

# 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, 10 December 2024 at 7.00 pm in the Council Chamber - Civic Offices.

The agenda for the meeting is set out below.

RICHARD CARR  
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](http://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. 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.
3. Minutes (Pages 3 - 6)

To approve the minutes of the meeting of the Planning Committee held on 12 November 2024 as published.
4. Urgent Business

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

#### **Matters for Determination**

5. Planning and Enforcement Appeals (Pages 7 - 8)
6. Planning Applications (Pages 9 - 12)

#### **Section A - Applications for Public Speaking**

There are no applications under this section.

**Section B - Application reports to be introduced by Officers**

6a. 2023/0866 Ringlestone Gate House, Warbury Lane, Knaphill (Pages 17 - 30)

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

6b. 2024/0738 7 Blackmore Crescent, Sheerwater (Pages 33 - 42)

AGENDA ENDS

Date Published - 2 December 2024

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](mailto:becky.capon@woking.gov.uk)

MINUTES  
OF A MEETING OF THE  
**PLANNING COMMITTEE**

held on 12 November 2024  
Present:

Cllr L Lyons (Chair)  
Cllr G Cosnahan (Vice-Chair)

Cllr A Javaid	Cllr S Mukherjee
Cllr D Jordan	Cllr J Pearce
Cllr R Leach	Cllr T Spenser
Cllr C Martin	Cllr M Sullivan

**1. APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**2. DECLARATIONS OF INTEREST**

No declarations of interest were received.

**3. MINUTES**

RESOLVED

That the minutes of the meeting of the Committee held on 15 October 2024 be approved and signed as a true and correct record.

**4. URGENT BUSINESS**

There were no items of Urgent Business.

**5. PLANNING AND ENFORCEMENT APPEALS**

The Committee received a report on the planning appeals lodged and the appeal decisions.

RESOLVED

That the report be noted.

**6. PLANNING APPLICATIONS**

The Committee determined the following applications subject to the conditions, informatives, reasons for refusal or authorisation of enforcement action which appear in the published report to the Committee or as detailed in these minutes.

**6a. 2024/0319 Units 1 - 7, Genesis Business Park, Sheerwater**

[NOTE 1: A written update had been circulated as detailed below;

Following further discussion with the Applicant, an additional condition is recommended to address the requirements of Surrey Wildlife Trust as well as Policy CS7 of the Core Strategy 2012, Section 15 of the NPPF and the BS 42020 2013 Biodiversity – Code of Practice for Planning and Development.

Recommended Additional Condition:

*++ 12 months prior to the commencement of works on Phase 2 of the development, hereby approved, (including demolition, below ground works, groundworks or structural frame) a bat roost assessment and presence/likely absence surveys must be conducted on the buildings to be demolished to establish the presence or likely absence of bat roosts. The assessment results along with any mitigation required (with timetables for implementation of mitigation) must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development must thereafter occur only in accordance with the approved details and any mitigation required must also be implemented in accordance with the approved details and timescales specified therein.*

*Reason: To prevent bats being injured or killed during site works and to comply with Policy CS7 of the Woking Core Strategy 2012.]*

[NOTE 2: In accordance with the procedure for public speaking at Planning Committee, Mr Paul Reeves attended the meeting and spoke in support of the application. There was no person registered to speak in objection.]

The Committee considered an application for the demolition of existing buildings and a phased redevelopment of the site to provide 2no flexible employment buildings (Flexible Use Class E(g)(i-iii)/B2/B8), 1no self-storage building (B8 Use Class) and retention of an existing building (E use Class) together with associated landscaping, new vehicular access points, car parking and other associated works.

The Chairman referred to the written update and informed the Committee that Surrey Wildlife Trust had been reconsulted on 30 October 2024. Following their response, an additional condition had been added, including an 18-month wait time in the phasing.

In response to a question about usage designation and potential noise increase, the Planning Officers clarified that the noise levels were deemed acceptable. Unit 1 was designated for self-storage, while units 3-9 were for flexible B2 use, which aligned with the existing general industry use on site. Additionally, there were units for flexible B8 use, primarily for self-storage, which typically did not result in increased noise.

Regarding a query about Active Travel England, the Planning Officer explained that they were usually consulted on residential schemes rather than industrial ones. Nonetheless, the site included 46 proposed cycle spaces, complying with policy requirements.

Addressing a further question on truck access, the Planning Officer noted that the swept path analysis was included in the plan, and there was designated space outside the units for loading and unloading.

RESOLVED

That planning permission be GRANTED subject to conditions.

The meeting commenced at 7.00 pm  
and ended at 7.25 pm

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_



PLANNING COMMITTEE – 10 DECEMBER 2024

## 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:

Beverley Kuchar, Strategic Director - Place

## APPEALS LODGED

### 2024/0565

Application for erection of a detached garage at Okewood House, Heath House Road, Woking, GU22 0QU.

Refused by Delegated Authority  
24 September 2024.  
Appeal Lodged  
11 November 2024.

### 2023/1000

Application for erection of building, up to 4 storeys, containing x20 apartments with car parking, cycle stores, landscaping and associated works at Grosvenor Court, Hipley Street Old Woking, Woking.

Refused by Delegated Authority  
3 May 2024.  
Appeal Lodged  
11 November 2024.

### 2024/0457

Application for the installation of an Air Source Heat Pump (ASHP) to the rear at 10 Binfield Road, Byfleet, West Byfleet, KT14 7PN.

Refused by Delegated Authority  
22 November 2024.  
Appeal Lodged  
27 August 2024.

### 2024/0595

Application for the proposed erection of a first floor extension to create a two-storey house, addition of white render to first floor of all elevations and minor alterations to fenestration at 5 Berkeley Gardens, West Byfleet, KT14 6JT

Refused by Delegated Authority  
17 October 2024.  
Appeal Lodged  
25 November 2024.

### 2024/0034

Application for Construction of a three-bedroom detached house and associated cycle shed and parking provision in the garden of the site following the demolition of the existing garage at 2 Pondhue Cottages, Anchor Hill, Knaphill Woking, GU21 2HL

Refused by Delegated Authority  
22 July 2024.  
Appeal Lodged  
26 November 2024.

## **APPEALS DECISION**

### 2024/0016

Planning application for two large horse stables, hay, feed, bedding, rug storage and secure tack room for six horses within one equine use structure following the demolition of an existing two stable block and store at Beech Rise, Lock Lane, Pyrford, Woking.

Refused by Delegated Authority  
11 June 2024.  
Appeal Lodged  
9 July 2024.  
Appeal Dismissed  
27 November 2024.

### 2022/1174

Application for a new barn to house agricultural machinery following demolition of existing field shelter at Beech Rise, Lock Lane, Pyrford, Woking.

Refused by Delegated Authority  
3 May 2023.  
Appeal Lodged  
29 February 2024.  
Appeal Dismissed  
27 November 2024.

### 2023/0679

Application for erection of a stable block and equestrian equipment store, following demolition of existing stables at Beech Rise, Lock Lane, Pyrford, Woking.

Refused by Delegated Authority  
17 October 2023.  
Appeal Lodged  
29 February 2024.  
Appeal Dismissed  
27 November 2024.



## PLANNING COMMITTEE AGENDA

### PLANNING APPLICATIONS AS AT 10 DECEMBER 2024

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





Applications: 2

**Item:** 6A  
**Case ref:** PLAN/2023/0866  
**Recommendation:** Permit  
**Ward:** Knaphill  
**Address:** Ringlestone Gate House , Warbury Lane, Knaphill, Woking, Surrey, GU21 2TX

**Item:** 6B  
**Case ref:** PLAN/2024/0738  
**Recommendation:** Permit  
**Ward:** Canalside  
**Address:** 7 Blackmore Crescent, Sheerwater, Woking, Surrey, GU21 5NP

Section B - A

Section C - B



**SECTION A**

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

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



**SECTION B**

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

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





# Ringlestone Gate House, Warbury Lane, Knaphill, Woking.

## PLAN/2023/0866

Retrospective application for retention of a hay barn and fencing..

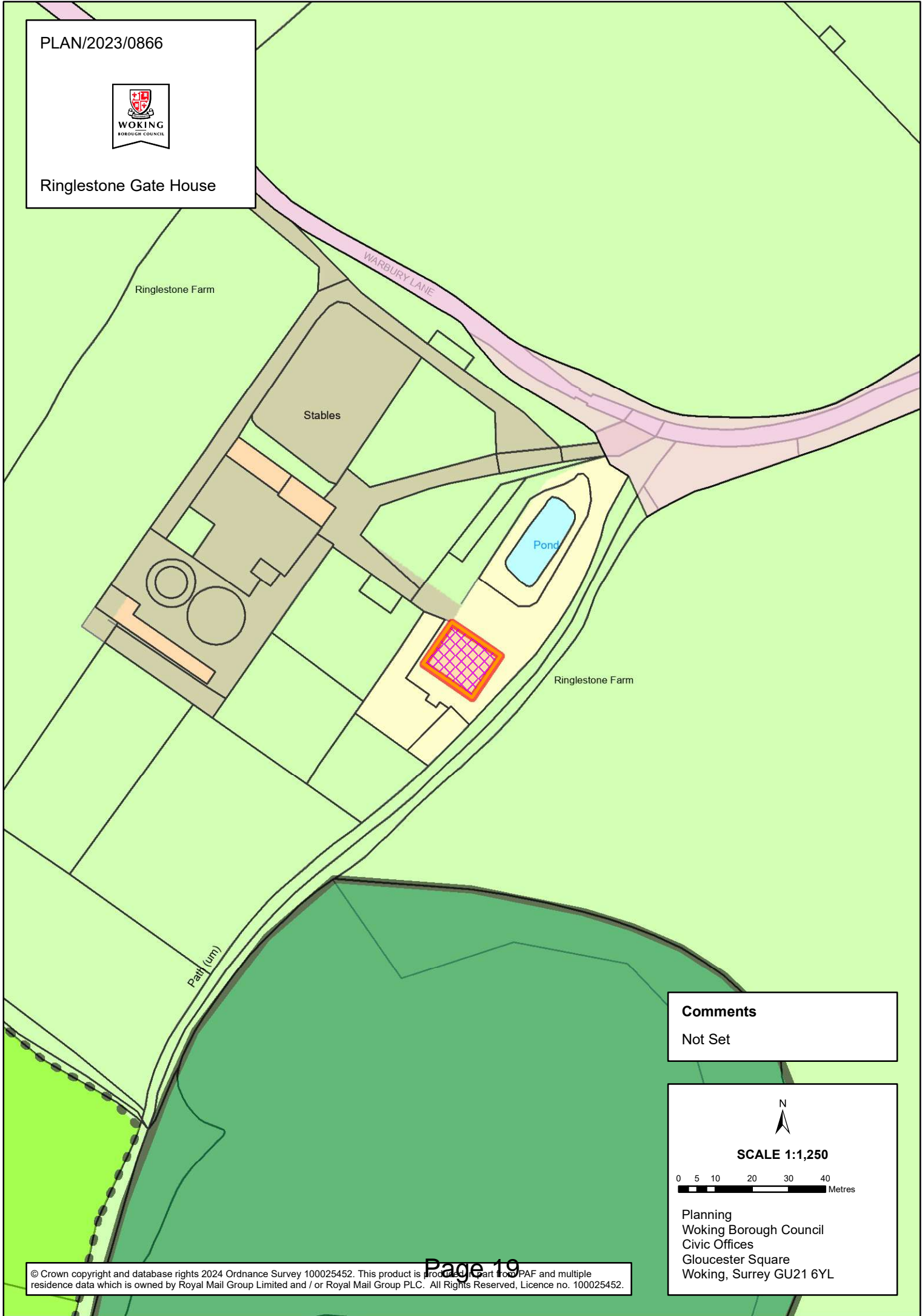




PLAN/2023/0866



Ringlestone Gate House



**Comments**  
Not Set

N  
SCALE 1:1,250  
0 5 10 20 30 40 Metres

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



## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

6a PLAN/2023/0866

WARD: Knaphill

LOCATION: Ringlestone Gate House, Warbury Lane, Knaphill, Woking, Surrey, GU21 2TX

PROPOSAL: Retrospective application for retention of a hay barn and fencing.

APPLICANT: Mrs Sandra Manton

OFFICER: Matthew Lambert

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### **REASON FOR REFERRAL TO COMMITTEE:**

The application cannot be determined under delegated authority by virtue of the area of the application site (4.23Ha) and is referred to Planning Committee.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The proposal is for the retention of a hay barn and fencing (retrospective application).

### **PLANNING STATUS**

- Green Belt.
- Surface Water Flood Risk – Very High.
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km).

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site comprises a large, mixed private/assisted livery equestrian centre, incorporating stabling, horse walker, polytunnels and associated grazing land enclosed by post and rail fencing. The site lies on the southern side of Warbury Lane, Knaphill, and is bordered by woodland boundaries on all sides. A sand school is positioned on the northern side of the collection of stable buildings and polytunnels. To the north of the site is a single storey residential dwelling. The site is within a relatively isolated rural area, which forms part of the Green Belt. It has a complex planning history as set out below, and in the 'Background' section below.

### **RELEVANT PLANNING HISTORY**

- PLAN/2023/0508 - Erection of a single storey side extension – Permitted 03.08.2023.
- PLAN/2022/0566 - Demolition of polytunnels and conversion of existing building into a residential dwelling, external alterations and formation of garden amenity area – Permitted subject to a legal agreement 18.05.2023.
- PLAN/2021/1094 - Conversion of an existing gymnasium room / games room / storage tack room / stables and garage outbuildings into a 3 bedroom residential dwelling. Part demolition of existing games room outbuilding to create an additional

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

courtyard garden amenity area, insertion of rooflights and external alterations –  
Refused for the following reasons:

01. *The proposed development would not comprise the conversion or re-use of buildings and the proposed development would result in a new dwelling in the Green Belt which would have a significantly greater impact on the openness of the Green Belt compared to the existing development. The proposal therefore represents inappropriate development in the Green Belt which would be harmful by definition and would impact detrimentally on the openness of the Green Belt. No Very Special Circumstances exist which would clearly outweigh the harm caused to the Green Belt. The proposal would therefore be contrary to Woking Core Strategy (2012) policy CS6 'Green Belt', Woking Development Management Policies DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt', and the National Planning Policy Framework (2021).*
  02. *The proposed dwelling is in a surface water flood risk area and in the absence of an adequate Flood Risk Assessment, it has not been demonstrated that future occupiers of the proposed development would not be unduly impacted upon by surface water flooding or that the development would not exacerbate the existing risk from surface water flooding. The proposed development is therefore contrary to Woking Core Strategy (2012) policy CS9 'Flooding and water management' and the National Planning Policy Framework (2021).*
  03. *The proposed development, by reason of the proposed residential use and the associated resulting domestic character, paraphernalia and amenity space arrangements, would result in an incongruous and urbanising development which fails to respect the rural character of the area. The proposal would result in a significantly harmful impact on the character of the surrounding area and would therefore be contrary to Woking Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Supplementary Planning Document 'Design' (2015) and the National Planning Policy Framework (2021).*
  04. *The proposed development would fail to deliver a sufficient area of private amenity space suitable for family accommodation by reason of its disproportionately small size in relation to the dwelling, to the detriment of the amenities of future occupants of the development. The proposal is therefore contrary to Woking Core Strategy (2012) policy CS21 'Design', Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2021).*
  05. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the net additional dwelling arising from the proposed development would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Woking Core Strategy (2012) policy CS8 'Thames Basin Heaths Special Protection Areas', the Thames Basin Heaths Avoidance Strategy (2010 - 2015), saved policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2017 (SI No. 490 - the "Habitats Regulations").*
- PLAN/2021/0223 - Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed – Permitted 19.05.2021

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

- PLAN/2020/1132 - Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed – Refused 18.02.2021 for the following reasons:

*01. The proposed development would result in a replacement building in the Green Belt which would be materially larger than the building it would replace. The proposal therefore represents inappropriate development in the Green Belt which would be harmful by definition and would impact detrimentally on the openness of the Green Belt. No Very Special Circumstances exist which would clearly outweigh the harm caused to the Green Belt by reason of the proposal's inappropriateness. The proposal would therefore be contrary to Woking Core Strategy (2012) policy CS6 'Green Belt', Woking Development Management Policies DPD (2016) policy DM13 'Buildings Within and Adjoining the Green Belt' and the National Planning Policy Framework (2019).*

- PLAN/2019/0290 - Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed – Permitted 07.06.2019.
- PLAN/2018/0523 - Replacement residential dwelling located on permitted footprint of planning permission Ref: 83/0733. Demolition of existing residential dwelling after replacement dwelling is constructed - Not Determined - Appeal Dismissed 05.02.2019.

*(Officer Note: PLAN/2018/0523 was not determined by the Local Planning Authority because the application was deemed to be invalid. The applicant appealed on the grounds of non-determination).*

- PLAN/2017/0104 - Certificate of Existing Lawful Development for existing use to establish whether the use as a single dwellinghouse of an outbuilding (identified by the applicant as The Gatehouse) began more than four years before the date of the application - Certificate Issued 31.03.2017.
- PLAN/2016/1188 - Certificate of Existing Lawful Development for existing building works to establish whether an existing Pullman outbuilding (with toilet and associated wash facilities) was substantially completed more than four years before the date of the application - Certificate Issued 08.02.2017.
- PLAN/2012/0061 - Variation of condition 05 of PLAN/2011/0184 dated 28/09/2011 to allow the use of temporary horse jumps on the application site (amended description) - Permitted subject to conditions (28.05.2012)
- PLAN/2011/0897 - Retrospective planning application for the retention of a horse exerciser and relocated stable building - Permitted subject to conditions 02.03.2012.
- PLAN/2011/0184 - Application to vary conditions 03 of PLAN/2008/1268 for the erection of a domestic sandschool and condition 03 of PLAN/2010/0671 for the retention of six bay stable block to allow the sandschool and land at Ringlestone Farm to be used in connection with four of the existing stables bays being used as an assisted commercial livery - Permitted subject to conditions 28.09.2011.
- PLAN/2011/0077 - Erection of a single storey rear extension - Permitted subject to conditions 08.03.2011.

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

- PLAN/2010/0671 - Retention of six bay stable block - Permitted subject to conditions 29.09.2010.
- PLAN/2008/1268 - Formation of domestic use sand school on Agricultural Land incidental to the dwelling house at Ringlestone Farm - Permitted subject to conditions 23.01.2009.
- PLAN/2008/0664 - Certificate of Existing Lawful Development for the use of the premises as a residential dwelling which has been occupied in breach of an agricultural occupancy condition - Certificate of Lawful Development Issued 25.07.2008.
- 85/0079 - Erection of a detached bungalow for occupation by an agricultural worker - Permitted subject to conditions 26.03.1986.
- 83/0733 - Improvement of existing vehicular access, erection of a two storey dwelling and garage, erection of office, staff rooms and storage, packing and potting buildings - Permitted subject to conditions 11.01.1984 (Subject to modification order dated 19.02.1986 to delete the words "*erection of a two storey dwelling and garage*").

### **CONSULTATIONS**

None undertaken.

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (NPPF) (2021):

Section 2 - Achieving sustainable development.

Section 4 - Decision-making.

Section 12 - Achieving well-designed places.

Section 13 - Protecting Green Belt land.

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

Section 15 - Conserving and enhancing the natural environment.

#### Woking Core Strategy (2012):

CS1 - A spatial strategy for Woking Borough.

CS6 - Green Belt.

CS8 - Thames Basin Heaths Special Protection Areas.

CS9 - Flooding and water management.

CS21 – Design.

CS24 - Woking's landscape and townscape.

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

DM2 - Trees and landscaping

DM13 - Buildings in and adjacent to the Green Belt

#### Supplementary Planning Documents (SPDs):

Design (2015)

Parking Standards (2018)



## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

Outlook, Amenity, Privacy and Daylight (2022)  
Climate Change (2013)

### Other Material Considerations:

Planning Practice Guidance (PPG)

Community Infrastructure Levy (CIL) Charging Schedule (2015)

### **PLANNING ISSUES**

#### Background:

1. The application site comprises a large, mixed private/assisted livery equestrian centre, which was originally in agricultural use as a horticultural business. A single storey agricultural worker's dwelling was permitted in 1986 under ref: 85/0079 to the east of the proposal site. In 2008 a certificate of lawfulness was obtained (PLAN/2008/0664) demonstrating that the dwelling had been occupied in breach of the agricultural worker's restrictive condition for more than ten years.
2. Planning permission was subsequently granted under PLAN/2008/1268 for the change of use of agricultural land to a sand school for the keeping of horses for private use. An unauthorised stable block was subsequently regularised under PLAN/2010/0671.
3. A variation of the restrictive conditions placed on both PLAN/2010/0671 and PLAN/2008/1268 was subsequently permitted under PLAN/2011/0184 in order to allow the sand school and four of the existing stable bays to be used as an assisted commercial livery in connection with the wider application site.
4. Retrospective permission was subsequently granted for a horse trainer and relocated stable building under PLAN/2011/0897.
5. In 2017 under application ref: PLAN/2017/0104, a certificate of lawfulness was obtained demonstrating that a portable building to the north of the site had been occupied as a dwelling for more than four years and was therefore immune from enforcement action. A replacement dwelling was subsequently permitted under PLAN/2019/0290 and again with an alternative siting under PLAN/2021/0223.
6. The current proposal relates to the retention of an existing hay storage lean-to which the applicant contends has been in situ at the site from April 2020 and "*in regular use for agricultural operations in conjunction with the sites existing context*". Additionally, consent is requested for the retention of four sections of existing 1.2m height open-fencing, serving to delineate separate paddocks in the north and east area of the site. The subject fencing would normally benefit from planning permission by virtue of 'The Town and Country Planning (General Permitted Development) (England) Order 2015'. However, such Permitted Development rights are restricted at the site due to a historic planning condition, namely, condition 5 of planning permission PLAN/2011/0184:

*"Notwithstanding the plans hereby approved no further structures or means of enclosure, horse jumps (temporary or permanent), training schools, manages, and/or floodlights shall be erected or placed within the application site without the prior consent in writing of the Local Planning Authority.*

*Reason: To preserve the open character and appearance of the Green Belt".*

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

7. From the Officer' site visit undertaken in October 2024, the hay storage lean-to and fencing both appear to be primarily used for storage and ancillary functions in relation to the lawful equestrian use of the site. The proposal has been assessed on its own merits as set out below.

### Impact on Green Belt:

8. The proposal site is within designated Green Belt and as such Woking Core Strategy (2012) policy CS6 'Green Belt', Woking DMP DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt' and Section 13 of the NPPF (2023) apply. These policies seek to preserve the openness of the Green Belt. The NPPF (2023) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. Policy CS6 of the Woking Core Strategy (2012) states that *"to ensure the Green Belt continues to serve its fundamental aim and purpose, and maintains its essential characteristics, it will be protected from harmful development. Within Green Belt boundaries strict control will continue to apply over inappropriate development, as defined by Government policy currently outlined in the NPPF"*.
9. The NPPF (2023) at Paragraphs 152 and 153 states that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"*.
10. Paragraph 154 of the NPPF states that *"a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:"* with a limited list of exceptions, including (c): *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building"*.
11. Permission is sought for the extension or alteration of a building in the Green Belt; namely the retrospective addition of the hay barn to the existing stables. Permission is also sought for the construction of a new building; namely the fencing.
12. The stable block to which the hay barn is built was initially granted planning permission following application PLAN/2010/0671. The proposed new building in the Green Belt was considered appropriate development by virtue of its role in the provision of essential facilities in connection with outdoor recreation, and its modest size commensurate to the size of the land and existing recreational use, low profile finish and typical rural appearance. PLAN/2011/0897 sought permission for the relocation of the stable block to its current location to the south-west of the horse walker. There was no net increase in the number of stable blocks, and it was considered that the relocated stable building reduced the impact upon the openness of the Green Belt by virtue of the centralised location in relation to the proposed siting of the stables following PLAN/2010/0671, and the revised proposals (PLAN/2011/0897) constituted appropriate development. From a review of aerial photography and site visit photographs available throughout the course of the planning history (as set out above), and the planning history itself; it is clear that the stable block in question has not been enlarged or substantially altered since the time of its construction. A detached portable structure was sited on the hardstanding

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

running perpendicular to the block, in the present location of the hay barn. This structure has since been removed from the site.

13. The hay barn has a footprint of 40.3sqm. The pre-existing stable block has a footprint of 136.74sqm. This represents a percentage increase of 29.47% over and above the pre-existing floor area. The volume of the hay barn is approximately 124.7m<sup>3</sup>. The pre-existing stable block has a volume of 209.53m<sup>3</sup>. This represents a percentage increase of approximately 59.5%. The enlargements in respect of footprint falls within the 20-40% guideline set out in policy Woking DMP DPD (2016) policy DM13. The volume increase falls outside of this guideline.
14. Nevertheless, the stable block in terms of design, material finish, discreet siting and low profile nature, adjoining an existing building is of a typical rural appearance and designed to be suitable for its intended purpose. It was evident from a visit to the site undertaken in October 2024 that the hay barn was in use for the storage of hay and associated paraphernalia for the upkeep of horses. Whilst volume calculations assist in considering the impact of a development proposal upon the openness of the Green Belt, it is considered in view of the siting, design and appearance of the structure alongside its modest, policy compliant uplift in footprint that the hay barn addition would constitute appropriate development in the Green Belt.
15. The fencing would constitute the erection of a new building in the Green Belt. The thrust of Woking Core Strategy (2012) policy CS6 'Green Belt', Woking DMP DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt' and Section 13 of the NPPF (2023) is that the construction of new buildings in the Green Belt should be considered inappropriate. The retrospectively constructed fencing is sited toward the north and east of the site. It serves to delineate and separate the paddock, in support of the equestrian use on the site. It is timber post and rail, set to a height of 1.2m. Each panel spans 1.8m in length. The combined length of the fencing under consideration is c.110m.
16. The applicant has not put forward a VSC (Very Special Circumstances) case to justify the requirement for the fencing as a new building in the Green Belt, but contends that *"the development does not bare any detrimental impact on the existing openness of the Green Belt, as the structures benefit from sufficient screening measures through existing natural landscape components in addition to existing features of the built environment such as outbuildings and other ancillary structures"*. The applicant goes on to contend that *"the existing fence is not out of character of what is normally seen within rural areas. It is also noted that the GPDO does not restrict development of this scale within the Green Belt, and for these reasons, the retention of the fencing will not result in any detrimental visual impact to the areas existing landscape character, nor will it impose any harm to the openness of the Green Belt"*.
17. The fencing is considerable in combined length and serves to delineate the existing paddock. The VSC case put forward by the applicant is brief, and does not put forward a rationale for the division of the paddock, following over a decade of domestic and commercial horse keeping without a delineation in place; and no increase in the number of horses kept on site. Nevertheless, it is noted that the fencing is a lightweight timber, post and rail structure, which does not serve to restrict views across the paddock. It is clear to see that by October 2024, over twelve months following the installation of the fencing, its bright colour had weathered, in line with fencing of a similar style which can be observed elsewhere on site. The modest height of the fencing is also noted and in all, the applicant is reasonable to contend that the fencing; and for that matter the hay store benefits from screening measures by virtue of the vegetation cover screening the site from the public realm and existing buildings.

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

The applicant is also reasonable to contend that such fencing would typically be permissible by virtue of the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015' A condition is attached to ensure that the fencing is retained in perpetuity as post and rail, and not subject to any increase in height. The proposal is not considered to result in additional need for further, or alternative fencing elsewhere on the site.

18. On balance, it is considered that the potential harm to the green belt by reason of inappropriate development is outweighed by the above considerations. The retrospective proposals are therefore considered to meet Green Belt policy within the Woking Core Strategy (2012) policy CS6 'Green Belt', Woking DMP DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt' and Section 13 of the NPPF (2023).

### Impact on Character:

19. Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
20. Policy CS21 states that proposals for new development should create buildings and places that are attractive with their own distinct identity; 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.
21. The hay barn is of an appearance commensurate to a rural outbuilding used for the provision of, and in connection with equestrian uses. It would represent a proportionate addition to the existing stables, would be constructed in materials sympathetic to the rural character of the site, and would have a very low level of visibility from the public realm. The fencing reflects the design and appearance of pre-existing fencing used in and around the site, and despite its length and prominence from within the site; does not appear at odds with the rural character of the site and wider area. Overall, subject to a condition to maintain the fencing as post and rail at 1.2m in perpetuity, the proposal is considered to have an acceptable impact on the character of the surrounding area.

### Drainage and Flood Risk:

22. The proposal site is within Flood Zone 1 and so is at low risk from fluvial flooding. However, parts of the site are classified as being at medium, high and very high risk from surface water flooding. In these circumstances, the fencing and hay store are retrospectively built, Consequently the applicant has missed the opportunity to integrate flood risk mitigation into the core of the development from the outset.
23. The hay barn is of a modest size. It is not in residential use, and it is constructed upon an existing impermeable surface. It has served to replace an earlier detached temporary structure (which is evident following analysis of aerial imagery throughout time). Nevertheless, the site lies within Flood Zone 1. The location of the hay barn lies within an area classified as being at medium and partially high risk from surface water flooding. It is therefore considered proportionate and appropriate to recommend a

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

condition requiring details of a SuDS proposal in respect of the hay barn to be submitted to and approved in writing by the Local Planning Authority within six months of the date planning permission is granted, and a further six months following the approval of details for the implementation of the agreed details. It is not considered that the fencing would materially increase the risk of flooding on or off the site.

24. Subject to the condition as described, the proposals are considered acceptable in terms of flood risk.

### Impact on Neighbours:

25. The only residential dwellings within proximity of the proposed development are the 'original' bungalow at Ringlestone Farm to the east and the dwelling to the north of the site. The nature and scale of the proposed development means that the proposal is not considered to result in a significantly harmful impact on neighbouring amenity.

## **CONCLUSION**

The proposal is considered to have an acceptable impact on the openness of the Green Belt, character of the surrounding area, and on the amenities of neighbours and in respect of other planning considerations as noted in this report. The proposal therefore accords with the relevant Development Plan policies, guidance and other material considerations as noted in this report and is recommended for approval subject to conditions.

## **BACKGROUND PAPERS**

1. Site visit photographs

## **RECOMMENDATION**

PERMIT subject to the following conditions:

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

PROPOSED BARN FLOOR PLAN AND ELEVATIONS (Unnumbered). Dated 18 April 2023.

SITE LOCATION PLAN & PROPOSED FENCE PLAN (Unnumbered). Dated 18 April 2023.

SITE LOCATION PLAN & PROPOSED HAY BARN (Unnumbered). Dated 18 April 2023.

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

2. The external finishes of the development hereby permitted must only be as stated within the Materials section of the submitted application form. This must include the external finishes of the development hereby permitted matching those used in the host dwellinghouse in material, colour, style, bonding and texture where applicable. The development hereby permitted must thereafter be permanently maintained as such unless the Local Planning Authority first agrees in writing to any variation.

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

## 10<sup>th</sup> DECEMBER 2024 PLANNING COMMITTEE

Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF).

3. Details of a scheme for disposing of surface water by means of a sustainable drainage system including the design storm period and intensity, the method employed to delay and control the surface water discharged from the site, the measures taken to prevent pollution of the receiving groundwater and/or surface waters and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority within six months of the date of the grant of planning permission. The sustainable drainage system shall be implemented in accordance with the approved details within a further six months and managed and maintained thereafter in accordance with the approved scheme.

Reason: To ensure the development does not result in a material increase in flood risk on or off site in accordance with the requirements of Policy CS9 of the Woking Core Strategy (2012), and the provisions of the NPPF.

4. Notwithstanding the provisions of Article 3 Schedule 2 Part 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the fencing hereby permitted shall not be altered, or infilled and shall be retained and maintained at a height of 1.2m in perpetuity.

Reason: The Local Planning Authority considers that further development could cause detriment to the openness, and purposes, of the Green Belt and to the character of the area and for these reasons would wish to control any future development in accordance with Policies CS6 and CS21 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF.

### **Informatives**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2023).
2. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
4. The applicant is advised that under the Control of Pollution Act 1974, works which are audible at the site boundary are restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday, 8.00 a.m. - 1.00 p.m. on Saturdays and not at all on Sundays and Bank Holidays.
5. The applicant is advised that this planning permission does not purport to grant consent for the recent excavation of a pond, erection of associated fencing, and the erection of 2x field shelters which form a separate planning enforcement investigation.
6. The applicant is advised that this is a DRAFT decision only.

**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)**





# 7 Blackmore Crescent, Sheerwater, Woking.

PLAN/2024/0738

Certificate of Proposed Lawful Development for a single storey rear extension.

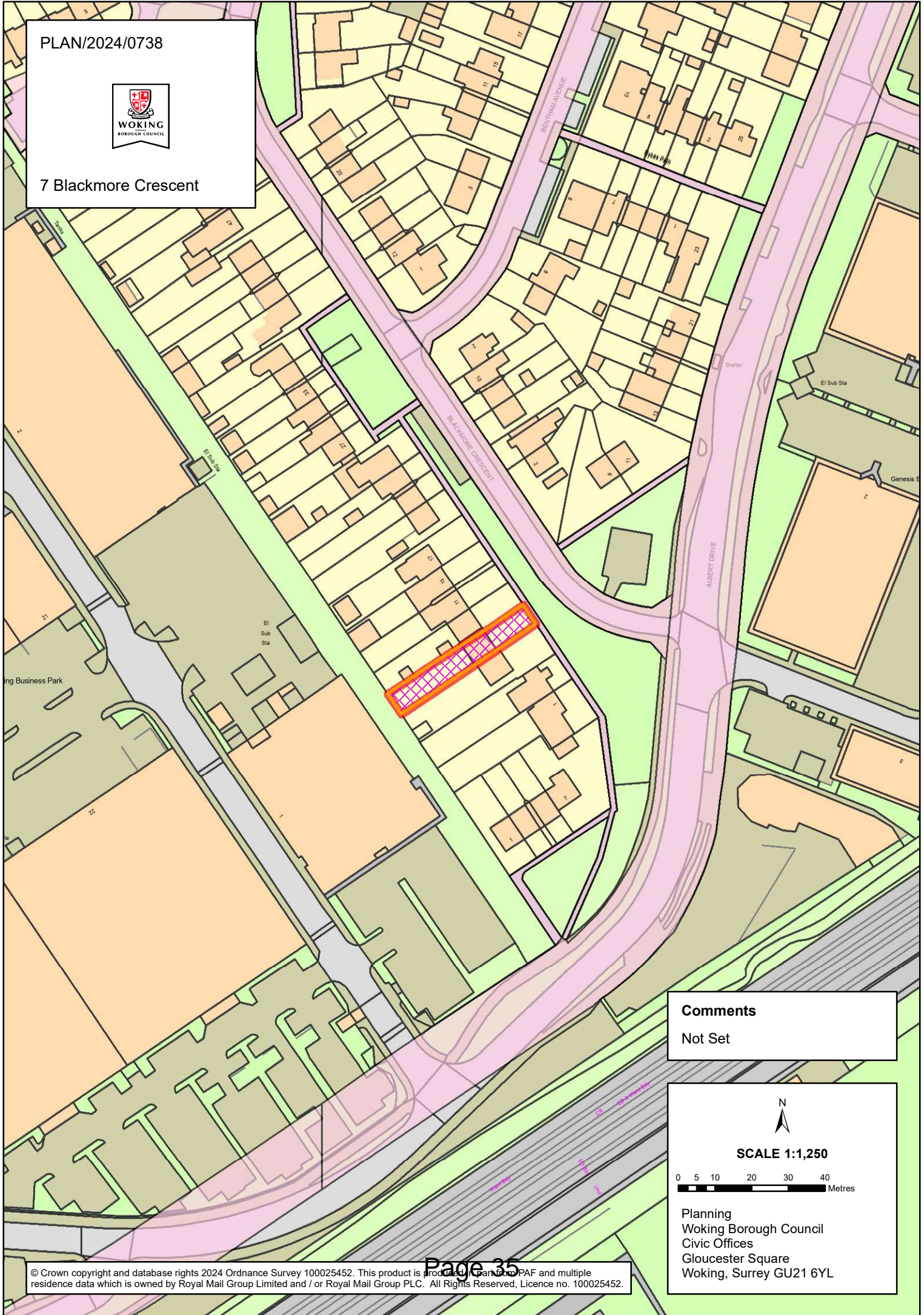




PLAN/2024/0738



7 Blackmore Crescent



**Comments**  
Not Set

N  
SCALE 1:1,250  
0 5 10 20 30 40 Metres

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



6b PLAN/2024/0738

WARD: Maybury and Sheerwater

LOCATION: 7 Blackmore Crescent, Sheerwater, Woking, Surrey, GU21 5NP

PROPOSAL: Certificate of Proposed Lawful Development for a single storey rear extension.

APPLICANT: Mrs Ahmad

OFFICER: Hannah Dale

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**REASON FOR REFERRAL TO COMMITTEE:**

The agent for the application is Woking Borough Council.

**SUMMARY OF PROPOSED DEVELOPMENT**

Certificate of Proposed Lawful Development for a single storey rear extension

**PLANNING STATUS**

- Urban Area

**RECOMMENDATION**

Certificate subject to conditions.

**BACKGROUND**

It should be noted that this application is for a Certificate of Lawfulness following a 'Prior Notification' process specific to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which must be followed when a larger home extension is proposed using 'Permitted Development' right. The previous item also went to Planning Committee on 3<sup>rd</sup> September 2024.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) requires that, before applicants exercise their 'permitted development' rights for a larger extension (in accordance with the limitations set out), they must submit a Prior Notification application to the LPA before any works commence on site.

The process for the Prior Notification application is set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The LPA must consult the adjoining properties, with a minimum consultation period of 21 days. If none of the owners or occupiers of the adjoining premises object to the proposed development, then the LPA must confirm to the developer that Prior Approval is not required.

If any of the owners or occupiers of the adjoining premises object to the proposed development, then the LPA must assess "*the impact of the proposed development on the amenity of any adjoining premises*". In particular, the LPA must "*take into account any representations*" made as a result of the consultation letter (i.e. not just the objections) and must "*consider the amenity of all adjoining premises, not just adjoining premises which are*

## 10 DECEMBER 2024 PLANNING COMMITTEE

*the subject of representations*". The LPA then either grants Prior Approval (either unconditionally or subject to conditions) or refuses Prior Approval.

If the LPA fails to issue a decision within the relevant time period (42 days), Prior Approval is obtained by default.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that the LPA may "*refuse [the] application*" where, in its opinion the proposed development would not be permitted development, or the developer has provided insufficient information to establish that the proposed development would be permitted development.

The recommendation following the previous Committee Meeting was that Prior Approval was not required and therefore the applicant must now apply for a Certificate of Lawfulness to ensure the proposal complies with Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO).

Sections (f) and (g) of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO) allows applicants to create a single-storey extension to a house which is not on article 2(3) land or on a site of special scientific interest. It allows an extension to be larger than allowed under paragraph (f), but it must not extend beyond the rear of the original house by more than 8 metres if a detached house, or by more than 6 metres in this case.

However, in both cases, the total height of the extension must not be more than 4 metres. The rear wall or walls of a house will be those which are directly opposite the front of the house.

As Prior Approval was previously sought the proposal intends to comply with part (g).

### **SITE DESCRIPTION**

The application site is a two-storey, mid-terraced property designed in brick under a tiled roof. The property has no previous extensions however, a dropped kerb has been installed.

### **RELEVANT PLANNING HISTORY**

04.09.2024 - Prior notification for a single storey rear extension to extend a maximum depth of 6m, maximum height of 3m and a maximum height of eaves of 2.6m. - COGPDE

0004414 – Layout of Houses – Permitted

Officers are satisfied that permitted development rights are intact for the application dwelling.

### **CONSULTATIONS**

N/A

### **REPRESENTATIONS**

N/A

**PLANNING ISSUES**

1. Planning considerations and policies are not relevant in this context as the purpose of this Certificate of Proposed Lawful Development application is to establish whether an extension complies with the requirements of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO). The relevant date of the determination of lawfulness is the date of the application (i.e. the GPDO as subsisted at the time of the application).

**Class A- enlargement, improvement or other alteration of a dwellinghouse**

Permitted development

**A. The enlargement, improvement or other alteration of a dwellinghouse**

The proposal is for a single storey rear extension. The proposal is considered under Article 2, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would constitute permitted development by virtue of Class A provided the following criteria are met.

- A.1 Development is not permitted by Class A if -
- (a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the GPDO (changes of use);  
**Proposal complies.**
  - (b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);  
**Proposal complies.**
  - (c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;  
**Proposal complies.**
  - (d) The height of the eaves of part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;  
**Proposal complies.**
  - (e) The enlarged part of the dwellinghouse would extend beyond a wall which -
    - (i) Forms the principal elevation of the original dwellinghouse; **Not applicable** or
    - (ii) Fronts a highway and forms a side elevation of the original dwellinghouse; **Not applicable**
  - (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and -

## 10 DECEMBER 2024 PLANNING COMMITTEE

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse; **Proposal does not comply (see paragraph (g) and Background section at the start of this report)**
- (ii) Exceed 4 metres in height; **Proposal does not comply (see paragraph (g) and Background section at the start of this report).**

**Note:** Although the proposal does not comply with (f) because the limitations are exceeded, the proposal is intended to comply with (g) subject to the prior notification application.

- (g) For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

- (i) Extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or; **Proposal complies (6m).**
- (ii) Exceed 4 metres in height; **Proposal complies (2.9m).**

**(see Background section above).**

**Note:** This is the criterion which requires the developer to submit an application for prior notification before commencing any works on site

- (h) The enlarged part of the dwellinghouse would have more than a single storey and –
  - (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or; **Not applicable.**
  - (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse; **Not applicable.**
- (i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres; **Proposal complies (2.6m).**
- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –
  - (i) Exceed 4 metres in height, **Proposal complies.**
  - (ii) Have more than a single storey, or **N/A**
  - (iii) Have a width greater than half the width of the original dwellinghouse. **Proposal complies.**
- (ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j); **Proposal complies.**
- (k) It would consist of or include-
  - (i) The construction or provision of a verandah, balcony or raised platform,
  - (ii) The installation, alteration or replacement of a microwave antenna,
  - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) An alteration to any part of the dwellinghouse**N/A**



## 10 DECEMBER 2024 PLANNING COMMITTEE

- (l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

**Proposal complies.**

A.2 The dwellinghouse is not on article 2(3) land.

**N/A**

### **Conditions**

A.3 Development is permitted by Class A subject to the following conditions -

- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior or the existing dwellinghouse; 7 Blackmore Crescent, Sheerwater, Woking, Surrey, GU21 5NP.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7m metres above the floor of the room in which the window is installed

**Proposal complies.**

- (c) Where the enlarged part of the dwellinghouse has more than a single storey or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable be the same as the roof pitch of the original dwellinghouse.

**Proposal complies.**

### Local finance considerations:

2. The gross floorspace does not exceed 100sqm and therefore the proposal is not Community Infrastructure Levy (CIL) liable.

### **CONCLUSION**

3. The operation consists of development within the curtilage of No.21 Brackenwood Road within the meaning of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and complies with the development tolerances set out within Part 1, Class A. The operation would therefore have been granted planning permission by Article 3 of the Order.

### **BACKGROUND PAPERS**

1. Site visit photographs taken 29.10.2024.

### **RECOMMENDATION**

## 10 DECEMBER 2024 PLANNING COMMITTEE

Permit subject to the following condition(s):

01. The operation consists of development within the curtilage of No.7 Blackmore Crescent within the meaning of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and complies with the development tolerances set out within Part 1, Class A. The operation would therefore have been granted planning permission by Article 3 of the Order.

### **Informatives**

01. The plans relating to this application are:

2022.307.002 Location Plan

Submitted to the LPA 11<sup>th</sup> October 2024

2020.151.003 Block Plan

2022/307.001 Rev B Existing and Proposed Rear Extension Plans and Elevations

Submitted to the LPA 2<sup>nd</sup> October 2024

02. The applicant is advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans. Inspections may be undertaken both during and after construction.
03. The applicant is advised that development is permitted by Class A subject to the following conditions:
  - (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
  - (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be:
    - (i) Obscure-glazing, and
    - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
  - (c) Where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.