merit the dwelling has been historically unsympathetically extended, reducing its overall architectural value. Furthermore the existing dwelling is not Locally, or Statutory Listed, nor located within a Conservation Area. Therefore it is not considered that an objection to the principle of the demolition and replacement of the existing dwelling could be substantiated, subject to the other planning considerations as set out within this report.

10. The application site measures approximately 33.0m in width and is one of the larger sites within the area in terms of this width. The depth of the site, in measuring approximately 36.0m, is commensurate with adjacent Mayhill, and White Gates further to the west. The proposal would sub-divide the site into two plots measuring approximately 16.5m in width. The resulting plot widths would be commensurate with those of Magnolia Lodge and Sycamores, on the opposing southern side of Shaftesbury Road, with the plot depths remaining unaltered at 33.0m, and therefore commensurate with adjacent Mayhill and White Gates.
11. Whilst the proposed 2no. dwellings would move closer towards the Shaftesbury Road frontage than the existing dwelling to be demolished a depth of frontage measuring approximately 12.5m would be retained. There is no consistent building line along this northern side of Shaftesbury Road and the siting of the proposed dwellings would more closely accord with the prevailing character of the area than the existing siting of the dwelling to be demolished. The adopted building lines enable adequate car parking and turning provision to be accommodated within the site and the depth of frontage maintained with a partially soft landscaped front garden. It is considered that the adopted building lines are an acceptable approach which would present a frontage in keeping with the existing street scene including frontage width, building orientation and distance from the road as required by Policy DM10 of the DMP DPD (2016).
12. Whilst some existing bamboo, laurel and rhododendron along the Shaftesbury Road frontage would be removed to facilitate the formation of a new vehicular crossover with Shaftesbury Road the proposed site plan shows indicative replacement soft planting along this frontage with such replacement planting considered to remain sufficient distance from the front elevations of the proposed dwellings to have potential to maintain the sylvan character of the area in the medium term. Details of such replacement planting would be secured via the recommended soft landscape condition (condition 04 refers).
13. Several trees exist within the site, with further trees sited immediately adjacent to the site. Policy CS21 requires proposals for new development to include the retention of any trees of amenity value. Policy DM2 of the Development Management Policies DPD (2016) states that the Council will require any trees which are to be retained to be adequately protected to avoid damage during construction, and that the Council will consider attaching the appropriate conditions to prevent damage and ensure satisfactory arboricultural works in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (or any future equivalent).
14. The application is supported by arboricultural information, dated August 2017, prepared by SJA Trees, which identifies that 3no. trees would be removed (Hawthorn,

14 NOVEMBER 2017 PLANNING COMMITTEE

Laburnum and Norway Maple) although these 3no. trees have all been assessed within the arboricultural information as being of low quality and value (Category C). Whilst some low level ornamental shrubbery, laurel, bamboo and rhododendron would also be removed this planting is generally contained within the application site and therefore has limited public amenity value and could be removed without the Council's consent regardless. All tree and soft planting proposed to be removed is considered capable of being adequately mitigated through a soft landscaping scheme secured via recommended condition 04. The submitted arboricultural information makes provision for works within the Root Protection Areas (RPAs) of retained trees to be carried out in an arboriculturally sensitive manner and for the provision of adequate physical protection to retained trees during the course of site works. The Council's Senior Arboricultural Officer has reviewed the submitted arboricultural information and considers the arboricultural implications to be acceptable subject to a recommended condition to secure compliance (condition 11 refers) and further details of any drainage or service runs (condition 12 refers).

15. Taking account of these combined factors the proposal is not considered to involve the inappropriate sub-division of an existing curtilage to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes.
16. In terms of separation between buildings a 2.6m separation gap would be maintained between proposed Plot 1 and the common boundary with adjacent Mayhill, although, due to the catslide style roof and single storey projection to the eastern elevation of Mayhill, the level of separation retained to Mayhill at two storey level would measure in excess of 6.0m. An overall separation gap of 3.0m would be maintained between proposed Plot 1 and Plot 2 (1.5m either side of the resulting common boundary) with Plot 2 set approximately 2.8m from the eastern boundary with Maybury Hill. It is considered that these levels of visual separation would maintain the character and rhythm of the Shaftesbury Road street scene and would be sufficient to avoid a 'cramped' appearance. Furthermore the eastern elevation of proposed Plot 2 would not occur within significantly closer proximity to the carriageway of Maybury Hill than the existing side (east) elevation of Magnolia Lodge on the opposite side of Shaftesbury Road. Due to these distances the proposed dwellings are considered to respect and integrate acceptably into the character of the street scene in terms of visual separation between buildings and spacing.
17. In terms of architectural approach Plot 1 adopts a traditional 'Arts and Crafts' style demonstrating a two storey front gable with a canted bay window, which would form the principal architectural feature to this elevation, and a subordinate two storey hipped roof front projection with a single storey monopitched element above the front entrance. A butterfly style roof would be utilised with a modest flat roofed front dormer window. A chimney stack would occur to the eastern (side) elevation. The rear elevation would demonstrate a two storey projecting gable feature. External materials are proposed to consist of red facing brick, feature brick bands, clay tile hanging and clay roof tiles with black rainwater goods. The architectural approach of Plot 1 is considered to be acceptable and to integrate into the character of the area, which is somewhat varied in terms of architectural styles.
18. The architectural approach of Plot 2 is of a Georgian influence, in reference to the style of the existing dwelling to be demolished. Plot 2 would be two storey in scale with further accommodation within a mansard style roof behind a parapet wall, and would demonstrate a modest flat roofed front dormer window. Several of the doors would demonstrate fanlights, a feature typical of the Georgian era with the design and

proportion of the vertical sliding sash windows also typical of a Georgian style. A chimney stack would also be provided to the eastern (side) elevation with this eastern elevation designed to 'turn the corner' from Shaftesbury Road into Maybury Hill. Plot 2 would also demonstrate two projections, at two storey level, to the front and a projection to the rear, which would articulate these elevations. External materials are proposed to consist of red facing brick, slate roof tiles and reconstituted stone copings with painted window shutters also utilised. The architectural approach of Plot 2 is considered to be acceptable and to integrate into the character of the area, which is somewhat varied in terms of architectural styles.

19. In terms of building scale the maximum height (approx. 9.3m) of Plot 1 would be greater than that of adjacent Mayhill to the west (approximately 7.7m) however this factor alone does not in itself result in harm to the street scene of Shaftesbury Road or to the character of the area, in which there is considerable variety in house types in terms of architectural styles, ages and scale and some variation between adjacent dwellings. It must also be borne in mind that the inclusion of a subordinate projecting gable (height approx. 8.4m) to the front elevation would read as the focal point of Plot 1 from the carriageway of Shaftesbury Road, therefore reducing the potential impact of the difference in maximum height between Plot 1 and adjacent Mayhill.
20. Whilst three levels of accommodation would be provided internally within both Plot 1 and Plot 2 the only external manifestation of this would be a single front dormer window within both dwellings. The front dormer within Plot 1 is modest in scale and would serve to add visual interest to the front roof slope whilst the front dormer within Plot 2 would be reduced in visibility by the parapet wall.
21. The perceived two storey depths of both Plots 1 and 2 would be relieved through the inclusion of subordinate two storey projections to the front and rear with the greatest two storey depths also relieved by the protruding chimney stacks to the eastern elevations. Overall the scale of both proposed dwellings is considered to reflect the overriding character of the area and to respect the street scenes of Shaftesbury Road and Maybury Hill, particularly taking into account the level of separation from the front boundary of the application site.
22. Overall the proposed dwellings are considered to represent a high quality design, which would respect and make a positive contribution to the street scenes of Shaftesbury Road and Maybury Hill and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with Sections 6 and 7 of the National Planning Policy Framework 2012 (NPPF), Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016) and Supplementary Planning Document 'Design (2015)'.

Impact upon neighbouring amenity

23. Policy CS21 (Design) 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 loss of outlook. More detailed guidance, in terms of assessing neighbouring amenity impacts, is provided by SPD 'Outlook, Amenity, Privacy and Daylight (2008)'.

Mayhill, Shaftesbury Road:

24. Mayhill is a detached two storey dwelling situated to the west which demonstrates a single storey extension (PP Ref: 78/465) to its eastern side, which projects forwards of the two storey front elevation, and to the rear towards the terminus of the garden amenity area, party wrapping around the rear elevation. Mayhill benefits from a car port and integral garage to the front of its eastern side, adjoining the application site, with both a study and living area towards the rear of the extension, both of these rooms benefitting from high-level windows close to the common boundary and facing across the application site. The high level window serving the study is clear-glazed with that serving the living area obscure-glazed. Mayhill demonstrates a single first floor level side-facing window (east) although this window serves a secondary function to a bedroom, the primary window serving which is within the front elevation.
25. Plot 1 would be sited approximately 2.6m away from the single storey side (east) elevation of Mayhill, maintaining a separation distance measuring approximately 7.0m to the two storey side (east) elevation of Mayhill. The existing extension (PP Ref: 78/465) at Mayhill would largely mitigate any potential impact of Plot 1 upon openings within the rear elevation, and the rear garden amenity area, of Mayhill. Whilst Plot 1 would project forwards of the front elevation of Mayhill this projection would occur at a separation distance measuring approximately 7.0m from the two storey form of Mayhill, and for approximately 5.0m forwards of the two storey form of Mayhill. Furthermore this forward projection would occur in the form of the subordinate hipped element of Plot 1, which would demonstrate an approximate 5.5m eaves height with the roof form hipping both away from the common boundary and away from the front, serving to reduce the bulk and mass of this projection. It is also a material consideration that the easterly part of the front elevation of Mayhill contains a car port and integral garage with habitable room windows restricted to the two storey front elevation of Mayhill, which is set further away from the common boundary.
26. Whilst it is acknowledged that Plot 1 would be readily visible from the single side-facing (east) first floor window within Mayhill, Plot 1 would remain approximately 7.0m from this window and utilise a roof form pitching away from the common boundary. This side-facing window serves a secondary function to a bedroom, the primary window serving which is within the front elevation. That new development would be visible from neighbouring properties or land does not, in itself, give rise to significantly harmful impact. In terms of daylight to the primary bedroom window within the front elevation SPD 'Outlook, Amenity, Privacy and Daylight (2008)' states that "*significant loss of daylight will occur if the centre of the affected window...lies within a zone measured at 45° in both plan and elevation*". Plot 1 complies with this 45° angle test and therefore no significant loss of daylight is considered to occur to the first floor level front-facing bedroom window within Mayhill. Furthermore, with regard to the first floor level side-facing (east) window serving a secondary function to the bedroom within Mayhill, SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies that suitable daylight is achieved to side-facing openings where an unobstructed vertical angle of 25° can be drawn from a point taken from the middle of the existing window opening. Plot 1 would pass this 25° angle test and is therefore not considered to cause a significant loss of daylight to this side-facing window.
27. With regard to the impact upon the two ground floor, albeit high-level windows, located close to the common boundary, and facing across the application site, the window serving the living area is obscure-glazed and therefore does not form the primary source of daylight or outlook to this area, which is also served by openings facing towards the north and west. The window serving the study is clear-glazed and forms the single source of daylight and outlook to this room. The two storey form of the existing dwelling to be demolished is sited directly opposite the study window to the

east at a separation distance measuring approximately 6.5m. Plot 1 would be sited predominantly to the south-east with the main dwelling massing therefore not occurring directly opposite the study window, although the two storey rear gable projection would occur directly opposite the study window to the east at a separation distance measuring approximately 9.8m. In terms of daylight to the study SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies that suitable daylight is achieved to side-facing openings where an unobstructed vertical angle of 25° can be drawn from a point taken from the middle of the existing window opening. The rear gable projection of Plot 1 would cause a very marginal breach of this 25° angle and is therefore not considered to result in a significantly harmful loss of daylight to this window, particularly given the high-level nature of this window and its siting close to the common boundary, and that it is wholly reliant upon daylight received across the application site. Whilst it is acknowledged that some daylight impact would occur to the study it is not considered that this would be significantly harmful either to this room alone, or to the residential amenity of Mayhill overall, such as to form a defensible basis for refusal which could potentially be upheld.

28. In terms of potential loss of sunlight, the Building Research Establishment (BRE) Guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice (2011)' suggests that all main living rooms should be checked if they have a window facing within 90° of due south and that kitchens and bedrooms are less important. Plot 1 would be located predominantly to the east of Mayhill and it is acknowledged that the siting of Plot 1 within the application site (in comparison to the siting of the existing dwelling towards the rear of the application site), in combination with its form, may result in some loss of existing sunlight to Mayhill. The first floor level side-facing (east) window within Mayhill serves a secondary function to a bedroom alongside a predominantly south-facing front elevation window. Any potential loss of sunlight to the side-facing first floor window is therefore not considered to be significantly harmful contrary to Policy CS21. Some loss of early morning sunlight would likely occur to the ground floor, albeit high-level, side-facing (east) window serving a study however this window is located close to the common boundary and faces across the application site. It is not considered that the potential loss of early morning sunlight to this single room would be capable of forming a defensible basis for refusal of the application as any such loss of sunlight is not considered to cause significant harm to the overall amenity of Mayhill contrary to Policy CS21.
29. The single first floor level window within the western elevation of Plot 1 would serve a bathroom and has been annotated on plan as being obscure-glazed. The obscure-glazing and high-level opening only (ie. above 1.7m from FFL) of this window can be secured via recommended condition 18 and would avoid a significantly harmful loss of privacy to Mayhill.
30. Overall, taking into account the above combined factors, whilst it is acknowledged that Plot 1 would be readily visible from both a side-facing (east) first floor level window (serving a bedroom) and a side-facing (east) ground floor level window (serving a study) within Mayhill it is not considered that significant harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to Mayhill contrary to Policy CS21.

No.1 Verralls:

31. No.1 Verralls is a detached two storey dwelling situated to the north at a ground level approximately 1.5m higher than the finished ground floor level of both proposed Plot 1 and Plot 2. No.1 is orientated at an oblique angle in relation to the application site which results in its front elevation facing predominantly east, and its rear elevation predominantly west, with a south elevation which appears to demonstrate no openings. The area to the east of No.1 primarily serves as a driveway, and contains a detached garage, with the primary private garden amenity area of No.1 located to the west, to the rear of adjacent Mayhill.
32. Plot 1 would demonstrate an eaves height measuring approximately 5.5m, a maximum height measuring approximately 9.3m, and an approximate 8.3m high rear gable projection. The maximum 9.3m height of Plot 1 would occur approximately 16.0m from the common boundary with No.1 Verralls with the main massing of Plot 1 located approximately 12.1m from the common boundary and the two storey rear gable projection located approximately 10.2m from the common boundary.
33. Plot 2 would demonstrate an eaves height measuring approximately 6.5m and a maximum height measuring approximately 8.1m. The maximum height of Plot 2 would occur approximately 16.0m from the common boundary with No.1 Verralls with the 6.5m high two storey rear projection located approximately 11.5m from the common boundary.
34. Both Plot 1 and Plot 2 have been designed to avoid north-facing windows above first floor level. Recommended conditions 19 and 20 can prevent the potential future formation/insertion of rear dormer windows/rooflights in order to protect the privacy of No.1. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies recommended minimum separation distances for achieving privacy, with a separation distance of 10.0m recommended for two storey rear elevation-to-boundary relationships. Both Plot 1 and Plot 2 would comply with the relevant recommended separation distances. Furthermore the area to the east of No.1, which windows within the rear elevations of both Plot 1 and Plot 2 would face towards, serves primarily as a driveway, and contains a detached garage, as opposed to the primary private garden amenity area of No.1, which is located to the west, to the rear of adjacent Mayhill.
35. Overall, taking account of the above combined factors, including that No.1 Verralls is set at a ground level approximately 1.5m higher than the finished ground floor level of both proposed Plot 1 and Plot 2, it is not considered that significantly harmful impact, by reason of potential loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook, would occur to No.1 Verralls contrary to Policy CS21.

No.2 Verralls:

36. No.2 Verralls is situated to the north-west, adjacent to No.1 Verralls, and to the rear of Mayhill and White Gates. A letter of objection has been received from No.2 Verralls. The closest point of Plot 1 would remain approximately 20.0m from the closest part of the curtilage of No.2, which represents the very south-eastern terminus of its rear garden amenity area. The existing residential curtilage of Mayhill intervenes between proposed Plot 1 and No.2 Verralls. It is acknowledged that proposed Plot 1 would potentially be visible from the residential curtilage of No.2 however, as previously noted within this report, the fact that new development may be visible from neighbouring properties or land does not, in itself, give rise to significantly harmful impact. Furthermore no 'right to a view' exists across third party land. Taking account of the form, scale and siting of the proposed development in relation to No.2, including

separation distances and the oblique relationship, it is not considered that significantly harmful impact, by reason of potential loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook, would occur to No.2 Verralls contrary to Policy CS21.

Magnolia Lodge and The Sycamores:

37. Magnolia Lodge and The Sycamores are detached two storey dwellings situated to the south on the opposite side of Shaftesbury Road. Plot 1 would be sited directly opposite The Sycamores, although located a minimum of approximately 11.4m from the application site boundary with Shaftesbury Road, resulting in an overall level of retained separation measuring approximately 21.0m to the front boundary of The Sycamores, and approximately 28.0m to the closest part of the front elevation of The Sycamores. Plot 2 would be sited directly opposite Magnolia Lodge, although located a minimum of approximately 10.5m from the application site boundary with Shaftesbury Road, resulting in an overall level of retained separation measuring approximately 20.0m to the front boundary of Magnolia Lodge, and approximately 29.0m to the closest part of the front elevation of Magnolia Lodge.
38. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies recommended minimum separation distances for achieving privacy, with a separation distance of 15.0m recommended for three storey front elevation-to-front elevation relationships, taking into account the front dormer windows proposed. Both Plot 1 and Plot 2 would substantially exceed the relevant recommended separation distances and would demonstrate a typical 'across the street' relationship with Magnolia Lodge and The Sycamores.
39. Overall, taking into account the above combined factors, and having regard to the scale and form of Plot 1 and Plot 2, it is not considered that significantly harmful impact, by reason of potential loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook, would occur to either Magnolia Lodge or The Sycamores contrary to Policy CS21.
40. Overall, subject to recommended conditions, the proposed 2no. dwellings are considered to achieve satisfactory relationships to adjoining properties, avoiding significant harmful impact, by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook and therefore accord with Policy CS21 of the Woking Core Strategy (2012), SPD 'Outlook, Amenity, Privacy and Daylight (2008)' and the core principles of the National Planning Policy Framework 2012 (NPPF).

Amenities of future occupiers

41. In terms of the proposed dwellings it is considered that a good standard of outlook, daylight and sunlight would be achieved to habitable rooms and private garden amenity areas. Both proposed dwellings would exceed 290 sq.m. in Gross Internal Area (GIA); for three storey 4+ bedroom dwellings this level of GIA is considered to provide a good standard of amenity.
42. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out, within paragraph 4.8 that, "*where appropriate, the area of private garden should approximate with gross floorspace of the dwelling (subject to the character of the local context) but it is advised that it should always be as large as the building footprint of the dwelling house, except in the most dense urban locations*". The gross floorspace of Plot 1

measures approximately 299 sq.m with the building footprint measuring approximately 145 sq.m. The gross floorspace of Plot 2 measures approximately 303 sq.m with the building footprint measuring approximately 148 sq.m. The area of private garden amenity to serve Plot 1 would measure approximately 200 sq.m and that to serve Plot 2 approximately 221 sq.m. The areas of private garden amenity would therefore exceed the respective building footprints and provide suitable, sunlit areas of predominantly soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of future occupiers, reflecting the prevailing grain and pattern of development within the surrounding area.

Highways and parking implications

43. SPD 'Parking Standards (2006)' sets maximum parking standards, with the objective of promoting sustainable non-car travel. Whilst Policy CS18 of the Woking Core Strategy (2012) states that the Council will move towards minimum parking standards for residential development, SPD 'Parking Standards (2006)' remains in place and sets a maximum residential car parking standard of 2 spaces, per 3 or more bedroom dwelling outside of the High Accessibility Zone, stating that "*for car parking the standards define the maximum acceptable provision for the most common forms of development. Provision above this level will not normally be permitted*".
44. The proposal includes the provision of an integral garage and frontage driveway and parking area to each dwelling. The frontage driveway and parking area alone would be capable of facilitating the on-site parking of 2 cars, in line with the relevant parking standard set out by SPD 'Parking Standards (2006)', and therefore it is not considered necessary, having regard to the 'six tests' for planning conditions set out within paragraph 206 of the NPPF, to restrict the integral garages to parking purposes only via planning condition. Whilst the proposal appears to make provision for in excess of 2 car parking spaces per dwelling, this factor is not considered to cause planning harm in this context and would remain commensurate with the level of car parking apparent at properties within the immediate area which are generally large and detached.
45. The proposal would remove the existing single vehicular crossover onto Maybury Hill and form a new single vehicular crossover onto Shaftesbury Road, which would split within the application site in order to serve both dwellings.
46. The proposed development has been considered by the County Highway Authority (SCC) who, having considered any local representations and having assessed the application on safety, capacity and policy grounds, raises no objection subject to recommended conditions 13, 14, 15, 16 and 17. Whilst some local representations relating to the relocation of vehicular access from Maybury Hill to Shaftesbury Road are noted the application proposes 2no. dwellings (1no. net) and is therefore unlikely to give rise to significant vehicular movement. It is also a material consideration that the proposed vehicular access would result in the removal of an existing on-street Zone 5 controlled parking zone (CPZ) bay on Shaftesbury Road and would therefore remove the potential for semi-permanent obstruction of the carriageway (vehicles parked within the on-street bay for periods of time) and replace this with intermittent, and short-term, vehicular access and egress into and out of the application site, which would cause less potential obstruction of the Shaftesbury Road carriageway in this location close to the Maybury Hill junction. Furthermore, paragraph 32 of the NPPF states that "*development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". No severe

14 NOVEMBER 2017 PLANNING COMMITTEE

transport impacts are considered to arise and the closure of the existing crossover onto Maybury Hill is considered to be a positive factor of the proposal.

47. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy (2012), SPD 'Parking Standards' (2008) and the National Planning Policy Framework (NPPF) (2012).

Thames Basin Heaths Special Protection Area (TBH SPA)

48. The Special Protection Areas (SPAs) in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. 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).
49. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of **£1,008** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy (April 2017 update) as a result of the uplift of 1no. 4+ bedroom dwelling which would arise from the proposal. The applicant is preparing a Legal Agreement to secure this financial contribution.
50. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBH SPA and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

Affordable Housing

51. 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.
52. However, following the Court of Appeal's judgment of 11 May 2016 (*Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441*), it is acknowledged that the policies within the Written Ministerial Statement of 28 November 2014, as to the specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must be treated as a material consideration in development management decisions.
53. Additionally the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016) sets out that affordable housing contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28 November 2014 and the Planning Practice Guidance (Paragraph 031

14 NOVEMBER 2017 PLANNING COMMITTEE

- Revision date: 19.05.2016). The proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, and therefore no affordable housing contribution is sought.

Sustainable construction:

54. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes (CfSH). Therefore in applying Policy CS22 of the Woking Core Strategy (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (recommended conditions 08 and 09).

LOCAL FINANCE CONSIDERATIONS

55. The proposed development would be liable for Community Infrastructure Levy (CIL) to the sum of **£51,231** (including the April 2017 Indexation).

CONCLUSION

56. Overall the proposed dwellings are considered to be acceptable in principle, to represent a high quality design, which would respect and make a positive contribution to the street scenes of Shaftesbury Road and Maybury Hill and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings. The proposal is also considered to result in an acceptable impact upon neighbouring amenity, to provide a good standard of amenity to future occupiers and to result in acceptable arboricultural implications and highways and car parking implications having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance. Thames Basin Heaths Special Protection Area (TBH SPA) mitigation will be addressed by way of Legal Agreement.
57. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS8, CS10, CS11, CS12, CS18, CS21, CS22 and CS25 of the Woking Core Strategy (2012), Sections 4, 6, 7, 10 and 11 of the National Planning Policy Framework 2012 (NPPF), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)', 'Climate Change (2013)' and 'Affordable Housing Delivery (2014)', Supplementary Planning Guidance 'Plot subdivision: Infilling and backland development (2000)', Policies DM2, DM8 and DM10 of the Development Management Policies DPD (2016), South East Plan (2009) (Saved policy) NRM6, the Thames Basin Heaths Special Protection Area Avoidance Strategy and the National Planning Practice Guidance (NPPG). It is therefore recommended that planning permission is granted subject to conditions and legal agreement as set out below.

BACKGROUND PAPERS

Site visit photographs

x4 Letters of representation

Consultation response from Senior Arboricultural Officer

Consultation response from County Highway Authority (SCC)

PLANNING OBLIGATIONS

14 NOVEMBER 2017 PLANNING COMMITTEE

	Obligation	Reason for Agreeing Obligation
1.	£1,008 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

Grant planning permission subject to the following conditions and SAMM (TBH SPA) contribution secured by way of Legal Agreement:

01. 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).

02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

DP/587/01-01 Rev P1 (Existing GF Plan), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/587/01-02 Rev P1 (Existing FF & Roof), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/587/02-01 Rev P1 (Ex Elevations 01), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/587/02-02 Rev P1 (Ex Elevations 02), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/587/06-01 Rev P2 (Prop Site Plan), dated 18.10.17 and received by the Local Planning Authority on 18.10.2017.

DP/587/06-02 Rev P2 (Prop Street Scene), dated 18.10.17 and received by the Local Planning Authority on 18.10.2017.

DP/587/06-03 Rev P2 (Ex Block Plan), dated 18.10.17 and received by the Local Planning Authority on 18.10.2017.

DP/587/06-04 Rev P2 (Prop Block Plan), dated 18.10.17 and received by the Local Planning Authority on 18.10.2017.

DP/586/PL1/01-01 Rev P1 (Plot 1 Plans 01 - Ground Floor), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL1/01-02 Rev P1 (Plot 1 Plans 02 - First Floor), dated June 17 and received by the Local Planning Authority on 11.08.2017.

14 NOVEMBER 2017 PLANNING COMMITTEE

DP/586/PL1/01-03 Rev P1 (Plot 1 Plans 03 - Attic Floor), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL1/01-04 Rev P1 (Plot 1 Plans 04 - Roof Plan), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL1/02-01 Rev P1 (Plot 1 Elevations 01 - South and East), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL1/02-02 Rev P1 (Plot 1 Elevations 02 - West and North), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL2/01-01 Rev P1 (Plot 2 Plans 01 - Ground Floor), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL2/01-02 Rev P1 (Plot 2 Plans 02 - First Floor), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL2/01-03 Rev P1 (Plot 2 Plans 03 - Attic Floor), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL2/01-04 Rev P1 (Plot 2 Plans 04 - Roof Plan), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL2/02-01 Rev P1 (Plot 2 Elevations 01 - South and East), dated June 17 and received by the Local Planning Authority on 11.08.2017.

DP/586/PL2/02-02 Rev P1 (Plot 2 Elevations 02 - West and North), dated June 17 and received by the Local Planning Authority on 11.08.2017.

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

03. The development hereby permitted shall be constructed in the external materials as set out on the document titled 'Proposed Materials - 2 x new dwellings, Tor House, Shaftesbury Road, Woking' (2pp), and as shown/annotated on the approved plans listed within condition 02 above, and shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of Shaftesbury Road and Maybury Hill and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

04. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the commencement of any above ground works to construct the development hereby permitted a detailed soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted and any existing soft planting to be retained. All new soft landscaping shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwellings or the completion of the development, whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or

14 NOVEMBER 2017 PLANNING COMMITTEE

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 first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of Shaftesbury Road and Maybury Hill and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

05. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the commencement of any above ground works to construct the development hereby permitted full details and/or samples of the materials to be used for the 'hard' landscape works shall be submitted to and approved in writing by the Local Planning Authority. The 'hard' landscape works shall be carried out in accordance with the approved details and completed before the first occupation of the dwellings hereby permitted and permanently retained thereafter.

Reason: To protect the character and appearance of Shaftesbury Road and Maybury Hill and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

06. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the commencement of any above ground works to construct the development hereby permitted details of any modifications to boundary treatments (including the subdivision of the application site between the proposed dwellings) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary modifications and treatments shall be implemented in full prior to the first occupation of the dwellings hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure adequate security and a satisfactory appearance of the completed development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

07. ++ Prior to the commencement of any above ground works to construct the development hereby permitted details of a scheme for disposing of surface water by means of a sustainable drainage system shall be 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 in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the policies within the National Planning Policy Framework (NPPF) (2012).

08. ++ Prior to the of the commencement of any above ground works to construct the development hereby permitted, written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:

14 NOVEMBER 2017 PLANNING COMMITTEE

- 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).

09. ++ 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).

10. If during development, contamination not previously identified is found present at the site then no further development (unless otherwise first 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 thereafter be implemented in accordance with the approved details.

Reason: In accordance with the National Planning Policy Framework (2012) and Policy DM8 of the Development Management Policies DPD (2016) which require 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 (paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 12).

14 NOVEMBER 2017 PLANNING COMMITTEE

11. Tree protective measures shall be carried out in strict accordance with the Arboricultural Implications Report (Ref: SJA air 17184-01, dated August 2017) and the Tree Protection Plan (Ref: SJA TPP 17184-01) provided by SJA Trees. A pre-commencement site meeting shall be held between the Council's Arboricultural Officer, the project Arboricultural consultant and Project Manager whereupon any arboricultural supervision can be agreed and any changes to tree protection details can be amended and agreed. No works or demolition shall take place until the tree protective 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. The works shall be carried out as approved and the tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention and protection of trees on and adjacent to the site In the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the core principles of the National Planning Policy Framework (NPPF) (2012).

12. ++ Prior to the commencement of the development hereby permitted, full details of the method of construction and position of drainage and service runs on the site shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant may be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site In the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the core principles of the National Planning Policy Framework (NPPF) (2012).

13. The development hereby permitted shall not be first occupied unless and until the proposed vehicular access to Shaftesbury Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

14. The development hereby permitted shall not be first occupied unless and until the existing access from the site to Maybury Hill has been permanently closed and any kerbs, verge and footway fully reinstated.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

14 NOVEMBER 2017 PLANNING COMMITTEE

15. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

16. ++ No development shall commence until a Construction Transport Management Plan (CTMP), to include details of :
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) measures to prevent the deposit of materials on the highway
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

17. ++ The development hereby permitted shall not be first occupied unless and until a scheme to remove and/or relocate the existing parking bay on Shaftesbury Road has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwellings hereby permitted to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

18. Where annotated as being 'obscure and fixed' on the approved plans numbered/titled 'DP/586/PL1/01-02 Rev P1 (Plot 1 Plans 02 - First Floor)' and 'DP/586/PL2/01-02 Rev P1 (Plot 2 Plans 02 - First Floor)' side-facing window(s) within the dwellings hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Once installed the window(s) shall be permanently retained in that condition.

Reason: To protect the privacy and residential amenity of the existing adjacent dwelling of Mayhill, and between the two dwellings hereby permitted, in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

19. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B and E of The Town and Country Planning (General Permitted Development) (England) Order

14 NOVEMBER 2017 PLANNING COMMITTEE

2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension(s) or enlargement(s) of the dwellings hereby permitted, or the provision of any outbuilding(s), shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the residential amenities of the adjacent properties of Mayhill and No.1 Verralls, to the character of the area and provision of an appropriate level of private garden amenity space to serve the dwellings hereby permitted and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

20. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Class C 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 rooflight(s) or other additional openings shall be formed above first floor level within the rear (northern) elevation (including the roof slope) of the dwellings hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: To preserve the privacy of No.1 Verralls in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)' and the provisions of the National Planning Policy Framework (NPPF) (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 paragraph 186-187 of the National Planning Policy Framework (NPPF) (2012).
02. 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.
03. The development hereby permitted is subject to the Community Infrastructure Levy (CIL). The charge becomes due when development commences. A Commencement Notice, which is available from the Planning Portal website (Form 6: Commencement Notice:
https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf) must be issued to the Local Planning Authority and all owners of the relevant land to notify them of the intended commencement date of the development. The Local Planning Authority will then send a Demand Notice to the person or persons who have assumed liability.

14 NOVEMBER 2017 PLANNING COMMITTEE

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, 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.
06. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see:
www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
07. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement 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. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see:
<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>
The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:
www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice
08. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
09. The scheme to remove the existing parking bay shall first require the alteration of the existing Traffic Regulation Order (TRO) prior to first occupation of the development. The alteration of the Traffic Regulation Order is a separate statutory procedure which must be processed at the applicants expense prior to any alterations being made. In the event that the removal of the parking spaces is not successful due to unresolved objections the applicant shall submit an alternative scheme to the Local Planning Authority for its approval prior to the first occupation of the development. Any alternative scheme shall be implemented prior to the occupation of any dwellings to the satisfaction of the Local Planning Authority.
10. The applicant is advised that where windows are required to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. 'Patterned'

14 NOVEMBER 2017 PLANNING COMMITTEE

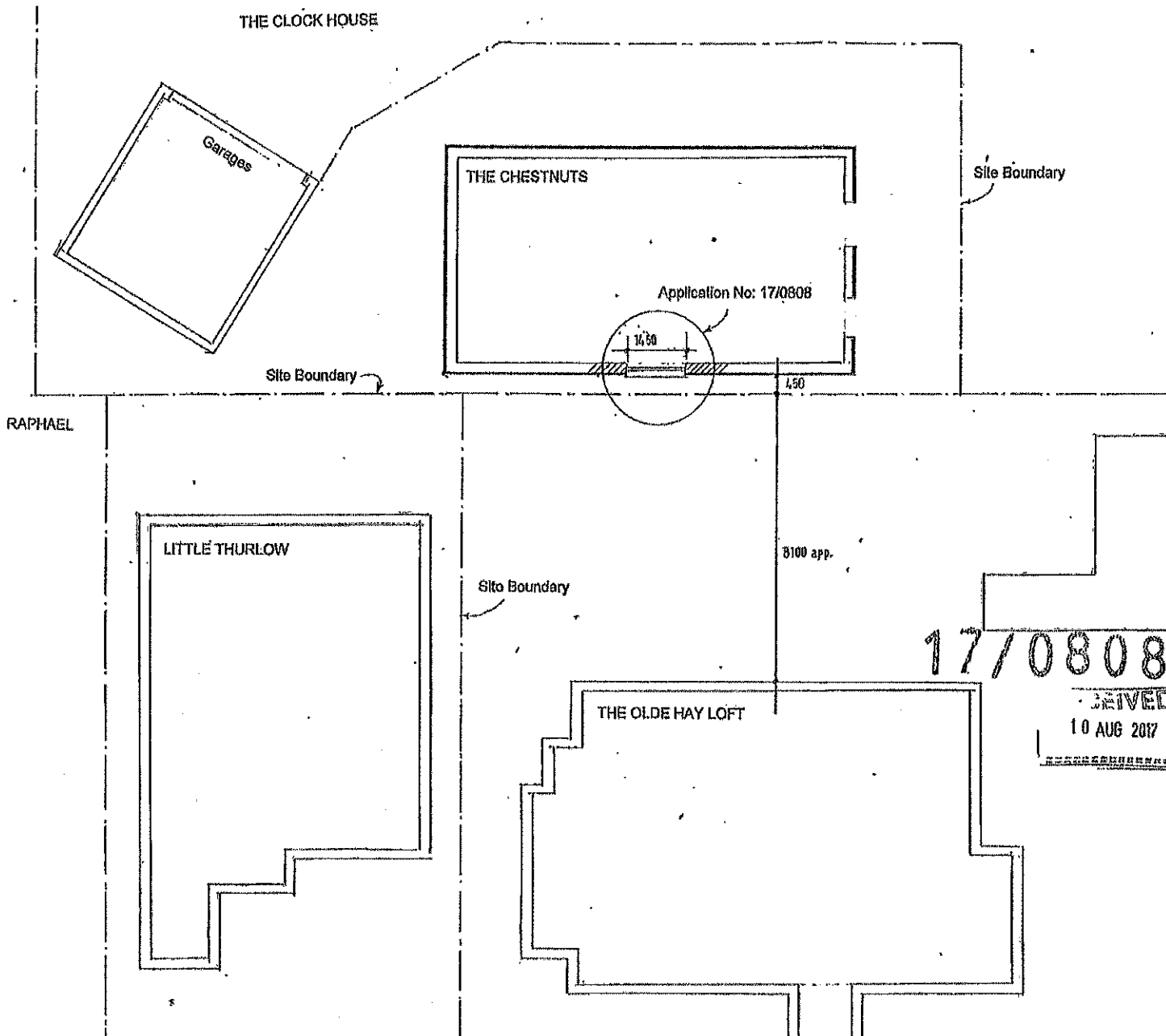
glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.

11. The applicant is advised that the term 'fixed' or 'non-opening window refers to a window where the glazing is fitted directly into a permanent fixed frame which contains no opening or openable casement or other device or mechanism to permit opening. Fixing an openable casement with screws or bolts into the frame is not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
12. This decision notice should be read in conjunction with the related Legal Agreement.

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)



14 NOVEMBER 2017 PLANNING COMMITTEE

5g 17/0808 Reg'd: 11.08.2017 Expires: 06.10.17 Ward: SJS
Nei. 31.08.17 BVPI Number 13/8 On No
Con. Target of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Flat 2, The Chestnuts, St Johns Lye, St Johns, Woking, Surrey,
GU21 7SQ

PROPOSAL: Retrospective consent for the lowering of the cill height of a first floor
side window.

TYPE: Full

APPLICANT: Mr Robert Chalk

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

The decision on whether to take enforcement action falls outside the scope of delegated powers.

SITE DESCRIPTION

The application site is located on St Johns Lye which is the Basingstoke Canal Conservation Area and the St Johns Local Centre.

Flat 2 is a first floor flat located in a converted detached house.

PROPOSED DEVELOPMENT

The retrospective application seeks permission to retain an enlarged first floor window in the side (south east) elevation of the property. The window is 1.45m wide, 0.86m high and 1.45m above the floor level of the kitchen that it serves. It consists of a fixed pane of glass and a fully openable pane of glass. It was also noted during the case officer's site visit that an opaque film has been placed on the lower part of both of these panes.

Notwithstanding the opaque film according to the submitted drawings the only difference with the window it replaced is that the cill height is 0.13m lower. Photos of this previous window have not been provided so the previous cill height cannot be verified precisely.

PLANNING STATUS

- Urban Area
- Conservation Area
- Local Centre
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

REFUSE planning permission and authorise formal enforcement proceedings.

PLANNING HISTORY

85/0075: Proposed light industrial use - refused 01.02.1985.

84/1117: Erection of a building following demolition of an existing building - refused 01.12.1984.

0024108: Extension of an existing building and conversion to two flats - permitted 01.02.1969.

CONSULTATIONS

None.

NEIGHBOUR REPRESENTATIONS

Two letters of objection were received which made the following statements:

- The description on the neighbour notification letter was misleading.
- The flank wall of The Chestnuts is less than 0.5m from the objector's rear fence which itself is just 8m from the objector's rear wall and the new window has created unacceptable overlooking issues towards the objector's rear garden, ground floor rear windows and first floor rear window.
- The previous window did not create unacceptable overlooking issues.
- The frosted film could easily be removed.
- An objector stated that they were of the belief that the original permission for the conversion of the building into flats had a condition removing Permitted Development rights to insert windows in the side (south east) elevation (*Case officer's note: there do not appear to be any conditions on planning permission 0024108 removing permitted development rights and in any case planning permission is required for the replacement window because the building is in use as flats and does not therefore benefit from the same permitted development rights as single dwellings*).
- An objector requested that the window is replaced with the previous window and the remaining opening is built up.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):

Section 7 - Requiring good design

Section 12 - Conserving and enhancing the historic environment

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 72 - General duty as respects conservation areas in exercise of planning functions

Woking Core Strategy (2012):

CS1 - A spatial strategy for Woking Borough

CS4 - Local and Neighbourhood Centres and shopping parades

CS20 - Heritage and Conservation

CS21 - Design

Development Management Policies Development Plan Document (2016)

DM20 - Heritage Assets and their settings

Supplementary Planning Documents:

The Heritage of Woking (2000)

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

PLANNING ISSUES

The main issues to consider in determining this application are:

Impact on character

1. It is considered that alteration to the window that this application relates to is relatively minor in terms of its impact on the character of the host building.
2. The altered window is therefore considered to have an acceptable impact on the character of the host building and to preserve the character of the Conservation Area. This accords with sections 7 and 12 of the *National Planning Policy Framework* (2012), section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, policies CS20 and CS21 of the *Woking Core Strategy* (2012), policy DM20 of the *Development Management Policies Development Plan Document* (2016) and *The Heritage of Woking* (2000).
3. The lack of an objection to the application on these grounds does not outweigh other objections to the proposal.

Impact on neighbours

4. In order to maintain privacy Woking Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) recommends a 1m minimum separation distance between a first floor window and a rear boundary and a 10m minimum separation distance between facing first floor windows.
5. The window to which this application relates is 0.45m from the rear boundary of The Olde Hay Loft to the south east, 8.1m from ground floor windows in the rear elevation of The Olde Hay Loft and over 10m from the window in the rear dormer of The Olde Hay Loft. The window therefore falls below recommended guidelines towards The Olde Hay Loft's rear garden and ground floor rear windows but not towards the rear dormer.
6. Ordinarily, where first floor side elevations are close to a side boundary a condition is imposed requiring windows to be obscurely glazed and non-opening below a height of 1.7m from the floor of the room the window is intended to serve. The underside of the window is just 1.45m above the floor level of the kitchen it serves and one of its panes is completely openable. Furthermore, the opaque film on the clear glazing can easily be removed and is therefore not considered to be obscurely glazed. The fact that there is a kitchen unit under the window is not considered to provide any mitigation as internal changes to the kitchen can be made without planning permission and in any case the unit would not prevent or reduce the perception of being overlooked from The Olde Hay Loft.
7. For these reasons the window is considered to create unacceptable overlooking towards the rear garden and the rear ground floor windows of The Olde Hay Loft as well as a perception of being overlooked within these areas.

14 NOVEMBER 2017 PLANNING COMMITTEE

8. The proposal is therefore considered to have an unacceptable impact on neighbouring amenity which is contrary to section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012) and *Woking Design SPD* (2015).

CONCLUSION

9. The amendments to the window have had an unacceptable impact on neighbouring amenity by way of creating unacceptable overlooking issues towards The Olde Hay Loft as well as a perception of being overlooked at The Olde Hay Loft. The development is therefore contrary to section 7 of the *National Planning Policy Framework* (2012), Policy CS21 of the *Woking Core Strategy* (2012), *Woking Design SPD* (2015) and *Outlook, Amenity, Privacy and Daylight* (2008).

BACKGROUND PAPERS

Site visit photographs (29.09.2017)
Conservation Area site notice (16.08.2017)

RECOMMENDATION

It is recommended that planning permission be **refused** for the following reasons:

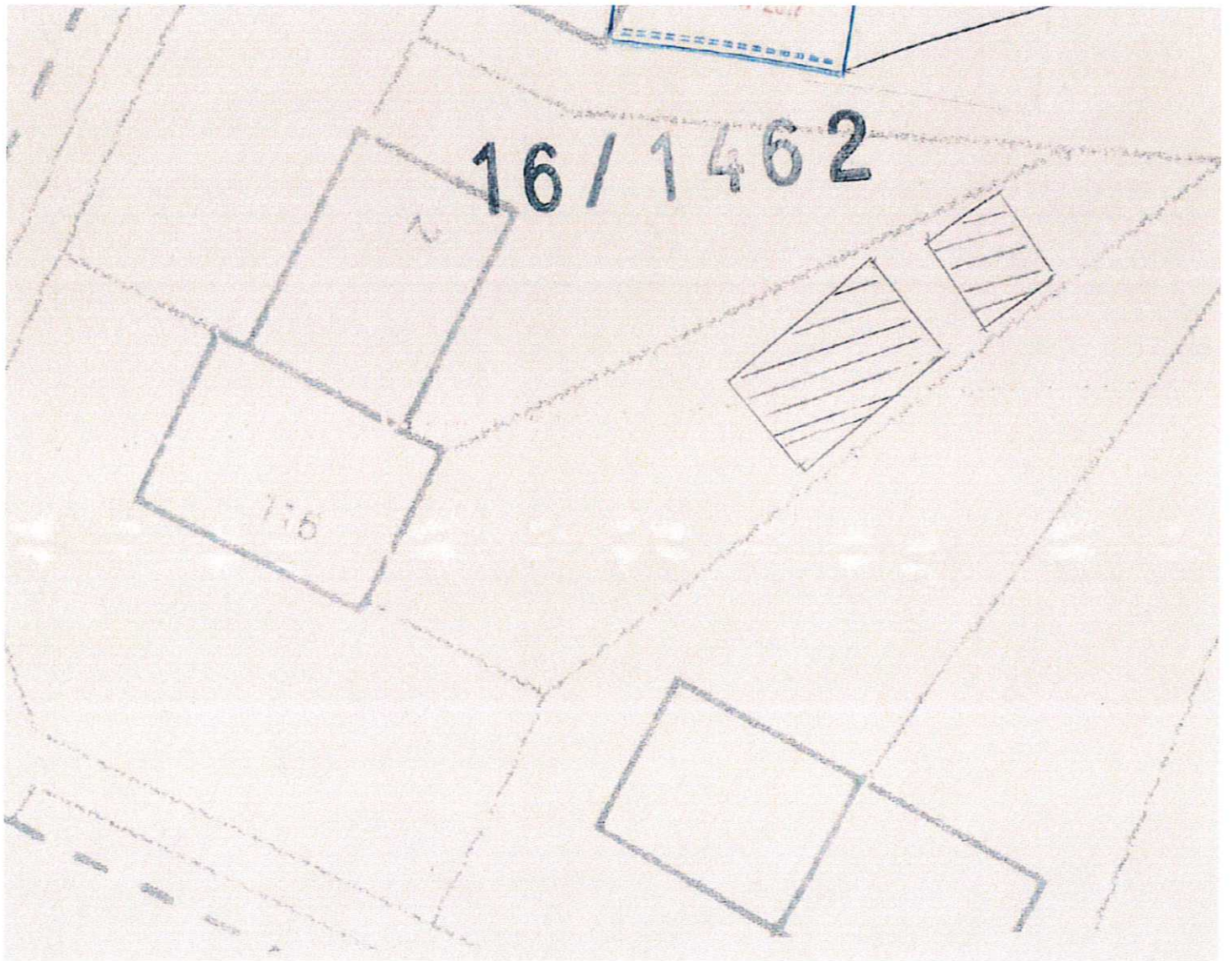
01. The amendments to the window have had an unacceptable impact on neighbouring amenity by way of it creating unacceptable overlooking issues towards The Olde Hay Loft as well as a perception of being overlooked at The Olde Hay Loft. The development is therefore contrary to section 7 of the *National Planning Policy Framework* (2012), Policy CS21 of the *Woking Core Strategy* (2012), *Woking Design SPD* (2015) and *Outlook, Amenity, Privacy and Daylight* (2008).

It is further recommended that:

- a) Enforcement action be authorised to remedy the breach of planning control by reverting to the previous window arrangement or by replacing the current window with one that is glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Informatives

01. The drawings relating to this decision are:
 - 1:1250 location plan (received by the LPA on 10.08.2017)
 - 1:100 plan (received by the LPA on 10.08.2017)
 - 1:100 elevation (received by the LPA on 10.08.2017)
 - NTS section (received by the LPA on 17.10.2017)



14 November 2017 PLANNING COMMITTEE

5h 16/1462 Reg'd: 30.12.16 Expires: 22.03.17 Ward: PY
Nei. 14.02.17 BVPI 21 Number 34/8 On No
Con. Target of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: 116 Princess Road, Maybury, Woking, Surrey, GU22 8ES

PROPOSAL: Retention of a single storey outbuilding in rear garden.

TYPE: Householder Application

APPLICANT: Mr Karim Khan

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The decision on whether to take enforcement action falls outside the scope of delegated powers.

PROPOSED DEVELOPMENT

The proposed development seeks retrospective planning permission for the retention of a detached outbuilding within the rear garden of the property and has been submitted following an enforcement investigation. The outbuilding is 6m deep, 4m wide and 2.7m high with a flat roof.

PLANNING STATUS

- Priority Places
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

REFUSE planning permission and authorise formal enforcement proceedings.

SITE DESCRIPTION

The application site is located in the defined urban area and Maybury and Sheerwater region of the Borough. The application site is a two storey semi detached property sited on an irregular plot due to the position of the site on a corner plot bounded by Princess Road and Windsor Way. The rear garden is bounded by timber fence. There are two outbuildings in the rear garden, one subject of this planning application and a further wooden outbuilding to the rear (west) of the site. There is no planning history for the wooden outbuilding, this was constructed over 4 years ago.

PLANNING HISTORY

None

CONSULTATIONS

None

REPRESENTATIONS

Four letters raising the following points:

- Resulted in an unacceptable high density on the plot
- The block plan is not to scale and does not accurately reflect the true scale of the development (Officer note: an amended block plan has been received accurately reflecting the development on site)
- The development is contrary to Government policy where 'garden grabbing' is prohibited
- Concerned risk of flooding due to loss of garden
- Noise disturbance
- Light disturbance
- Concerned the building will be used as additional living accommodation
- Loss of privacy
- Very negative visual impact when looking from our property
- Overbearing impact
- Concerns over compliance with building regulation
- Cramped development
- Set a precedent

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):
Section 7 – Requiring good design

Woking Core Strategy (2012):
CS21 – Design

Supplementary Planning Documents:
Woking Design (2015)
Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

1. The main considerations within the determination of this application comprise the design and impact on the street scene, impact on the character of the area, impact on residential amenities, impact on private amenity space and flooding.

Impact on Character:

2. Policy CS21 'Design' of the Woking Core Strategy 2012 states that *'proposals for new development should... respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings'*.
3. The outbuilding is visible from both Windsor Way and Princess Road. Due to the separation distance to Windsor Way (approximately 24m) and Princess Road (approximately 20m) it is considered the outbuilding has not had a detrimental impact on the character of the street scene.
4. The single storey outbuilding is 6m deep and 4m wide with a flat roof measuring 2.7m high. The outbuilding is finished in render and sited in the rear domestic garden of No.116 Princess Road.

5. It is considered the footprint (24sqm) and height (2.7m) of the outbuilding is excessive in size and out of proportion with the dwelling at No.116 Princess Road (54sqm footprint) and larger than typical domestic garden structures such as sheds and summer houses associated with domestic dwellings. To comply with permitted development outbuildings within 2m of the boundary must not exceed 2.5m; the outbuilding has a flat roof measuring 2.7m. The outbuilding therefore exceeds the height permitted under permitted development.
6. The outbuilding is finished in render with a canopy sited on the south west elevation of the outbuilding. The finishing materials of the outbuilding provides a solid permanent appearance in comparison to other typical domestic garden structures which are usually finished in timber and have the appearance of temporary structures. The canopy is an incongruous addition which increases the scale of the outbuilding.
7. The combination of the footprint, height and finishing materials of the outbuilding therefore urbanises the area and does not respect or make a positive contribution to the character of the area or pay due regard to the scale, height and proportions of adjoining domestic buildings contrary to Policy CS21 of the Woking Core Strategy (2012).

Impact on Neighbours:

8. Policy CS21 of the Woking Core Strategy 2012 states that '*proposals 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*'.
9. The outbuilding is sited adjacent to the boundary fence with No.114 Princess Road. No windows are sited in the north west elevation oriented towards No.114 Princess Road. It is considered the outbuilding does not result in an additional significant loss of privacy or overlooking to No.114 Princess Road. Due to the height and close proximity to the boundary it is considered the outbuilding has resulted in a significant overbearing impact on the private rear amenity space of No.114 Princess Road contrary to Policy CS21 of the Woking Core Strategy (2012).
10. The footprint of the outbuilding is sited approximately 1m from the boundary with No.2 Windsor Way. Two windows and a door serving the outbuilding are sited in the south elevation oriented towards No.2 Windsor Way. There is an existing close boarded boundary fence. It is considered the windows in the south elevation of the outbuilding have not resulted in a significant loss of privacy or overlooking to No.2 Windsor Way. Due to the close proximity to the boundary and height it is considered the outbuilding has resulted in a significant overbearing impact to No.2 Windsor Way contrary to Policy CS21 of the Woking Core Strategy (2012).
11. Due to the 7.4m separation distance to the rear boundary it is considered the outbuilding does not result in a loss of daylight, overbearing impact or overlooking towards No.4 Windsor Way.
12. No details have been provided regards acoustic or light pollution mitigation and therefore the impact of these issues on neighbouring properties cannot be assessed as part of this application. If the development was considered acceptable in all other aspects, it is considered that concerns regarding noise and light pollution could be addressed by way of appropriate planning condition.

Impact on amenity space:

13. Policy CS21 of the Woking Core Strategy (2012) reflects the National Planning Policy Framework and states that development should provide an appropriate level of private amenity space.
14. Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) states the area of private garden *'should always be as large as the building footprint of the dwelling house'*. Supplementary Planning Document 'Woking Design' (2015) states *'family housing must retain reasonable levels of private amenity in scale with the size of dwelling'*.
15. The footprint of the existing dwelling is approximately 54sqm. The area of private amenity with the outbuildings in situ equates to approximately 98sqm. It is considered sufficient private amenity space has been retained for the occupiers of No.116 Princess Road.

Impact on flooding:

16. A letter of representation has raised concerns flood risk could increase due to a loss of garden space. The application site is not sited in a flood zone or area at risk of flooding from surface water. It is considered the outbuilding will not significantly increase flood risk in the area.

Community Infrastructure Levy (CIL):

17. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not lead to additional floor space of more than 100 sqm it is not liable for a financial contribution to CIL.

CONCLUSION

18. The detached outbuilding, by reason of its scale, proportions and finishing materials results in an outbuilding that does not respect or make a positive contribution to the character of the area or pay due regard to the scale, height and proportions of adjoining domestic buildings contrary to Policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012). The close proximity of the outbuilding to the boundary with No.114 Princess Road and No.2 Windsor Way results in a significant overbearing impact, detrimental to the amenities of these properties contrary to Policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012) and is recommended for refusal.

BACKGROUND PAPERS

1. Site visit photographs

RECOMMENDATION

Refuse for the following reasons:

1. The detached outbuilding, by reason of its scale, proportions and finishing materials results in an outbuilding that does not respect or make a positive contribution to the character of the area or pay due regard to the scale, height and proportions of adjoining domestic buildings and is detrimental to visual amenity contrary to Policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012).
2. The close proximity of the outbuilding to the boundary with No.114 Princess Road and No.2 Windsor Way results in a significant overbearing impact, detrimental to the

14 November 2017 PLANNING COMMITTEE

amenities of these properties contrary to Policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012).

It is further recommended that:

- a) Enforcement action be authorised to remedy the breach of planning control by the removal of the unauthorised outbuilding. This is to be completed within six months of the issue of the Enforcement Notice.

Informatives

The plans hereby refused are:

Unnumbered plan showing a location plan received by the Local Planning Authority on 22.08.2017

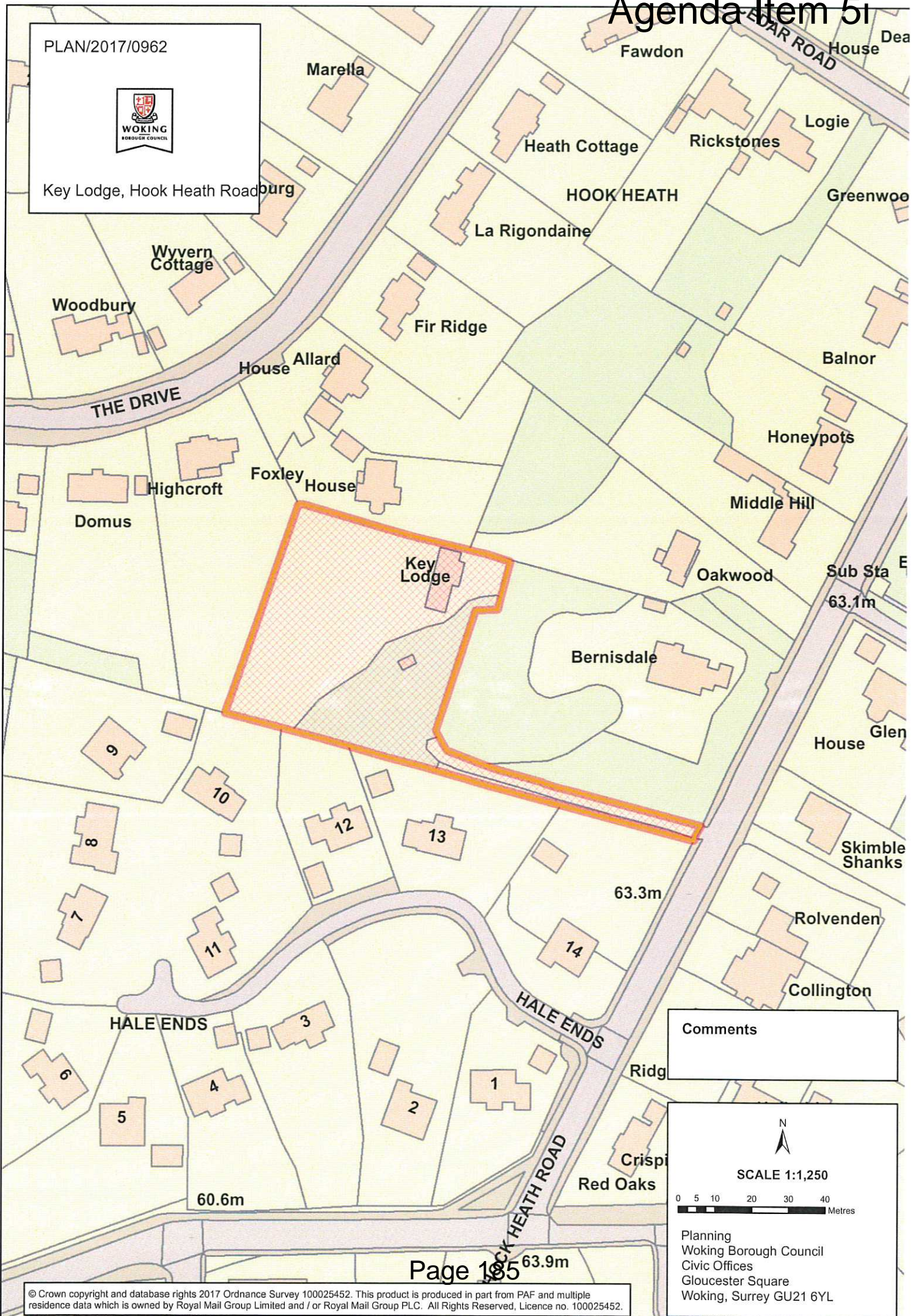
Unnumbered plan showing a block plan received by the Local Planning Authority on 22.08.2017

Unnumbered plan showing a floorplan, elevations and roof plan received by the Local Planning Authority on 22.08.2017

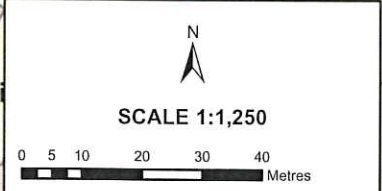
PLAN/2017/0962



Key Lodge, Hook Heath Road



Comments



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



14th November 2017 PLANNING COMMITTEE

5i	17/0962	Reg'd:	17.08.17	Expires:	16.11.17	Ward:	HE
Nei.	12.10.17	BVPI	Household	Number of	13/13	On	Yes
Con.		Target		Weeks on		Target?	
Exp:				Cttee' Day:			

LOCATION: Key Lodge, Hook Heath Road, Woking, Surrey, GU22 0LE

PROPOSAL: Two storey front extension, first floor side extension, extension of existing ground floor addition and installation of pitched roof over with internal layout alterations.

TYPE: HOUSEHOLD

APPLICANT: Mr & Mrs Gay

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application had been called to Planning Committee by Councillor Azad as the application falls to be resolved by the exercise of planning judgement.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a two storey front extension, a first floor replacement side addition, extension of the existing ground floor side element and installation of pitched roof over with internal layout alterations.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone A (400M)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the north-western side of Hook Hath Road and forms a tandem development to the west of Bernisdale which fronts Hook Heath Road. Hook Heath is Sylvan in character with examples of mature trees and hedging contributing to this character. Key Lodge covers a substantial plot but the dwellinghouse itself is positioned towards the north-eastern corner with the amenity space to the South and West. Dense hedging at 4 metres in height and other examples of vegetation along the northern boundary separate Foxley House with substantial trees measuring in excess of 9 metres in height along the eastern boundary separating Bernisdale.

PLANNING HISTORY

No recent relevant planning history

PROPOSED DEVELOPMENT

Planning consent is sought to erect a two storey front extension following removal of the existing entrance porch, a first floor replacement side addition, extension of the existing ground floor side element and installation of pitched roof over.

CONSULTATIONS

Hook Heath Neighbourhood Forum: No comments raised

Arboricultural Officer: Tree protection details can be conditioned (26.10.17)

REPRESENTATIONS

There have been 2no third party letters of objection received in relation to the initial proposal. The issues raised in these letters draw concern over;

- Dispute over boundary lines (*Officer Note: it has been confirmed by the applicant and agent that the red line as per the submitted plans is accurate. Moreover, as the proposed development falls within the red line as outlined on plans, a dispute over its accuracy would be a civil issue and would not be regarded as a material planning consideration for the purposes of this application*)
- Loss of outlook from habitable room windows of Foxley House due to the first floor side extension
- Loss or privacy to surrounding properties

Following submission of amended plans, at the request of the Planning Officer, a further 2no letters of objection were received. One of the letters was a re-submission from an initial objector raising similar concerns as those outlined above and one of the letters was from the Hook Heath Residents' Association. The issues raised in this letter draw concern over;

- Boundary lines (as discussed above)
- Loss of privacy and overlooking to Foxley House
- Request that an Arboricultural Report be required

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Core Strategy Publication Document 2012
CS21 – Design

Development Management Document DPD
DM2 – Tree and Landscaping

Hook Heath Neighbourhood Plan 2015
BE1 – Design of New Developments

Supplementary Planning Guidance
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015

Woking Borough Council - Community Infrastructure Levy Charging Schedule

PLANNING ISSUES

1. The main planning issues that need to be addressed in the determination of this application are; whether the proposal would be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposed additions would cause material harm to the amenities enjoyed by surrounding neighbours and impact on trees.

Impact on Existing Dwelling/Character of Area

2. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Paragraphs 56 and 57 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is consistent with this in so far as it expects development proposals to have regard to the general character and quality of the surrounding area.
3. Hook Heath is an area characterised by large two storey detached dwellings positioned on substantially sized plots. The application dwelling adheres to this trend located to the rear of Bernisdale in a tandem form of development occupying a generous plot with a sizeable two storey detached dwelling. Adopting an 'L' shaped layout, the dwelling is positioned towards the north-eastern corner of the site with a single storey flat roofed element running parallel to the northern boundary. It is proposed to erect a two storey front extension on the eastern elevation along with extension of the existing single storey element and installation of a pitched roof over this. The proposed two storey extension would measure 5.2 metres in width, 4.8 metres in depth and stand at 7.3 metres in height set down 1.3 metres from the existing predominant ridge line. Supplementary Planning Document on 'Design' 2015 notes that *'the front elevation of a dwelling is of primary importance to the character and appearance of the street scene'* and *'significant extensions will usually be resisted where there is a well established building line'*. While the extension represents a substantial front addition, the dwelling is a tandem development with no building line evident. Furthermore, considering the orientation of the dwelling, it would be difficult to establish the principal elevation. The extensions borrows architectural cues from the existing dwelling with pitched roof gables, a lean-to porch element and a fenestration pattern to tie in with the prevailing pattern on the host dwelling.
4. Along the eastern elevation it is also proposed to extend the existing single storey element by approximately 1.1 metres and increase its width by 1.5 metres. This modest addition would merge with the proposed two storey front extension with the installation of a dual pitched roof over the entirety of the single storey element. Policy CS21 of the Woking Core Strategy 2012 calls for new developments that *'respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land'*. While the addition would increase the depth along this elevation by 1.1 metres, it would remain a single storey element albeit with a height of 5.4 metres. The adoption of the dual pitched roof is considered to correspond with the character of the host

14th November 2017 PLANNING COMMITTEE

dwelling, given its Arts and Crafts style, and is seen to offer a more appropriate built form to that of the existing flat roofed element.

5. Along the northern side elevation it is proposed to replace the existing first floor addition with a larger first floor side extension. The existing addition includes a flank gable on its northern elevation and forms a subordinate element set down from the predominant ridge line of the main dwelling by approximately 2.4 metres with rear and side elevation windows. Policy BE1 of the Hook Heath Neighbourhood Plan 2015 states that developments should *“be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings”* including that of the host buildings. It is proposed to replace this side addition with a larger side extension measuring 6.2 metres in depth, 4 metres in width and be set down 0.6 metres from the predominant ridge line adopting a hipped roof to tie in with the hipped roof form on the host dwelling while remaining subordinate. The hipped roof form is considered appropriate in this instance tying in with the host dwelling whilst softening any potential impact that the addition may have in term of bulk and mass. The extension has been amended from the initial submission with the removal of the 2nd western elevation windows and installation of a replacement single-pane recessed window. Set against the backdrop of the existing main dwelling, and indeed the proposed two storey front extension, the first floor replacement side addition is considered to relate well to the host dwelling adopting a subordinate scale and subservient form and design so as to respect the character of the dwelling and in turn the area.
6. Set in line with the existing side building line, the first floor side addition would remain within the footprint of the existing dwelling. It is advised in the Council's Supplementary Planning Document on 'Design' 2015 that a separation of 1 metre is recommended for side extensions. While this is clearly outlined in the SPD, it should be noted that this provision was applied in a bid to mitigate a 'terracing effect' where there is very little space between buildings. As previously noted, the application site covers a generous plot similar to all surrounding plots. The positioning of the dwelling towards the north-eastern corner of the plot is quite unusual but nevertheless is located in excess of 16 metres to the nearest neighbour. While the replacement addition encroaches 1.7 metres closer to the shared northern boundary at first floor level, it remains within the existing built footprint and set off the boundary by 1 metre so as not to cause a dramatic change in the spacing between or character of dwellings in the area.
7. From the points raised above, it is considered that the proposed development is of an acceptable design and would respect the character and appearance of the dwelling and would result in acceptable additions with regards to the wider area. As such, the proposal is in accordance with Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy BE1 of the Hook Heath Neighbourhood Plan 2015 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbour Amenities

8. The application site is enclosed in all directions by residential properties within Hook Heath Road, Hale Ends and The Drive. Considering the location of the dwelling within the site, however, located in excess of 50 metres from

the southern boundary the amenities of neighbours within Hale Ends are not deemed to be materially affected as a result of the proposals.

9. Bernisdale is positioned on a relatively linear grain of development along Hook Heath Road with its side/rear elevation located in excess of 43 metres from the eastern boundary of the application site. The addition, as such, would be located at least 5 metres off the shared boundary on this side and at the terminus of the amenity space of this property. The amenities of this property, in terms of privacy and outlook are not deemed to be detrimentally infringed upon with overlooking not considered detrimental considering the separation distances, positioning of the extension and existing boundary treatments.
10. Foxley House and Allard House are located to the north-west of the application dwelling and date from the late 1980s when an application was approved for 2no detached dwelling post dating the application property. The rear amenity space of Foxley House runs along the northern boundary of the application site where the terminus of this space is positioned to the North of the side elevation of Key Lodge. The proposed two storey front extension and single storey extension on the existing addition along this northern elevation are not considered to cause material harm to the amenities of this property, in terms of loss of light or privacy considering their positioning and existing boundary treatments along this shared boundary.
11. Concern has, however, been raised in relation to the erection of the replacement first floor side extension on the northern side. As previously noted, this extension will encroach on the shared boundary by 1.7 metres and increase the bulk and mass of the dwelling by adding a larger addition some 1.8 metres higher. It is acknowledged that the extension would amount to a larger element on this elevation but it has to be borne in mind that the extension remains within the footprint of the existing dwelling. Furthermore, mitigation measures have been incorporated to minimise the impact of the extension with the adoption of a hipped roof form which is considered to offer relief to the increase in scale and soften the built form. The addition will also remain subordinate and below the ridge line of the host dwelling with the proposed two storey front extension and main dwelling acting as the backdrop to this addition from the perspective of Foxley House.
12. It is acknowledged that the increase in scale of this side element will alter the outlook from Foxley House and indeed Allard House. It also has to be borne in mind that protection of views out over third party land are not protected and are not considered a material planning consideration unless the proposed development would detrimentally reduce light or cause an overbearing impact. Considering the location of the addition, with regards to Foxley House, opposite the terminus of its rear amenity space and approximately 16 metres from the rear elevation of this dwelling, it is not considered to amount to an oppressive feature.
13. As existing, Key Lodge contains a double pane window on the rear (western elevation) and a triple pane window on the side (northern elevation). Both of these windows serve a bathroom and are clear glazed and offer unobstructed views directly into the private rear amenity space of Foxley House. The proposal replaces these windows with one single pane window on the rear (western) elevation which would be recessed 0.5 metres so as to prohibit views from the proposed bedroom within the first floor addition onto this

amenity space. Furthermore, considering the recessed nature of this opening on this elevation, views offered from this window into the amenity space of Foxley House would be more restricted than those already obtainable from the first floor bedroom served by the triple pane window on the two storey gabled element on the western elevation. Considering the existing layout which permits clear unobstructed views into the private amenity space of Foxley House and the proposed layout which removes these windows and replace them with a single pane window with obstructed views, the proposed first floor side extension is not deemed to contribute to a further loss of privacy but rather is seen to improve the privacy of Foxley House.

14. Further concern has been raised in relation to views from the new single pane window into habitable room windows of Foxley House. Considering the 16 metre separation between rear elevations along with the fact that the new window would be recessed 0.5 metres and located just 1.5 metres closer to the shared boundary than the existing triple pane window on the two storey gable, the loss of privacy is not seen to carry a level of detriment by which a recommendation for refusal could be substantiated.
15. The proposed extensions have been assessed against their impacts on the surrounding neighbours and are not seen to result in a situation which would detract from the amenities enjoyed by the occupiers, in terms of loss of privacy, loss of light or overbearing impact. On balance, it is considered that whilst the proposed development would create a structure which would change the outlook from a number of properties, it would not alter it to a degree by which a recommendation for refusal could be substantiated. As such, the proposed development is seen to satisfy provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Impact on Trees

16. The wider area is Sylvan in character with numerous substantial trees and vegetation adding to this setting. The additions, however, are not considered to infringe on the Root Protection Areas of surrounding trees as the single storey and two storey front extensions are located in areas of hard standing. A number of mature trees could, however, be affected during the construction phase of the development. Tree Protection Information will be required in this instance in line with BS5837 and can be secured by way of planning condition.

Local Finance Considerations

17. 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 provisions in the Borough. In this case, the proposed development is less than 100m² and therefore is not CIL liable.

Conclusion

18. Considering the points discussed above, the proposed extensions are considered acceptable with regards to their impact on the character of the dwelling and character of the surrounding area. The impact of the

14th November 2017 PLANNING COMMITTEE

development on the amenities enjoyed by surrounding neighbours has been assessed in detail and found to result in an acceptable impact in terms of potential overbearing impact, loss of privacy and loss of light given the separation distances, relationship with neighbouring properties and internal layout of the proposed dwelling. The impact on trees in and surrounding the site has also been assessed and considering the extensions positioning extending on existing hard standing, the health of trees is not considered to be infringed upon. Overall, the development is considered to accord with provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy DM2 of the Development Management Document DPD 2016, Policy BE1 of the Hook Heath Neighbourhood Plan 2015 and Supplementary Planning Document 'Outlook, Amenity Privacy and Daylight' 2008 and 'Design' 2015 and is accordingly recommended for approval subject to the attached conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. 4no third party letters of objection
3. Response from Arboricultural Officer (26.10.17)

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 materials to be used in the construction of the external surfaces of the extension hereby approved shall match those outlined in the submitted application form.

Reason:

To ensure that the development protects the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with approved plan;

Drawing No. 17.1647.010

Drawing No. 17.1647.030 (Amended Plan)(Received 26.09.17)

Reason:

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

14th November 2017 PLANNING COMMITTEE

4. ++ No development related works shall be undertaken on site (including clearance and demolition) until tree protection details, to include the protection of hedges and shrubs, have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 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 paragraph 186-187 of the National Planning Policy Framework 2012.
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. Your 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 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.

4. Where windows are required by planning condition to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. 'Patterned' glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.

14th November 2017 PLANNING COMMITTEE

5. 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.
6. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

