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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, 16 January 2018 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 12 December 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

5. Planning Applications

Section A - Applications for Public Speaking

5a. 2017/0463 Woodlands, Elm Road, Horsell (Pages 9 - 26)

Section B - Application reports to be introduced by Officers

5b. 2017/0452 Baywood, Kingfield Road, Kingfield, Woking (Pages 29 - 42)

5c. 2017/0894 Haslemere, Oakcroft Road, West Byfleet (Pages 43 - 56)

5d. 2017/1118 Central Buildings, Chobham Road, Woking (Pages 57 - 70)

5e. 2017/0981 41 Chertsey Road, Woking (Pages 71 - 86)

5f. 2017/0876 112 Maybury Road, Woking (Pages 87 - 98)

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

5g. 2017/1100 15 Blackmore Crescent, Sheerwater (Pages 101 - 110)

5h. 2017/0639 Land adjacent to 18 North Road, Woking (Pages 111 - 120)

5i. 2017/0954 Byron Lodge, Ridgway Road, Pyrford (Pages 121 - 134)

AGENDA ENDS

Date Published - 8 January 2018

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



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PLANNING COMMITTEE AGENDA
PLANNING APPLICATIONS AS AT 16TH JANUARY 2018

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

16 January 2018

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0005A	Woodlands, Elm Road, Horsell, Woking, Surrey, GU21 4DY	PLAN/2017/0463	LEGAL	HO
0005B	Baywood, Kingfield Road, Kingfield, Woking, Surrey, GU22 9EG	PLAN/2017/0452	LEGAL	HV
0005C	Haslemere, Oakcroft Road, West Byfleet, Surrey, KT14 6JH	PLAN/2017/0894	PER	PY
0005D	Central Buildings, Chobham Road, Woking, Surrey, GU21 6JH	PLAN/2017/1118	LEGAL	C
0005E	41 Chertsey Road, Woking, Surrey, GU21 5AJ	PLAN/2017/0981	LEGAL	C
0005F	112 Maybury Road, Woking, Surrey, GU21 5JL	PLAN/2017/0876	PER	C
0005G	15 Blackmore Crescent, Sheerwater, Woking, Surrey, GU21 5NP	PLAN/2017/1100	REF	C
0005H	New Build Land Adjacent 18, North Road, Woking, Surrey	PLAN/2017/0639	ENFREF	C
0005I	Byron Lodge, Ridgway Road, Pyrford, Woking, Surrey, GU22 8PR	PLAN/2017/0795	PER	PY

SECTION A - A

SECTION B - 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

ENREF - Refuse with Enforcement

SECTION A

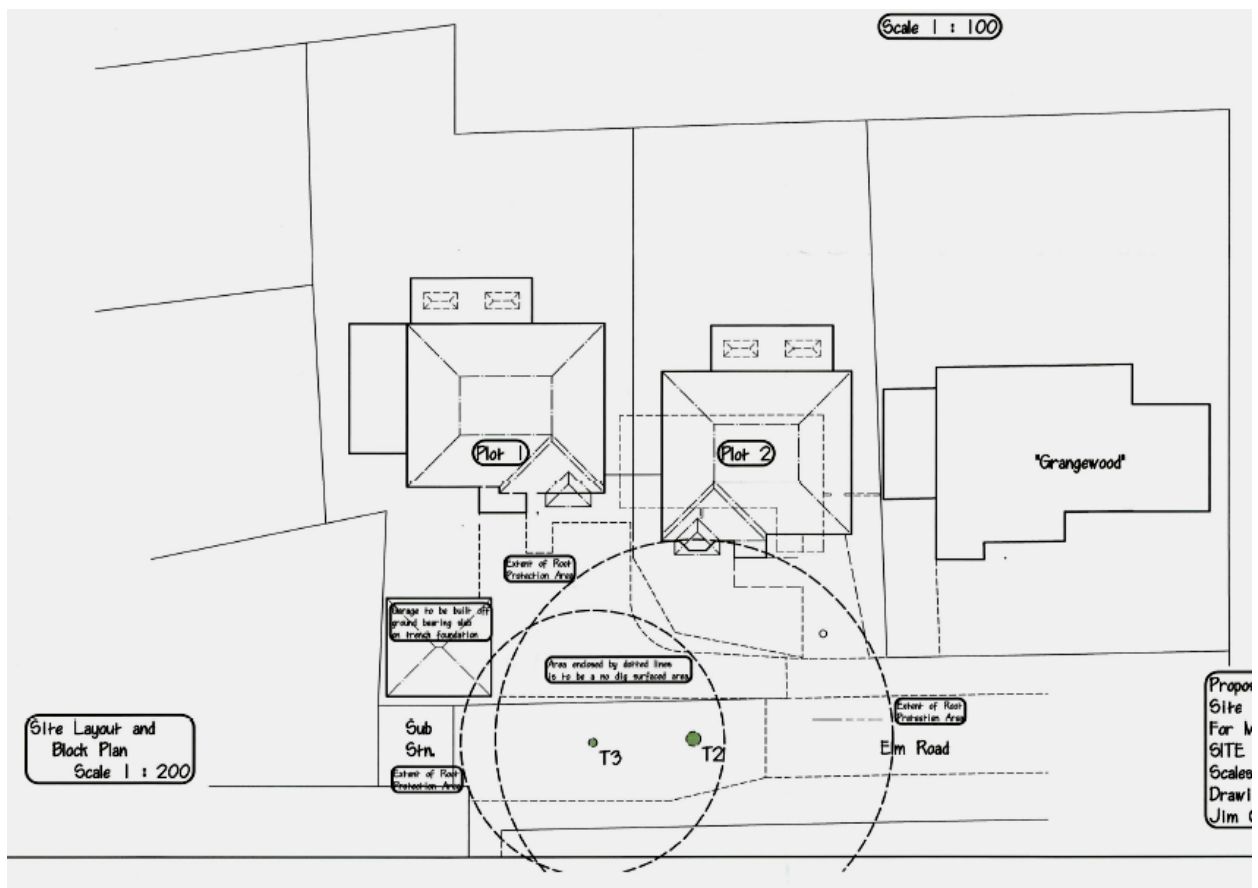
**APPLICATIONS ON WHICH
PUBLIC ARE ELIGIBLE
TO SPEAK**

(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)

Woodlands, Elm Road, Horsell, Woking

PLAN/2017/0463

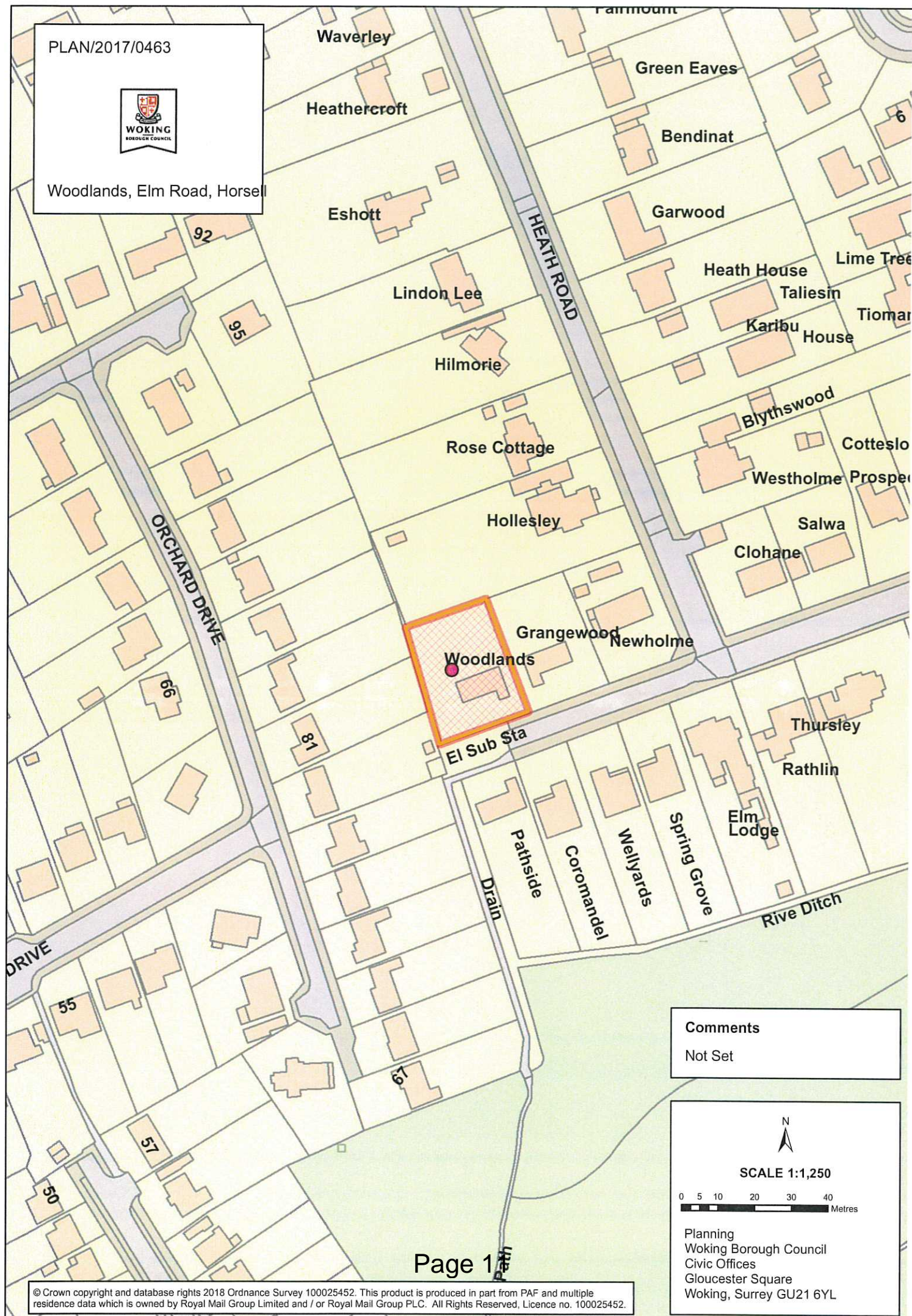
Demolition of existing dwelling and erection of 2x detached two storey dwellings (5xbed) with accommodation in the roofspace, erection of detached double garage to frontage and associated parking and landscaping (Amended Plans)



PLAN/2017/0463



Woodlands, Elm Road, Horsell

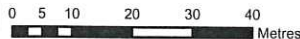


Comments

Not Set



SCALE 1:1,250



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

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5a 17/0463 Reg'd: 07.06.17 Expires: 02.08.17 Ward: HO
Nei. 10.17.17 BVPI Minor Number >8 On No
Con. Target dwellings -13 of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Woodlands, Elm Road, Horsell, Woking, GU21 4DY

PROPOSAL: Demolition of existing dwelling and erection of 2x detached two storey dwellings (5xbed) with accommodation in the roofspace, erection of detached double garage to frontage and associated parking and landscaping

TYPE: Full Planning Application

APPLICANT: Mustafa Home and Developments Ltd **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 2x detached two storey dwellings (5x bed) plus a detached double garage following the demolition of the existing two storey dwelling on the site. The existing vehicular access onto Elm Road would be utilised to serve both dwellings which would both have parking to their frontages.

Site Area: 0.125 ha (1,250sq.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 SPA ZoneB (400m-5km)

RECOMMENDATION

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

SITE DESCRIPTION

The application site comprises an existing two storey detached dwelling. It is located within a residential area and is bound on each side and to the rear by residential properties. The area immediately beyond the site frontage contains mature trees and vegetation. The site itself is positioned at the western end of Elm Road and has an existing vehicular access off Elm Road. A public footpath runs along the front of the site with pedestrian access through

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the end of Elm Road and on to Horsell Common. The surrounding area is generally characterised by large detached dwellings of varying ages and styles and is spacious and verdant in character. The proposal site is within the designated urban area.

PLANNING HISTORY

- PLAN/2016/0160 - Demolition of existing dwelling and erection of 2x detached two storey dwellings (5xbed) with accommodation in the roofspace – Permitted 25/08/2016
- PLAN/2014/1033 – Demolition of existing dwelling and erection of 2x detached two storey dwellings (5xbed) with accommodation in the roofspace – refused on 19/11/2015 for the following reason and dismissed at appeal on 23/08/2016 but only due to the absence of a Legal Agreement securing a SAMM contribution:
 - 01. The proposed development would, by reason of its scale and design, substandard garden provision and unsatisfactory shared vehicular access arrangements, represent a cramped and contrived overdevelopment of the site which would be harmful to the character and appearance of the area and detrimental to the amenities of future residents contrary to Policy CS21 of the Core Strategy.*
- PLAN/2014/0076 – Demolition of the existing dwelling and erection of a 1No 5 bedroom dwelling – Permitted 19/11/2015

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

Arboricultural Officer: No objection subject to conditions.

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

Surrey Wildlife Trust: No objection subject to conditions.

REPRESENTATIONS

15x representations received objecting to the proposal raising the following concerns:

- Overdevelopment
- Out-of-character
- Excessive bulk/scale
- Loss of Privacy
- Overbearing and loss of light
- Access/on site manoeuvrability
- Inadequate parking provision and pressure on on-street parking
- Impact upon trees
- Dispute position of front boundary; applicant does not own land to the frontage
- Existence of Bats on the site
- Construction noise/disturbance
- Impact on drainage, sewage and flooding
- Emergency vehicle access
- The neighbour at Grangewood has a glass conservatory roof which is not shown on the plans
- This application should be subject to the same conditions as the previous application

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- Proposed bat mitigation cannot be accommodated on site as trees have been removed
- Restrictive covenants on the number of dwellings allowed [*Officer note: this would be a separate matter and not a material planning consideration.*]

Neighbours were re-consulted on 14/12/2017 following receipt of amended plans and additional information. 11x additional representations were received objecting to the proposal reiterating their previous concerns and raising points summarised above.

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

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)

PLANNING ISSUES

Background & Principle of Development:

1. Planning permission has previously been granted for the demolition of the existing dwelling and the subdivision of the plot and the erection of two detached dwellings under application ref: PLAN/2016/0160. The current application is for similar form of development however the form and position of the proposed dwellings is different and a detached double garage has been included to the frontage. The proposal site is also now approximately 138m² larger in size as the applicant now owns the rear portions

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of gardens at No.81 and No.83 Orchard Drive. The principle of a plot subdivision has therefore effectively been established however the current proposal must be assessed based on its own merits

2. 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 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:

3. 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*".
4. The proposal would result in the subdivision of the plot with Plot 1 measuring 20m in width and Plot 2 measuring 15m in width. Plot widths in the area are generally between 15m and 22m in width; the neighbouring plot at Grangewood is 22m in width and neighbours opposite such as Wellyards and Cormandel are approximately 15m in width. The proposed plot subdivision is therefore considered to result in plot widths and sizes which reflect the prevailing grain, pattern and character of development in the area.
5. The proposed dwelling at Plot 2 adjacent to the neighbouring dwelling at Grangewood would have a ridge height of 8.8m which is similar to that of the previously consented application (PLAN/2016/0160) which had a ridge height of 8.9m. The dwelling at Plot 1 would be taller with a maximum ridge height of 9.4m, stepping down to 8.8m. Given the variation in ridge heights in the local area and the context of the previously approved application, the height and scale of the proposed dwellings is considered acceptable and is considered to respect the character of the surrounding area. The proposed dwellings would have a separation distance of 4.2m between each other and there would be a separation distance of 2.1m between Plot 2 and the side boundary with Grangewood. The proposal is considered to retain sufficient visual spacing between dwellings which is considered to respect the spacious character of the area.
6. The proposed dwellings adopt a traditional design approach which is considered consistent with the character of the area. Although the proposed dwellings would feature areas of crown roof, this is not considered to result in material harm to the visual amenities of the development or surrounding area and is not considered unduly prominent in the street scene.
7. The proposal includes the erection of a detached double garage to the frontage of Plot 1. Although garages to frontages are not common along Elm Road, the proposal site

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is at the very end of Elm Road and it is borne in mind that the frontage of Plot 1 is relatively deep (13m) due to the set-back of this dwelling. The proposed garage is not therefore considered to appear unduly prominent or incongruous in the street scene. This element of the proposal is therefore considered acceptable.

8. Overall the proposed development is considered to result in a visually acceptable form of development which would respect the character of the surrounding area in accordance with Core Strategy (2012) policies CS21, CS24 and CS25, Woking DPD (2016) policy DM10 and Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on Neighbours:

Elm Road:

9. The proposed dwelling at Plot 2 would be sited 2.3m from the boundary with Grangewood to the east which itself features a single storey side and rear element positioned close to the boundary with a conservatory style roof. The two storey element of Plot 2 would be in-line with Grangewood and would not project beyond the ground floor front or rear elevations of this neighbour. The proposed dwelling would project 2m beyond the two storey rear elevation and 1.2m beyond the two storey front elevation of this neighbour however the proposal would pass the '45° test' in plan and elevation form with this neighbour as set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The proposed dwelling features a single storey element to the rear however this would be positioned 2.6m from the boundary with a depth and height of 2.8m and is not therefore considered to unduly impact on Grangewood. Given the relationship discussed above, the proposal is not considered to result in an undue loss of light or overbearing impact on Grangewood. Side-facing windows and rooflights are identified on the flank elevation however as these serve bathrooms or as secondary windows, these can be required to be obscurely glazed with restricted opening by condition in order to avoid an undue overlooking or loss of privacy impact.
10. The proposed dwellings would have a separation distance in excess of 15m with neighbours opposite to the south which would accord with the recommended minimum of 15m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008).

Orchard Drive:

11. The dwelling at Plot 1 would be sited a minimum of 5.3m from the rear boundaries of neighbours at No.81 and No.83 Orchard Drive to the west which have a rear-to-side relationship with the proposal site and Plot 1. These neighbours would be positioned a minimum of 25m from the two storey flank elevation of the proposed dwelling at Plot 1. This separation distance is considered sufficient to avoid an undue overbearing or loss of light impact on these neighbours and the proposed development is considered to form an acceptable relationship with these neighbours.
12. The proposed dwelling would feature a first floor side-facing window and side-facing rooflight facing west towards neighbours on Orchard Drive however as these serve non-habitable rooms, these could be required to be obscurely glazed with restricted opening by condition.

Heath Road:

13. The proposal site has a rear-to-side relationship with the neighbour at Hollesley to the north. The proposed dwelling at Plot 2 would have a separation distance 15.7m between the two storey rear elevation and the rear boundary which forms the side

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boundary of Hollesley. The proposed dwelling would feature first and second floor windows on the rear elevation however the separation distance of 15.7m is considered sufficient to avoid an undue overbearing or overlooking impact and would comply with the recommended minimum distance of 15m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The proposed dwelling at Plot 1 is set-back further in the plot meaning the proposed dwelling would have a smaller separation distance of 12.3m to the rear boundary with Hollesley. As the rooflights at second floor level would not comply with the recommended minimum described above, these can be required to be obscurely glazed with restricted opening by condition. The separation distances involved are not considered to result in an undue loss of light or overbearing impact. The proposal is therefore considered to form an acceptable relationship with this neighbour.

14. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overbearing and loss of privacy impacts and accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2012).

Transportation Impact:

15. The proposed dwellings would utilise the existing vehicular access serving the existing single dwelling. An additional vehicular crossover is not possible due to the position of the proposal site at the end of Elm Road. The limited space to the frontages under this and previous applications means the access and parking arrangements are relatively constrained. Nonetheless, the previous application was considered acceptable in terms of parking and access which had a similar arrangement to the current proposal. Under this application the dwelling at Plot 1 has been moved back further in the plot thereby providing greater space to the frontage for parking and manoeuvring and a detached double garage has been provided.
16. Plot 1 would be served by a detached double garage and hardstanding to the frontage and Plot 2 would be served by an integral single garage and hardstanding to the frontage. It is considered that there would be sufficient space for off-street parking for at least two vehicles serving both plots in accordance with the Council's Parking Standards (2006) which recommends a maximum standard of two spaces per dwelling with three bedrooms or more. The proposal site is located at the end of a no-through road with relatively light traffic and low vehicles speeds. The proposal is not considered to raise any significant highway safety concerns and the County Highway Authority raise no objection.
17. Overall the proposal is considered to result in an acceptable transportation impact.

Standard of Accommodation:

18. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) sets out minimum recommended standards for areas of private amenity space. The general guidance for family dwellings is for an area of private amenity space proportionate to the dwelling and larger than the footprint. The guidance however suggests that for large family dwellings (e.g. over 150m²), that an area of private amenity space proportionate to the dwelling and exceeding the internal floor area of the dwelling should be provided.
19. The main useable garden area of Plot 1 would be 273m² and the garden area of Plot 2 would have an area of 206m². Although the garden areas would not be larger than the internal floor areas of the proposed dwellings, the areas would both be larger than

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the footprints of both proposed dwellings (184m² and 146m² respectively). It is also borne in mind that the previously consented application (PLA/2016/0160) also resulted in garden areas which did not match the internal floor areas of the dwellings but were larger than the footprint. The proposed garden areas are therefore considered acceptable.

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

Impact on Trees:

21. There are mature trees on a piece of land to the frontage of the site and smaller trees to the rear of the site which are covered by a Tree Preservation Order. The applicant has provided arboricultural information detailing how trees would be protected during construction which is considered acceptable by the Council's Arboricultural Officer subject to compliance with the submitted information.

Impact on Protected Species:

22. A number of representations raise concerns regarding the likelihood of bats roosting in the roof of the existing house. The applicant did undertake Bat Surveys in connection with the previously consented application (PLAN/2016/0160) which concluded that there were no bats on site but evidence indicated that bats had been using the building. The application was approved subject to conditions securing mitigation measures including new bat roosts. A period of two years has elapsed since these bat surveys and the applicant has therefore commissioned a further survey undertaken in November 2017 which found evidence of rats in the roof space and no evidence of bat roosting. Nonetheless the Ecologist recommends the provision of bat roosts within the site to enhance the biodiversity value of the site and further recommends the hand-stripping of the roof under ecological supervision as a precautionary measure. Surrey Wildlife Trust has been consulted and concurs with the findings of the submitted survey and raise no objection.
23. The proposed development is not therefore considered to detrimentally affect any protected species and is considered to have an acceptable impact on biodiversity subject to conditions.

Drainage:

24. Localised problems, particularly with blocked drains, have been identified by neighbours. This would be a matter that would need to be addressed through any subsequent Building Regulations application but an informative is suggested advising of this issue and the need to address any problems through the Building Regulations process.
25. Given the proximity of the site to the Rive Ditch which is positioned to the rear of properties on Elm Road opposite the proposal site and the increase in impermeable area, it is considered that a condition requiring details of surface water drainage could be attached to ensure there is no increase in flood risk to the surrounding area if the proposal were otherwise considered acceptable. The Council's Flood Risk and Drainage Engineer raises no objection subject to such a condition securing a sustainable drainage scheme.

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Sustainability:

26. 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.
27. 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.

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

28. 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).
29. 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 4+ bedroom dwelling which would arise from the proposal.
30. 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'.

Affordable Housing:

31. 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.
32. Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for

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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.

33. 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.

Community Infrastructure Levy (CIL):

34. The proposal would be CIL liable as it involves the creation of new dwellings. Based on the submitted information, the total tariff payable for this development would be **£74,907.69** based on a net increase in floor area of 541m².

Land Ownership:

35. The proposal site includes a strip of land to the frontage which representations suggest is not within the control/ownership of the applicant. However the piece of land in question is an undeveloped piece of land featuring vegetation and a mature tree, the land is situated at the end of Elm Road and borders a public footpath. The ownership of this piece of land is not clear and the applicant has signed Certificate C as part of the application form which confirms that the owner of the land is not known despite the applicant's attempts to find the owner. The position of the boundary line in this instance is not therefore considered a hindrance in determining the application; the same piece of land formed part of the proposal site under the previously consented application (PLAN/2016/0160).

CONCLUSION

36. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and on protected trees. 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), 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.

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	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

PERMIT subject to the following conditions and S106 Agreement:

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

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

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

17/17/1 (Section and Details) received by the LPA on 20/04/2017
17/17/2 (Site Layout and Garage Plan) received by the LPA on 03/10/2017
17/17/3 (Proposed Floor Plans – Plot 1) received by the LPA on 01/12/2017
17/17/4 (Proposed Floor Plans – Plot 2) received by the LPA on 23/05/2017
17-17-6 (Proposed Elevations – Plot 1) received by the LPA on 01/12/2017
17/17/17 (Proposed Elevations – Plot 2) received by the LPA on 25/09/2017
Unnumbered Plan showing a Location Plan received by the LPA on 23/05/2017

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

03. ++ Prior to the commencement of the development hereby approved, a written specification of the materials to be used in the external elevations 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 agreed in writing by the Local Planning Authority

Reason: In the interests of the visual amenities of the area and in accordance paragraph 17 of the NPPF and Policy CS21 of the Woking Core Strategy 2012.

04. ++ Prior to the commencement of the development hereby permitted, full details of the proposed vehicular accesses to the site including surface treatment shall be submitted to and approved in writing by the local planning authority and, unless otherwise agreed in writing by the local planning authority, the occupation of the buildings hereby permitted shall not commence until such works have been completed. Following the commencement of use all vehicular access and parking areas shall be kept permanently clear of obstructions and parking areas shall only be used for the parking and manoeuvring of vehicles.

Reason: In the interests of highway safety and in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

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05. ++ Prior to the commencement of the development hereby permitted, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, 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.

06. The development hereby approved shall take place in strict accordance with the Arboricultural Impact Assessment and Method Statement provided by RMT Tree Consultancy ref: RMT221 dated 08/12/2017, 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.

05. ++ Full details of the method of construction of hard surfaces and service runs in the vicinity of the trees to be retained shall be submitted to and approved in writing by the local planning authority prior to commencement of any works on site (including demolition). The method shall adhere to the principles embodied in BS 5837:2005 and AAIS Arboricultural Practice Note 1 (1996) and the involvement of an arboricultural consultant and engineer will be necessary. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on the site in the interests of the amenities of the locality and the appearance of the development.

06. The windows and rooflights at first floor level and above in the east and west-facing flank elevations of the dwellings hereby approved and the rooflights in the rear roof slope of the dwelling referred to as 'Plot 1' on the approved plans 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 and rooflights 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.

07. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A to E of The Town and Country Planning (General Permitted Development) Order 2015

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(or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwellings hereby permitted nor the provision of any other building within its curtilage other than that expressly authorised by this permission shall be carried out 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.

08. 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, door or other additional openings other than those expressly authorised by this permission shall be formed at first floor level or above in any elevation (including the roof) 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.

09. ++ Prior to the commencement of the development, details of a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted and agreed in writing by the Local Planning Authority. The scheme shall ensure that there is no increase of surface water discharge from the site than from the existing development. The scheme shall be implemented in full in accordance with the approved details prior to completion or first occupation of the development whichever is the earlier. The submitted details shall:

- o Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- o If infiltration is proposed then an infiltration test to BRE 365 shall be carried out and the results submitted to the LPA including the design details of the proposed infiltration device;

- o Include a timetable for its implementation; and

- o Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

10. ++ Prior to the commencement of the development hereby approved, the recommendations within 'Arbtech' 'Material Changes re-visit' survey, dated 04/12/2017, shall be complied with in full and details of bat box locations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the habitat of the bats in accordance with Policy CS7 of the Woking Core Strategy 2012.

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11. ++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:
- 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,
 - 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.

12. 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:
- 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
 - 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.

Informatives

- 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).
- The applicant is advised that this application is liable to make a CIL contribution of £74,907.69. 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 may lose their right to pay in instalments.
- Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local

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

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.

SECTION B

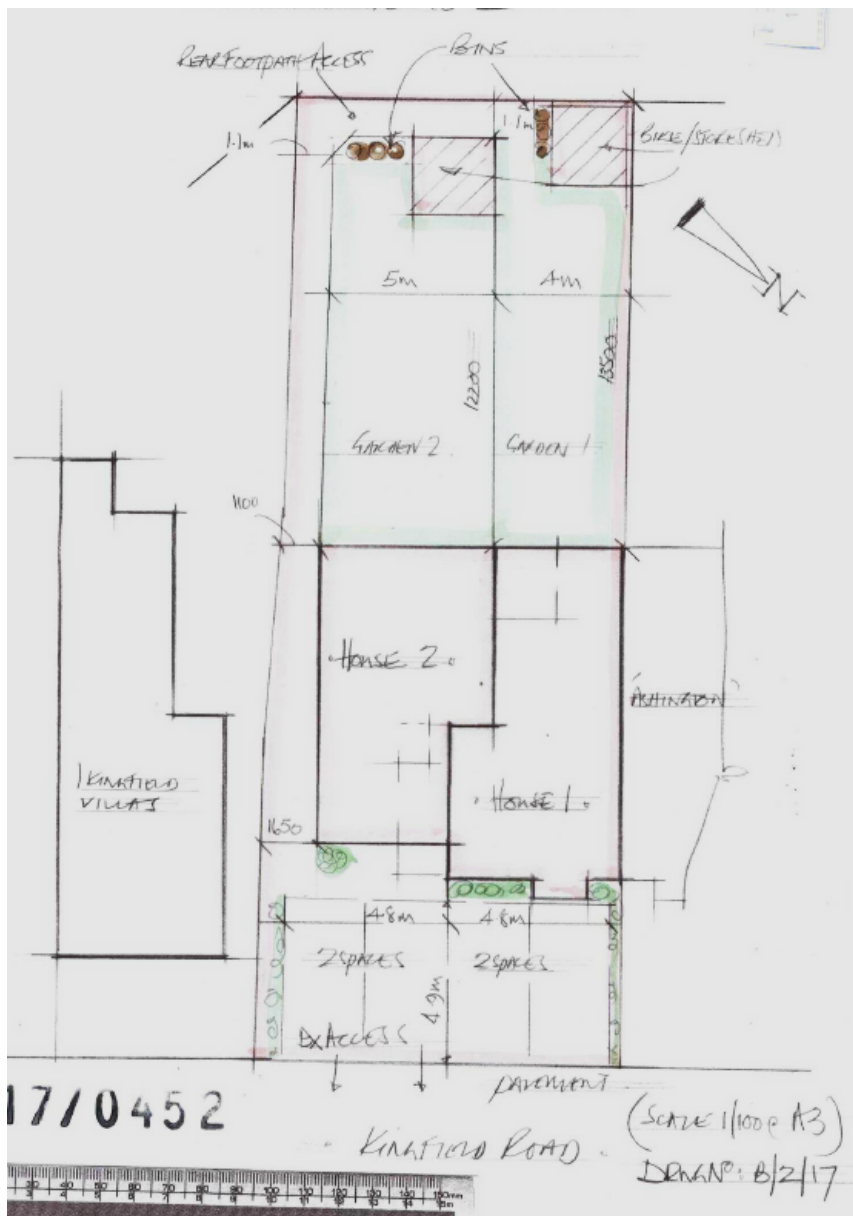
**APPLICATIONS WHICH WILL BE
THE SUBJECT OF A PRESENTATION
BY OFFICERS**

(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)

Baywood, Kingfield Road, Kingfield, Woking.

PLAN/2017/0452

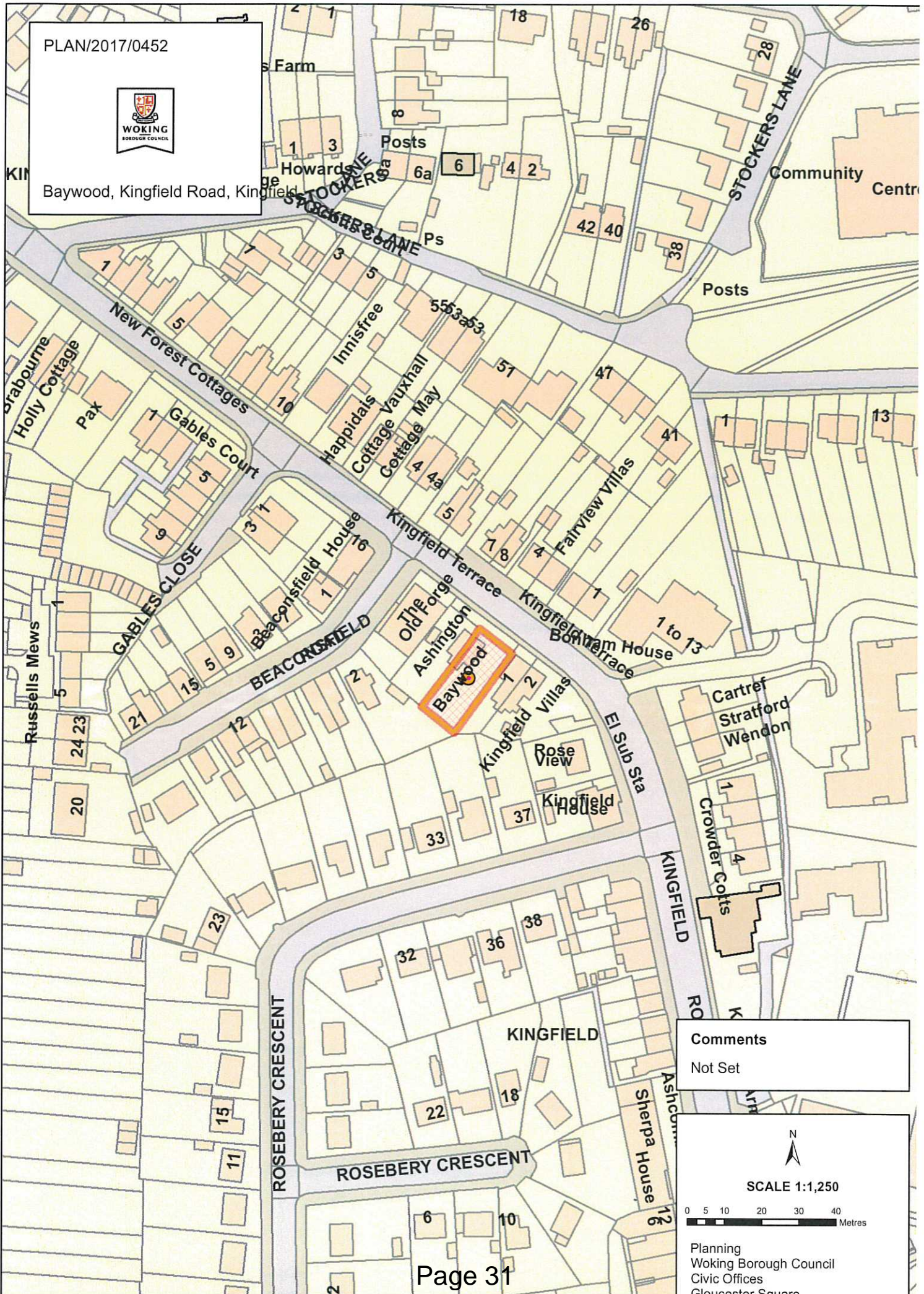
Subdivision of land at Baywood, retention, extension and subdivision of existing dwelling to create a new and attached dwelling.



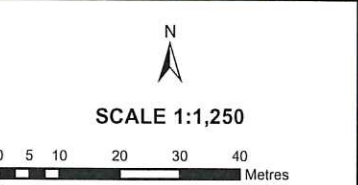
PLAN/2017/0452



Baywood, Kingfield Road, Kingfield



Comments
Not Set



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

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5b 17/0452 Reg'd: 04.05.17 Expires: 29.06.17 Ward: HV
Nei. 24.05.17 BVPI 13 (Dwellings) Number On
Con. Target Target? N
Exp: of Weeks
on Cttee'
Day:

LOCATION: Baywood, Kingfield Road, Kingfield, Woking, GU22 9EG

PROPOSAL: Subdivision of land at Baywood, retention, extension and subdivison of existing dwelling to create a new and attached dwelling.

TYPE: Full Application

APPLICANT: Mrs J Hope

OFFICER: Komal
Gorasia

REASON FOR REFERRAL TO COMMITTEE

The application is for the subdivision of an existing dwelling to create two dwellings and is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

Two storey side and rear extension to Baywood to facilitate the creation of 1no (3no bedroom) additional dwelling, including subdivision of land to accommodate amenity space, parking and refuse/recycling storage.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to the recommended conditions.

SITE DESCRIPTION

The application site comprises of a two storey semi-detached single family dwelling on Kingfield Road. Kingfield Road is predominantly residential with a mixture of detached, semi-detached and terraced housing laid out on varying plot sizes. There is no clear consistent architectural character to the buildings and thus there is no uniformity to the road.

The application site shares its north-west boundary with 'Ashington', a two storey semi-detached dwelling which benefits from a two storey side and rear extension. The south-east boundary of the application site is shared with No. 1 Kingfield Villas, a two storey semi-detached dwelling. To the front of the site lies a hardstanding area for off-street car parking and the rear garden is laid to lawn.

Baywood is not listed and does not fall within a designated conservation area. There exist no outstanding conditions on the application site which might limit development.

RELEVANT PLANNING HISTORY

PLAN/1988/0834 - Erection of a single storey side extension to existing dwelling. Permitted. 07.10.1988

PROPOSED DEVELOPMENT

This is a full planning application for the formation of an additional residential unit within the application site.

The existing property at Baywood has 2no bedrooms on the first floor and in total. The two storey side and rear extension would include roof extensions to the existing building and thus would result in the existing building being extended to provide 3no bedrooms in total with the remaining area of proposed extension being used to form a separate residential dwelling with 3no bedrooms.

Baywood and the proposed dwelling would each have a separate entrance. The proposal includes the subdivision of the land to provide 2no off-street parking for each dwelling to the front of the properties and separate private amenity space to the rear of both. Bike storage and refuse/recycling storage space is also proposed for both dwellings.

CONSULTATIONS

County Highway Authority – Having assessed the application on safety, capacity and policy grounds, recommends conditions be imposed on any permission granted

REPRESENTATIONS

2 letters of objection have been received in respect of the application. A summary of the main comments made is given below:

- Overlooking into neighbouring gardens by proposed top bedroom windows to the rear/lack of privacy
- Road traffic accidents caused by development being sited on a bend
- Concerns relating to parking
- Comments made in regards to road/pavement obstruction during construction works.
- Trees have been removed on site, will there be any replacements?
- Noise pollution caused by an additional family

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)

South East Plan 2009

Saved Policy NRM6 – Thames Basin Heaths Special Protection Area

Woking Core Strategy 2012

CS1 - A spatial strategy for Woking Borough
CS7 – Biodiversity and nature conservation

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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 (DM) Policies DPD 2016

DM2 - Trees and Landscaping
DM5 – Environmental Pollution
DM8 – Land contamination and hazards
DM11 – Sub-divisions, specialist housing, conversions and loss of housing

Supplementary Planning Documents (SPD)

Parking Standards July 2006
Outlook, Amenity, Privacy and Daylight 2008
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
Climate Change December 2013
Affordable Housing Delivery 2014
Design February 2015
Waste and recycling provisions for new residential developments

Other Material Considerations

National Planning Practice Guidance (NPPG)

PLANNING ISSUES

1. The main planning issues to consider in the determination of this application are, the principle of development, visual impact of the proposed development on the locality including impact on neighbouring amenity, highways and parking, Thames Basin Heaths Special Protection Area (TBHSPA), affordable housing and local finance considerations.

Principle of development

2. Policy CS1 and Policy CS10 of the Woking Core Strategy 2012 identify that the Council will make provision for 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification for 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. The application site is situated within the urban area where the principle of providing additional residential development through the conversion of existing properties is thus acceptable subject to detailed considerations.
3. The NPPF and Policy CS25 of the Core Strategy promote a presumption in favour of sustainable development. The site lies within the urban area. The development of previously developed land for additional dwellings can be acceptable provided that the

proposal respects the overall grain and character of development in the area. The principle of the proposed subdivision to create an additional unit in this instance is therefore considered acceptable subject to further material planning considerations set out below.

Visual impact of the proposed development

4. One of the core principles of the NPPF is to seek to secure high quality design. Policy CS21 of the Core Strategy states that buildings should respect and make a positive contribution to the street scene and the character of the area within which they are located. Policy CS24 requires all development proposals to provide a positive benefit in terms of landscape and townscape character. Policy DM11 also has a number of criteria which essentially relate to the visual impact of the proposed development and ensuring it is appropriate to the area.
5. The surrounding area is characterised by a mixture of detached, semi-detached and terraced housing. The creation of an additional unit to the side, in form of a two storey side and rear extension could be categorised as 'terraced' housing. In this instance, the applicant has applied good design principles to make the additional dwelling appear as a small subservient extension to the main building. The two storey addition would sit behind the front building line of Baywood and the attached property Ashington. Furthermore, it is important to note that the proposed dwelling has been designed and sited to largely mirror the existing extensions at Ashington, thus ensuring there is a balance composition of the semi-detached property as a whole.
6. Overall, the proposed alterations and extension to the building are considered appropriate and would reflect the wider character and appearance of the street scene. The proposal is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy, Policy DM11 of the DM Policies DPD and SPD Design.

Impact upon existing and proposed amenity

7. Policy CS21 of the Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
8. The proposed dwelling is adequately sited away from neighbouring properties as to ensure there will be limited impact on neighbouring amenity in regards to overshadowing or loss of light. The neighbouring property at 1 Kingfield Road does have a side facing window that would face onto the side wall of the proposed dwelling; whilst the proposal fails to pass the test of a 25degree unobstructed vertical angle, it should be noted that this neighbouring window is a secondary window, with the primary window being on the rear elevation of the building and has direct sunlight from the south-west. For this reason, it is not considered that the proposal would cause significant enough harm to the outlook and sunlight into the neighbouring ground floor side facing window. In regards to loss of privacy, dormer windows themselves are considered to have the same impact as traditional bedroom windows and would result in some degree of overlooking into neighbouring gardens, as would ay first floor rear facing window. In this instance, it is not considered that the degree of overlooking would be significant to a point which would warrant a refusal of the proposal on this basis.
9. The proposed dwelling is considered to achieve an acceptable size and standard of

accommodation, good quality outlook to habitable rooms and good quality of private amenity space. With regard to garden amenity areas the SPD Outlook, Amenity, Privacy and Daylight states that for family dwellings with 2 bedrooms or more and over 65sqm, a “*suitable area of private garden amenity space in scale with the building but always greater than the building footprint*” should be provided. In this case the existing building (house 1) would maintain a footprint of approximately 43.02m², with a proposed garden size of 54m² and the proposed dwelling (house 2) would have a footprint of 41.6m² with a garden size of 61m²; It is therefore considered that the areas of amenity space for the proposed dwellings would be suitable in size and shape for the outdoor recreational and domestic needs of the occupiers of the dwellings. Furthermore they would reflect the size of gardens in the wider local area. In this regard the proposal is considered to comply with the guidance relating to private amenity space in the Council’s SPD Outlook, Amenity, Privacy and Daylight (2008).

10. Overall, it is considered that the proposed dwellings would achieve a satisfactory relationship to each other and adjoining properties, avoiding significant harmful impact in terms of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or outlook. However it is considered reasonable and necessary to remove ‘permitted development rights’ in relation to extensions and outbuildings in order to safeguard the amenities of any neighbouring occupiers and given the garden sizes (condition 5). The proposed development is considered to comply Policy CS21 of the Core Strategy, Policy DM11 of the DM Policies DPD, SPD Outlook, Amenity, Privacy and Daylight and the policies in the NPPF.

Affordable Housing

11. Policy CS12 of the Core Strategy 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.
12. However, following the Court of Appeal’s judgment of 11th May 2016 (*Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441*), 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 district Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin)*), it is acknowledged that the policies within the Written Ministerial Statement of 28th 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 once again be treated as a material consideration in development management decisions.
13. 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 less, and which have a maximum combined gross floorspace of no more than 1000sqm.

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14. Whilst it is considered that weight should still be afforded to Policy CS12 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). As the proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Transportation Impacts

15. Supplementary Planning Document 'Parking Standards' (2006) requires dwellings with 3 or more bedrooms to provide 1.5 off street parking spaces. In this instance, the applicant has proposed 2no off-street parking spaces to the front of the site for each dwelling. Furthermore there is sufficient space within the curtilages of both properties for bin and cycle storage.

Thames Basin Heaths Special Protection Area (TBH SPA)

16. The Thames Basin Heaths Special Protection Area are internationally important and designated for their interest as habitats for ground nesting birds. Policy CS8 of the Core Strategy requires all new residential development within the 400m-5km zone to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects. The SANG contribution is now encompassed within the Community Infrastructure Levy (CIL) but the SAMM element of the contribution is required to be secured outside of CIL.
17. The applicant has agreed to make a SAMM contribution of **£868** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the provision of 1no. additional 3 bedroom dwelling which would result from the proposal. This financial contribution would be secured by a legal agreement.
18. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBHSPA and therefore accords with Policy NRM6 of the South East Plan, Policy CS8 of the Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy.

Other matters

19. Policy CS22 relating to sustainable construction does not explicitly state that it relates to conversions of existing buildings. In this case there is limited extension and alteration to the building to facilitate its use as 2no. dwellings. Therefore it is not considered reasonable or necessary to impose any conditions relating to sustainable construction.

LOCAL FINANCE CONSIDERATIONS

20. The proposal would be liable for Community Infrastructure Levy (CIL). The proposed additional floorspace would be 110m² and therefore the applicant is liable to pay a CIL Levy of approximately £13,750.00.

CONCLUSION

21. Overall the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the host building and surrounding area, on the amenities of neighbours and in transportation terms and would not result in any other adverse consequences. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance the proposal is considered to be an acceptable form of development that complies with Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22, CS24, and CS25 of the Woking Core Strategy 2012, Policies DM2, DM5, DM8, DM11 of the DM Policies DPD 2016, the guidance in the relevant SPDs and the policies within the NPPF. It is therefore recommended that planning permission is granted subject to the prior completion of a legal agreement and the conditions as set out below.

BACKGROUND PAPERS

1. Site photographs

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£868 SAMM (SPA) contribution.	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy.

RECOMMENDATION

It is recommended that planning permission be **Granted** subject to:

- (i) the prior completion of a S106 Legal Agreement to secure the required SAMM (TBHSPA) contribution; and

- (ii) the following planning conditions:

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

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

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

Site Location Plan
 Drg No: B/1/17
 Drg No: B/2/17
 Drg No: B/3/17

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Drg No: B/4/17

Drg No: B/5/17

Drg No: B/6/17

Drg No: B/7/17

Drg No: B/8/17

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

3. ++ Prior to the commencement of any development hereby permitted details and samples of the materials to be used in the external elevations and for any hard surfaced areas 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: To protect the visual amenities of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to Kingfield Road has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users.

5. The development hereby approved 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. Thereafter the parking area shall be retained and maintained for their designated purpose.

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users.

6. No development shall commence until a Construction Transport Management Plan, 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

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users.

7. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B, C, D, E, F and G 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 development falling within these Classes shall be carried out any where on the site 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 and the policies in the NPPF.

8. 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, door or other additional openings, other than those expressly authorised by this permission, shall be formed in side elevation of the development 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.

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 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.
3. The development hereby permitted would be CIL liable. The charge becomes due when development commences. A commencement notice, which is available from the Planning Portal website (Form 6: Commencement Notice: http://www.planningportal.gov.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.
4. 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.
5. 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
6. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

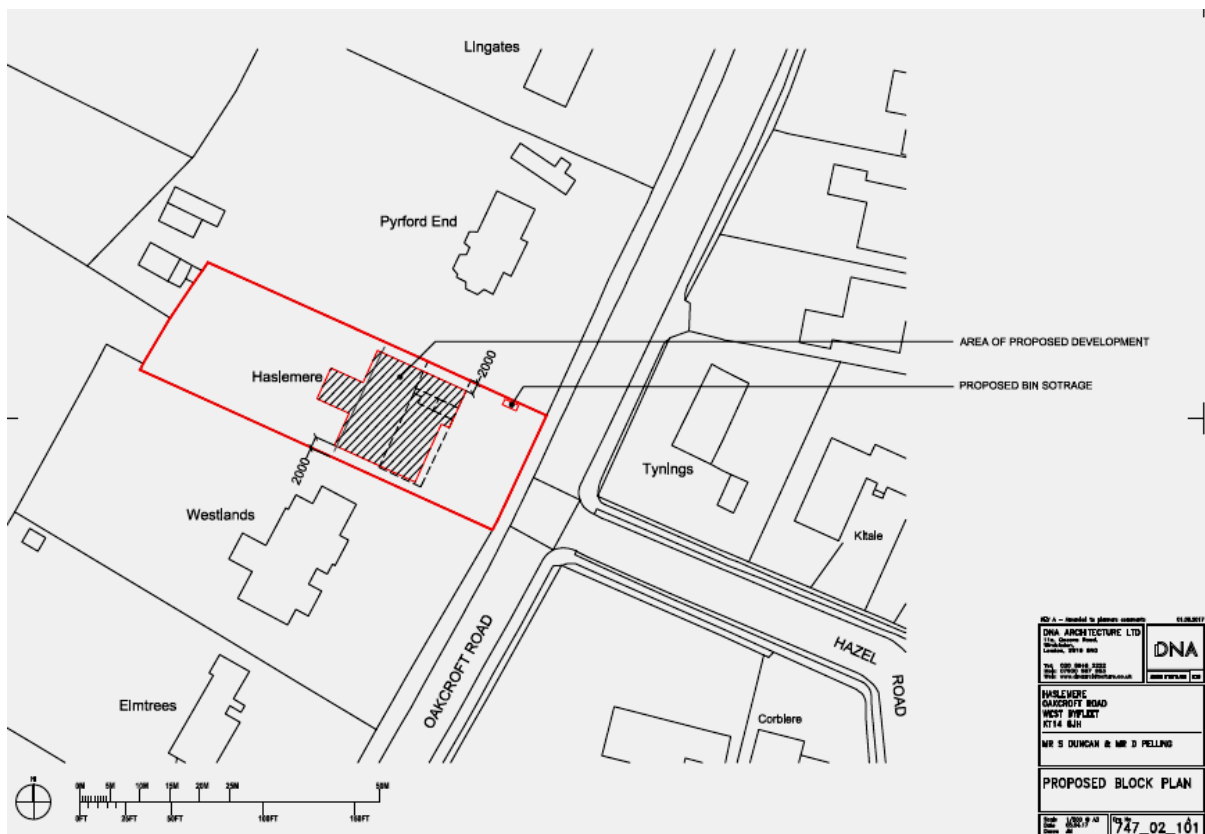
16 January 2018 PLANNING COMMITTEE

7. 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).

Haslemere, Oakcroft Road, West Byfleet, Surrey

PLAN/2017/0894

Erection of a replacement dwelling house following demolition of the existing building.



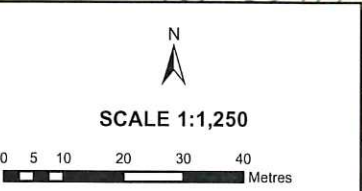
PLAN/2017/0894



Haslemere, Oakcroft Road, West Byfleet



Comments
Not Set



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

16 January 2018 PLANNING COMMITTEE

5c 17/0894 Reg'd: 03.08.2017 Expires: 28.09.17 Ward: PY
Nei. 06.09.17 BVPI Minor Number On No
Con. 06.09.17 Target dwellings - 13 of Weeks Target? No
Exp: Day:

LOCATION: Haslemere, Oakcroft Road, West Byfleet, Surrey, KT14 6JH

PROPOSAL: Erection of a replacement dwelling following demolition of the existing building

TYPE: Full Planning Application

APPLICANT: Mr D Pelling

OFFICER: Komal Gorasia

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.

PROPOSED DEVELOPMENT

Demolition of existing two storey , 5no bed detached dwelling (with attached single storey garage) and erection of a two storey 6no bedroom dwelling (inclusive of accomodation in the roofspace)

Site Area: 0.1331 ha
Existing units: 1
Proposed units: 1

Proposed dwelling:

Footprint: 307 m2
Width: 17.793 m
Depth: 22.105 m (ground floor, exc. front and rear projecting bays)
Eaves height: 5.72 m
Maximum height: 9.57 m (to main ridge)

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site comprises of a two storey detached dwelling ('Haslemere') with a single storey attached garage, on Oakcroft Road. Oakcroft Road is characterised by large two storey detached dwellings on sizeable plots of land.

The application site shares adjoining side boundaries with 'Pyrford End' to the north and 'Westlands' to the south.

There is no clear consistent architectural character to the buildings and thus there is limited uniformity to the road and no clear spatial pattern of development. Consistency is maintained however in the large distances between properties and general siting of buildings from the road.

Haslemere is not listed and does not fall within a designated conservation area. There exist no outstanding conditions on the application site which might limit development. Although not directly within the curtilage of the application site, there are a number of trees protected by Tree Preservation Orders adjacent to the boundaries of the site.

PLANNING HISTORY

There is no relevant planning history to this site.

CONSULTATIONS

County Highway Authority: No objection

Arboricultural Officer: No objection subject full compliance with submitted Arboricultural Planning Report and pre-commencement meeting.

REPRESENTATIONS

None

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

Woking 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)

PLANNING ISSUES

Principle of Development:

1. The National Planning Policy Framework (2012) and Core Strategy (2012) policy CS25 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 sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of a replacement 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. The proposal is for the erection of a two storey replacement dwelling with accommodation in the roofspace, following demolition of the existing dwelling. The current dwelling on site is not locally listed or in a conservation area and is in a rather dilapidated form. The demolition of the existing dwelling is therefore considered acceptable in principle subject to the design quality of the proposed replacement dwelling and its impact on the character of the area.
3. The surrounding area is characterised by detached properties on generous sized plots with large distances between the buildings. The current building on site maintains a distance of approximately 13.5m to the property to the north ('Pyrford End') and a distance of approximately 7m to the property to the south ('Westlands'). The proposed

16 January 2018 PLANNING COMMITTEE

building would maintain a distance of approximately 15.5m to the building at Pyrford End and approximately 7m to the building at Westlands.

4. Oakcroft Road comprises of two storey dwellings, a number of which benefit from rooms in the roofspace with small front facing dormer windows forming a subordinate addition within the roofslope. There is a mix of roof styles and building heights along Oakcroft Road; the proposed development would have a maximum height of 9.57m which is less than both neighbouring properties. In terms of building heights, the proposed difference in ridge heights in the street scene is not considered to result in an unacceptably detrimental impact on the character of the area. The roof form of the proposed dwelling has been designed to reduce the overall bulk and scale of the dwelling in the streetscene.
5. The location of any new dwelling would need to reflect the spatial pattern of development in the surrounding area and immediate vicinity. In this case, there is no clear spatial pattern but there is a general uniformity with front building lines. The proposed building would maintain the same distance to the road as the existing dwelling, with the front elevation remaining in the same location.
6. The front elevation of the proposed dwelling features the main architectural features of the dwelling and is deemed highly attractive, positively contributing to the local distinctiveness of the area and the quality of the streetscene. The proposed double fronted façade is well proportioned and symmetrical, with large fenestrations and a horizontal emphasis creating harmony in its visual appearance. The property would be sited between two other detached dwellings with similar features including the proportioning of fenestrations and symmetry. Although the three properties would not be identical, they are considered to retain visual cohesion and would cumulatively significantly contribute to the character of the local area.
7. The success of the building will depend on the quality of the materials to be used. The proposed dwelling would have a traditional design with a hipped roof. As discussed previously and above, the absence of consistency on the road would not detract from its positive contribution when considered as a group value with the surrounding buildings. Bearing this in mind, it is important that the quality of materials reflects the architectural vernacular and contributes to its success and preserves the streetscene. A condition is therefore recommended requiring details of materials to be submitted to the LPA prior to commencement of works in order to ensure that the building harmonises with its context and neighbouring properties.
8. For the reasons highlighted above, it is considered that the proposed development is consistent with the grain and pattern of development in the surrounding area, respecting the character and appearance of the surrounding area and resulting in a visually acceptable structure within its setting. The principle of the development is therefore deemed acceptable and in compliance with Core Strategy (2012) policies CS20, CS21, CS24 and CS25, Woking DPD (2016) policies DM2 and DM9, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on Neighbours:

9. The proposed dwelling would be sited approximately 2m from the north and south boundary and a distance of approximately 13.5m to the boundary shared with Pyrford End and approximately 7m to the boundary shared with Westlands. These separation distances comply with the recommended minimum distances set out in the Council's

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'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (1m for side to boundary relationships). Due to the separation distance it is considered the proposed dwelling would not have an overbearing or loss of daylight impact on either neighbouring property.

10. The proposal includes side facing windows at first floor level to the north and south elevations. Although there is a sufficient distance between the proposed building and both neighbouring properties, it is recommended that conditions be added to further protect the amenities of future and neighbouring occupiers. The conditions recommended are in relation to obscuring all first floor windows and rooflights to both side elevation and restricting the insertion of further windows to any elevation without the prior written consent from the LPA.
11. Overall the proposed development is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impacts.

Standard of Accommodation:

12. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlook to habitable rooms. The National Technical Housing Standards (2015) requires a 6 bedroom dwelling across 2-3 floors to have a minimum Gross Internal Area (GIA) of between 123m²-138m²; the proposed development exceeds this with a proposed GIA of 611m². The amenity space is approximately double the footprint of the proposed dwelling. Overall the proposal is considered to offer an acceptable level of amenity for family dwellings and future occupiers.

Impact on Trees:

13. Although not directly on the application site, there are a number of trees protected by Tree Preservation Orders adjacent to the application site. Policy DM2 of DM Policies DPD (2016) states that '*Trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development*'. The applicant has submitted an Arboricultural Report which details how trees would be protected during construction and the Council's Arboricultural Officer considers the information acceptable in principle providing a pre-commencement meeting takes place as part of the development process. A condition has been recommended which should be attached to the decision.

Flood Risk:

14. The proposal site is not within a Flood Zone or a surface water flood risk area.

Transportation Impacts:

15. The existing dwelling is accessed via a crossover to the front of the site onto Oakcroft Road; the applicant proposes to retain this crossover as access for the new dwelling. The County Highways Authority have been consulted and have raised no objection to the access arrangements.
16. The site is located within the High Accessibility Zone. Supplementary Planning Document 'Parking Standards' (2006) requires dwellings with 3 or more bedrooms to provide 1.5 off street parking spaces. There is ample off-street parking to the front of

16 January 2018 PLANNING COMMITTEE

the site and the County Highways Authority have raised no objection to the parking provision. There is sufficient space within the curtilages of both properties for bin and cycle storage.

17. 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, Supplementary Planning Document 'Parking Standards' (2008) and the National Planning Policy Framework (2012).

Sustainability

18. 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.
19. 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.

Community Infrastructure Levy (CIL):

20. The proposal would be liable for Community Infrastructure Levy (CIL). The proposed additional floorspace would be 386m² and therefore the applicant is liable to pay a CIL Levy of approximately £48,250.

CONCLUSION

21. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and on protected trees. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS11, CS18, CS20, 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), DPD (2016) policies DM2 and DM10 and the NPPF (2012) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

RECOMMENDATION

16 January 2018 PLANNING COMMITTEE

It is recommended that planning permission be granted subject to the following conditions.

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

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

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

- Design And Access Statement
- Arboricultural Planning Report Ref: 17 1435
- Drg No: 747_01_001
- Drg No: 747_02_001
- Drg No: 747_02_101 A
- Drg No: 747_04_001
- Drg No: 747_04_101 A
- Drg No: 747_05_001
- Drg No: 747_05_002
- Drg No: 747_05_101 A
- Drg No: 747_05_102 A
- Drg No: 747_05_103 A
- Drg No: 747_05_104 A
- Drg No: 747_05_105 A

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 first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted and details of materials for areas of hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. 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.

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5. The development hereby permitted shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden and any sub-station enclosures) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure will be implemented fully in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained to the height and position as approved unless otherwise agreed in writing by the Local Planning Authority. Any hedges and planting which die or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced during the next planting season with specimens of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties, ensure adequate screening and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. The development hereby approved shall take place in strict accordance with the Arboricultural Planning Report Ref: 17 1435 dated 30.10.2017, 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

7. The first floor windows in the north and south facing side elevations of the new dwelling hereby approved 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 levels of the rooms 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.

8. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B, C and D of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension or enlargement of the new dwelling hereby approved shall be carried out 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.

9. Notwithstanding the provisions of Article 3 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 window, rooflight, door or other

16 January 2018 PLANNING COMMITTEE

additional openings at first floor level or above, other than those expressly authorised by this permission, shall be formed in the north or south facing side elevations of the new 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.

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 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.

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.

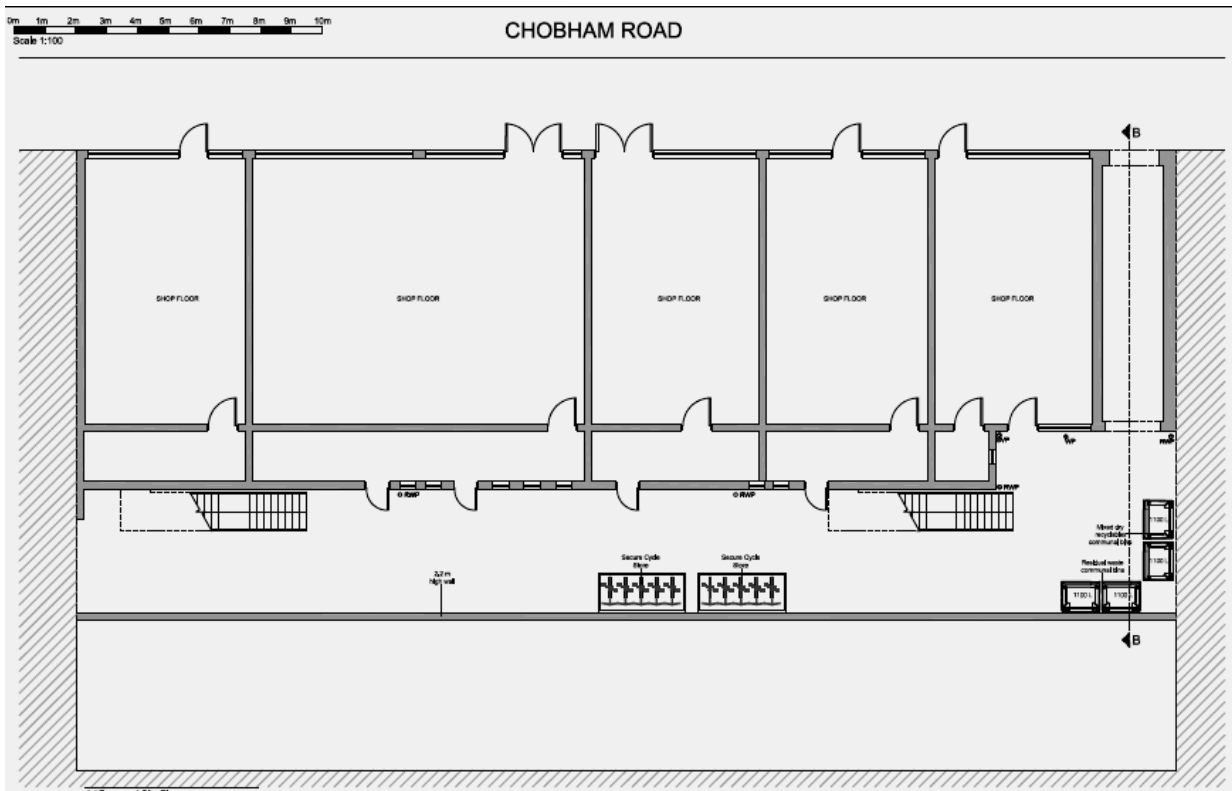
16 January 2018 PLANNING COMMITTEE

2. 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.
3. 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.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
5. The 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.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. The applicant is advised that this application is liable to make a CIL contribution. 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.

Central Buildings, Chobham Road, Woking

PLAN/2017/1118

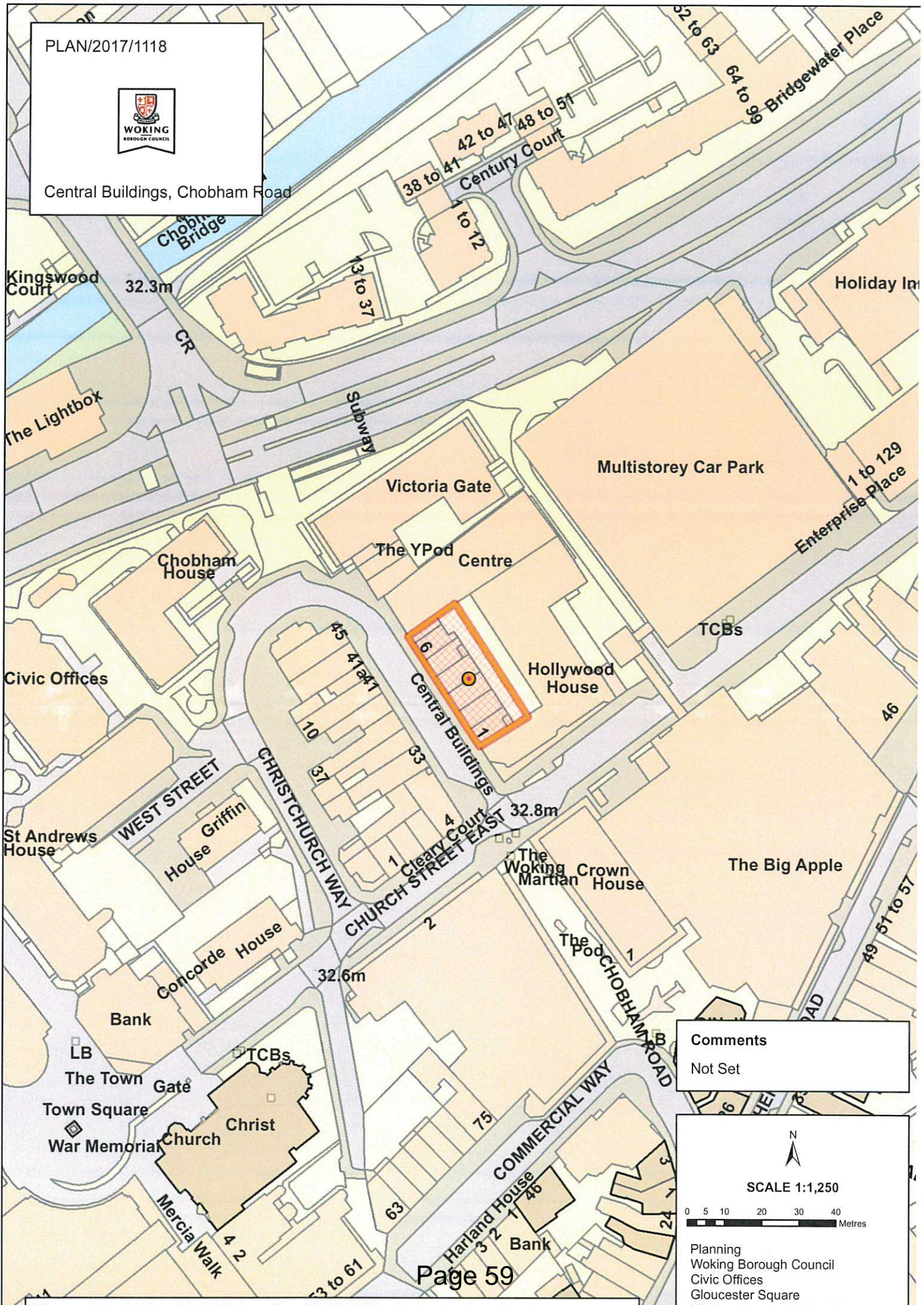
Conversion of existing 5no. maisonettes (2no. 2 bedroom and 3no. 3 & 4 bedroom) into 9no. flats (7no. 2 bedroom and 2no. Studio), erection of rear external staircases from first to second floor level with associated installation of second floor level external walkway, provision of 2no. external cycle stores and associated alterations to rear elevation fenestration.



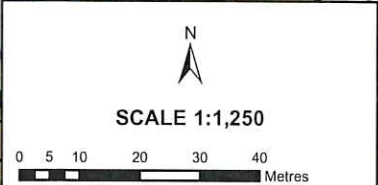
PLAN/2017/1118



Central Buildings, Chobham Road



Comments
Not Set



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

16 JANUARY 2018 PLANNING COMMITTEE

5d	17/1118	Reg'd:	19.10.17	Expires:	16.01.17	Ward:	C
Nei. Con. Exp:	21.11.17	BVPI Target	13 (minor)	Number of Weeks on Cttee' Day:	13/13	On Target?	Y

LOCATION: Central Buildings, Chobham Road, Woking, Surrey, GU21 6JH

PROPOSAL: Conversion of existing 5no. maisonettes (2no. 2 bedroom and 3no. 3 & 4 bedroom) into 9no. flats (7no. 2 bedroom and 2no. Studio), erection of rear external staircases from first to second floor level with associated installation of second floor level external walkway, provision of 2no. external cycle stores and associated alterations to rear elevation fenestration.

TYPE: Full

APPLICANT: Mr K. Mangat

OFFICER: Joanne
Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application would result in the creation of new dwellings and is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

This application seeks full planning permission for the conversion of the existing 5no. maisonettes (2no. 2 bedroom and 3no. 3 & 4 bedroom) into 9no. flats (7no. 2 bedroom and 2no. Studio), erection of rear external staircases from first to second floor level with associated installation of second floor level external walkway, provision of 2no. external cycle stores and associated alterations to rear elevation fenestration.

Site area:	0.07 ha
Existing number of units:	5
Proposed number of units:	9
Existing density on site:	71dph (dwellings per hectare)
Proposed density on site:	128dph

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Woking Town Centre
- Primary Shopping Area
- Secondary Shopping Frontage
- High Accessibility Zone

RECOMMENDATION

GRANT planning permission subject to the prior completion of a S106 legal agreement to secure the SAMM financial contribution and the recommended conditions.

SITE DESCRIPTION

Central Building is a three storey building comprising of retail units on the ground floor and 5no. maisonettes on the first and second floors above. The first and second floors of the building are accessed via an external staircase to the rear of the building. To the rear of the building is a small yard area which provides access to the rear staircase for the flats and the yard which is used for bin storage. The ground floor of the building is occupied by retail units with a barbers, bathroom and kitchen showroom, a vape store and a computer shop being the current occupiers.

RELEVANT PLANNING HISTORY

PLAN/2006/0029 – Alterations to existing shop front to provide folding doors. Granted 13.03.06 [*Officer note: This related to the shop at No. 4 Central Buildings*]

DC0029683 – Display of an illuminated advertisement sign. Granted 01.07.72 [*Officer note: This related to the shop at No. 3 Central Buildings*]

DC0007340 – Use as shops. Granted 01.06.54 [*Officer note: This related to the shops at Nos. 2-3 Central Buildings*]

DC0000478 – Erection of 6 shops and flats. Granted 14.10.36

PROPOSED DEVELOPMENT

The application seeks full planning permission for the conversion of the existing 5no. maisonettes (2no. 2 bedroom and 3no. 4 bedroom) into 9no. flats (7no. 2 bedroom and 2no. Studio), erection of rear external staircases from first to second floor level with associated installation of second floor level external walkway, provision of 2no. external cycle stores and associated alterations to rear elevation fenestration.

The existing residential units comprise 5no. two storey maisonettes.

The proposed external alterations comprise a new external staircase to access the second floor of the building, changes to the fenestration on the rear of the building to facilitate the provision of the new flats on the second floor and provision of external cycle stores.

No changes are proposed to the ground floor shops. There is also no change to the front elevation of the building.

A Design and Access Statement has been submitted with the application.

CONSULTATIONS

County Highway Authority: having assessed the application on safety, capacity and policy grounds, recommends a condition relating to the provision of secure cycle parking (condition 4).

WBC Environmental Health: No objection subject to conditions relating to acoustic insulation of ceilings/floors and walls and plant and equipment (conditions 5 and 6).

WBC Waste Services Manager: Advice has been given regarding the number and size of bins required for this development. However further advice is being sought from the Council's refuse provider as to whether operatives would prefer in this case more bins, but

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smaller bins or the larger shared bins. [Officer note: there is sufficient space to accommodate either requirements within the site without adverse visual impact and it is hoped by the time of the meeting clarification would have been received nonetheless condition 7 is included requiring details of the bin store provision to be approved]

REPRESENTATIONS

0 letters of representation have been received in respect of the application.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012

South East Plan 2009

Saved Policy NRM6 - Thames Basin Heaths Special Protection Area

Woking Core Strategy 2012

CS1 - A Spatial Strategy for Woking

CS2 – Woking Town Centre

CS8 - Thames Basin Heaths Special Protection Area

CS9 – Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 – Affordable Housing

CS18 - Transport and accessibility

CS21 - Design

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Development Management (DM) Policies DPD 2016

DM11 – Sub-divisions, Specialist Housing, Conversions and Loss of Housing

Supplementary Planning Documents

Parking Standards 2006

Outlook, Amenity, Privacy and Daylight 2008

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Design 2015

Other Material Considerations

National Planning Practice Guidance (NPPG)

PLANNING ISSUES

1. The main issues to be considered in the determination of this application are the principle of the conversion to create additional residential flats, the visual impact of the proposed external alterations, impact on residential amenities, impact on highway safety, Thames Basin Heaths SPA, affordable housing and local finance considerations.

Principle of development

2. Policy CS1 of the Core Strategy identifies that the Council will make provision for 4,964 net additional dwellings in the Borough between 2010 and 2027. Policy CS2 also recognises the town centre as the primary centre for economic development and

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makes provision for new development within the Woking Town Centre including, high density residential development. There would be no change at ground floor level with the retail units being retained. The proposal is therefore considered to comply with Policies CS1 and CS2 of the Core Strategy.

3. The requirement for new residential development is re-iterated in Policy CS10. The justification text for 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. Policy CS10 also sets out indicative density ranges for areas of the Borough. The proposal would result in a net increase of 4no. flats in this town centre location which would result in a density of 128 dwellings per hectare (instead of the current 71 dwellings per hectare). The density of the proposed development would be below the Policy CS10 indicative density for Woking Town Centre of 200 dwellings per hectare but as the density range is indicative and as the proposal is for the conversion of the existing building, which would result in an increase the number of units without harm to other planning matters (as detailed below), the proposed density is considered to be acceptable and would comply with Policy CS10 of the Core Strategy.
4. Policy CS11 seeks to secure a mix of dwelling types and sizes across the Borough. In addition Policy CS11 also seeks to prevent the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying the loss. Family housing is defined as units with 2+bedrooms (either houses or flats). In this case the existing 5no. units fall within the definition of family housing as they are all 2+ bedrooms. However the proposed development would also result in the provision of 7no. 2 bedroom units, which also fall within the definition of family housing. Furthermore 2no. additional 1 bed units would also be provided. In total there would be a net increase of 2no. 2 bed units and 2no. 1 bed units as a result of this application. This would maintain the existing provision of family units (albeit all units would now be 2 bedroom), whilst also providing 2no. additional family units (2 bed units) and 2no. 1 bed units. The proposed mix of units is considered appropriate to this building and location and the proposal is considered to comply with Policy CS11 of the Core Strategy.
5. Policy DM11 of the Development Management Policies DPD (2016) deals with sub-divisions and conversions to create additional residential units. It states that *“proposals for...the sub-division of existing dwellings of an appropriate size to two or more dwellings, including flats... will be permitted provided the following criteria are met:*
 - (i) the proposal does not harm the residential amenity or character of the area;*
 - (ii) a good quality of accommodation is provided by meeting any relevant housing standards;*
 - (iii) there would be no detrimental impact on the visual appearance of the area or that of the building itself;*
 - (iv) any proposed alterations, extensions or additional areas of hard surfacing required to enable the conversion of the dwelling are appropriate in scale, form and extent to the site and its surroundings;*
 - (v) maximum tree cover, mature planting, and screening is retained;*
 - (vi) boundary treatment to the street frontage of the property is retained and a sufficient area of amenity space is retained or provided;*
 - (vii) there is adequate enclosed storage space for recycling/refuse;*
 - (viii) access is acceptable and parking (including for cycles) is provided on site in accordance with the Council's standards;*
 - (ix) the traffic impacts of the proposal are considered acceptable;*

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- (x) the internal layout of the rooms within the proposed conversion will not cause undue disturbance to adjoining residential properties in the building;*
- (xi) an appropriate contribution is made to avoid harm to the Thames Basin Heaths Special Protection Areas, as set out in Core Strategy Policy CS8, where relevant;*
- (xii) there is a safe access and egress route during flood events.*

6. The majority of the criteria will inform the assessment of the application in further detail within the paragraphs below. With regard to Policy DM11(ii) each flat would meet or exceed the minimum requirements for the size of units as stated in the Housing Technical Standards, except for three of the 2-bed 4person flats where the minimum flat size is 70sqm and the proposed flat size in these three cases is 69sqm. As this is only 1sqm difference, this is not considered to be material, whereby the proposed size would be considered unacceptable. In addition Policy DM(v) and (xii) are not relevant as there would be no change to the site frontage and the site is not located in an area at risk from flooding. There would also be no alteration to the extent of existing hard surfacing within the site and therefore Policy DM(iv) is not relevant to the proposal.

Visual impact on the area

7. One of the core principles of planning as identified in the NPPF is securing high quality design. Policy CS21 of the Core Strategy states that “proposals for new development should...respect and make a positive contribution to the street scene and character of the area in which they are situated...”
8. The main external alteration comprises the provision of a further rear external staircase and landing to access the second floor of the building. However given the position of the building in relation to its neighbouring buildings, this change would only be visible from within the site and the car park and office of the neighbouring building to the rear of the site. No other views of the proposed external staircase and landing would be possible. In addition the new external staircase would reflect the appearance of the existing staircase and in order to match the rainwater goods/foul pipes of the existing building would be required to be finished in a black colour which will ensure an appropriate appearance (condition 3).
9. Some of the rear window openings on the second floor would be altered to accommodate the second floor flats by changing some openings to doors etc. to facilitate the conversion to additional units. The new openings would reflect those on the existing building and would not result in any adverse impact.
10. No changes are proposed to the front elevation of the building.
11. Given the unique position of this building in relation to its neighbouring buildings, the proposed external alterations are considered to be acceptable and would not result in any harm to the character or appearance of the street scene or the locality. The proposal is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy, Policy DM11 (i), (iii) and (vi) of the DM Policies DPD, Woking Design SPD and the NPPF.

Impact upon neighbouring amenity

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

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impacts.

13. Apart from the proposed residential units within the application site, the application site is not adjoined by any other residential property. No changes are proposed to the front of the building and to the rear the car park and office of the neighbouring building adjoin the application site. Although there would be more residential units in the building than currently, their relationship with the building at the rear of the site would not alter from the existing situation, except for the additional staircase and walkway which would be directly above the existing staircase and walkway.
14. Whilst the use of the external staircase would result in some occupants having to walk past someone else's flat to access their own flat, this situation currently occurs. In addition the existing walkway is generous in its depth this would be reflected in the proposed walkway. It should also be noted that all of the kitchen/living areas would be on this side of the building with all bedrooms being at the front enabling privacy to bedrooms to be retained. It is also not unusual for flats on the upper floors of older style buildings such as these to be arranged in this manner with regard to access. It is therefore considered that the proposed arrangement would ensure that an acceptable level of privacy for the occupiers of each flat would be provided.
15. The provision of the second floor walkway and external stairs may result in some impact on daylight to the first floor windows at the rear of the building, but the first floor rooms on this side of the building would each be served by 3no. windows and a door on this side of the building, with the exception of flat 5 which would have 2no. windows and a door. Any impact which may result is not therefore considered to be significant.
16. Apart from the walkway and the yard at ground level, no amenity space would be provided for the flats, but this is no different from the current situation and the building is located in the town centre which provides access to all town centre facilities including nearby open space.
17. In terms of noise, the Council's Environmental Health Officer has raised no objection to the development subject to conditions relating to ensuring acoustic insulation between party walls/floors and ceilings and plant and equipment. This will ensure an acceptable standard of amenity between the flats. In addition all bedrooms are located above or below other bedrooms.
18. The creation of additional flats is compatible with the existing residential development of the first and second floors and the surrounding area and the proposal would not result in any adverse impacts in terms of overbearing, loss of light or loss of privacy to any neighbouring flat. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM11(i) and (x) of the DM Policies DPD and the policies in the NPPF.

Impact upon highway safety

19. The site is located within a highly sustainable location in terms of access to various modes of transport. The railway station, bus stops and cycle parking facilities are all within close proximity to the site.
20. There is no off street parking provision for this site. The application would result in the provision of 4no. additional flats and public car parking is available in the town centre. All parking in the local area is controlled. Two cycle shelters are shown on the proposed site plan to be provided which would provide 1 cycle parking space per flat.

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The County Highway Authority has raised no objection to the application subject to the provision of secure cycle parking (condition 4). The proposal therefore complies with Policy CS18 of the Woking Core Strategy, Policy DM11(viii) of the DM Policies DPD and the policies in the NPPF.

Thames Basin Heaths Special Protection Area (TBHSPA)

21. The Thames Basin Heaths Special Protection Area is internationally important and designated for its interest as a habitat for ground nesting birds. Policy CS8 of the Core Strategy requires all new residential development within the 400m-5km zone to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects. The SANG contribution is now encompassed within the Community Infrastructure Levy (CIL) but the SAMM element of the contribution is required to be secured outside of CIL.
22. The applicant has agreed to make a SAMM contribution of £2,294 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the provision of an additional 2no. 2 bedroom units and 2no. 1 bedroom units dwelling which would result from the proposal. This financial contribution would be secured by a legal agreement.
23. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBHSPA and therefore accords with Policy NRM6 of the South East Plan, Policy CS8 of the Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy.

Affordable Housing

24. Policy CS12 of the Core Strategy 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.
25. 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.
26. 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 - 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, therefore no affordable housing contribution is sought.

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Other matters

27. Policy CS22 relating to sustainable construction does not explicitly state that it relates to conversions of existing buildings. Therefore it is not considered reasonable or necessary to impose any conditions relating to sustainable construction.
28. The site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. As the site is not within a surface water flood risk area, there are no surface water drainage requirements. The proposal is considered to comply with Policy CS9 of the Core Strategy and the policies in the NPPF.
29. In terms of refuse/recycling provision there is a yard at the rear of the site which is of sufficient size to accommodate the refuse/recycling requirements for the proposed flats and the existing retail units at ground floor level. Clarification is being sought from the Council's refuse operatives as to whether larger shared refuse bins are required or individual bins for each unit. Nonetheless there is space available to accommodate either requirement. It is therefore considered necessary to include a condition (condition 7) to require details of the refuse provision to be approved by the Local Planning Authority to ensure that in either case, sufficient provision is made for the number of flats proposed.

LOCAL FINANCE CONSIDERATIONS

30. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. As the proposal relates to a change of use application for which no additional floorspace is proposed, the proposal is not CIL chargeable development.

CONCLUSION

31. Overall the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the host building and surrounding area, on the amenities of neighbours and in transportation terms and would not result in any other adverse consequences. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance the proposal is considered to comply with Policies CS1, CS2, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS24, and CS25 of the Woking Core Strategy 2012, Policy DM11 of the DM Policies DPD and saved Policy NRM6 of the South East Plan, the guidance in the relevant SPDs and the policies within the NPPF, it is therefore recommended that planning permission is granted subject to the planning obligation and conditions as set out below.

BACKGROUND PAPERS

Planning file PLAN/2017/1118

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£2,294 SAMM (SPA) contribution.	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths Special Protection Area (SPA) Avoidance

	Strategy.
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RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to the prior completion of a S106 Legal Agreement to secure the SAMM financial contribution and the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved drawings all received with the application:

- Site and Location plan (01)
- Existing floor plan (02) (existing site plan and ground floor plan)
- Existing first floor plan (03)
- Existing second floor plan (04)
- Existing Elevations (05)
- Existing Elevations and Sections (06)
- Proposed site plan (23) (and ground floor plan)
- Proposed first floor plan (07)
- Proposed second floor plan (08)
- Proposed Elevations (09)
- Proposed Elevations (10) (and sections)

Reason: To ensure that the development is completed in accordance with the approved plans and in the interests of visual amenity and to accord with Policy CS21 of the Woking Core Strategy 2012.

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture and the vertical and horizontal railings for the external staircase shall be finished in black unless otherwise agreed in writing.

Reason: To protect the character and appearance of the building and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of bicycles (with at least 1 cycle parking space per flat) within the development site have been provided in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be retained and maintained in accordance with the approved details.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

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5. The development hereby permitted shall not commence until details of the measures to be undertaken to upgrade the acoustic performance of the party ceilings/floors and walls have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of the development.

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

6. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and shall be maintained as such for the duration of the development unless otherwise first approved in writing by 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 and the policies in the NPPF.

7. Prior to the commencement of development details of the proposed refuse/recycling/food waste bin provision, including their position(s) on the site shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be first occupied unless and until the refuse/recycling/food waste bin provision has been provided on the site in accordance with the approved details and is available for use. Thereafter the refuse/recycling/food waste bin provision shall be retained and maintained in accordance with the approved details.

Reason: In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

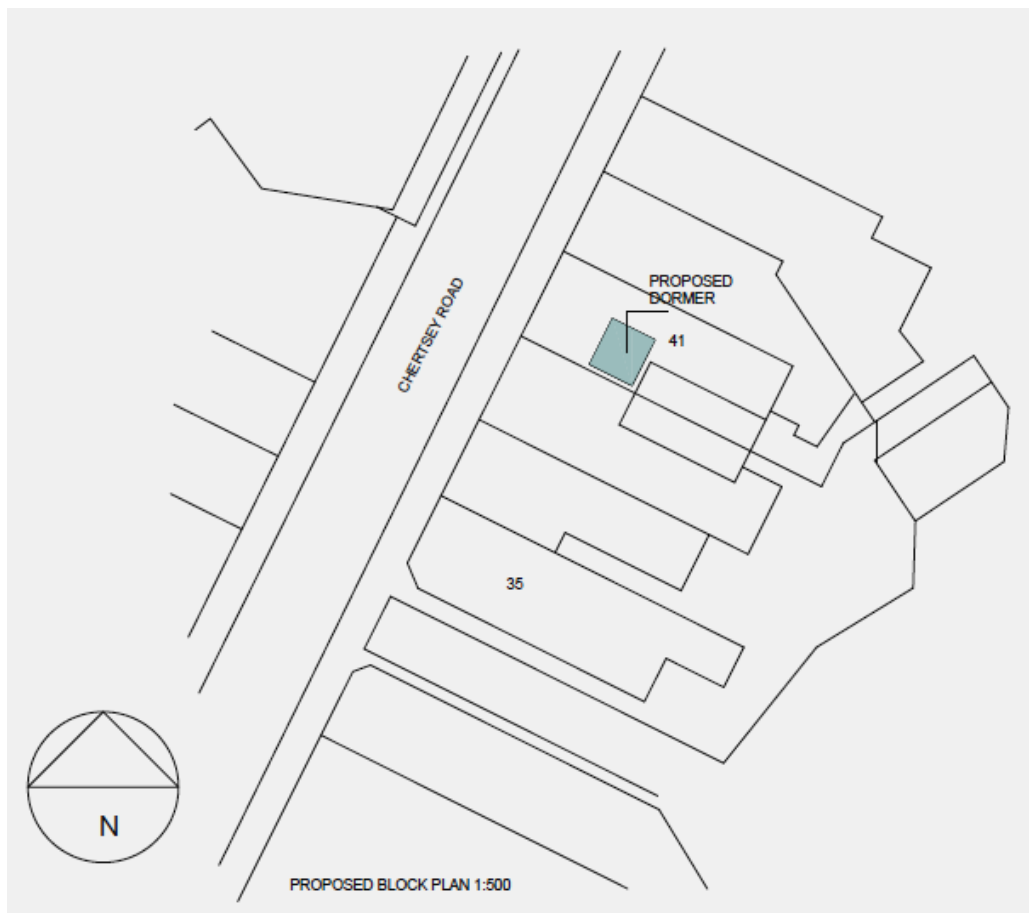
Informatives

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 paragraph 186-187 of the National Planning Policy Framework 2012.
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. This permission is subject to a legal agreement.
4. When submitting details pursuant to conditions, the applicant is advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details submitted. A period of between five and eight weeks should be allowed for.

41 Chertsey Road, Woking

PLAN/2017/0981

Conversion of upper floors into 3x self-contained flats (2x two bedroom & 1x one bedroom) and insertion of dormer window on rear roof slope.



PLAN/2017/0981



41 Chertsey Road, Woking

Storey Car Park

1 to 129 Enterprise Place

61 Chertsey House

TCBs

Hollywood House

Central Buildings

The Crown Marlan House

The Big Apple

Dukes Court

The Pod 1

Duke House

DUKE STREET

Shelter

Viscount House

The Cornerstone 37.3m

O'Neils (PH)

ADDISON ROAD

PCs

LOCKE WAY

S Gantry

COMMERCIAL WAY

CHOBHAM ROAD

Harland House

Bank

THE BROADWAY Shelter

38.1m

Comments

Not Set



SCALE 1:1,250



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

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5e 17/0981 Reg'd: 26.10.17 Expires: 21.12.17 Ward: C
Nei. 23.11.17 BVPI Minor Number > 8 On No
Con. Target dwellings (13) of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: 41 Chertsey Road, Woking, GU21 5AJ

PROPOSAL: Conversion of upper floors into 3x self-contained flats (2x two bedroom & 1x one bedroom) and insertion of dormer window on rear roof slope.

TYPE: Full Application

APPLICANT: Mr M Mohammad

OFFICER: Benjamin
Bailey

REASON FOR REFERRAL TO COMMITTEE

The proposal results in net new residential units through a combination of conversion and new build; a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

Conversion of upper floors into 3x self-contained flats (2x two bedroom & 1x one bedroom) and insertion of dormer window on rear roof slope.

Site Area: 0.0109 ha (109 sq.m)
Existing units: 1 (5 bedroom HMO)
Proposed units: 3
Existing density: 92 dph (dwellings per hectare)
Extant density: 184 dph (Ref: PLAN/2015/0403)
Proposed density: 276 dph

PLANNING STATUS

- Urban Area
- Woking Town Centre
- Conservation Area (Woking Town Centre)
- Locally Listed Building (Nos.35-41 Chertsey Road – Building of Townscape Merit)
- Primary Shopping Area
- Secondary Shopping Frontage
- High Accessibility Zone
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

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

SITE DESCRIPTION

No.41 Chertsey Road forms part of the wider Locally Listed Building of Nos.35-41 Chertsey Road, which are Locally Listed in terms of Townscape Merit. The site falls within the Woking Town Centre Conservation Area within the Primary Shopping Area, forms part of a Secondary Shopping Frontage and is within the High Accessibility Zone. The building is four storeys in height with a vacant retail (Class A1) unit at ground floor level and was previously utilised, until 2015, as a House of Multiple Occupancy (HMO) (5 bedroom) on the first, second and third floor levels. The upper floor levels are accessed via a doorway onto Chertsey Road separate to that serving the retail unit.

RELEVANT PLANNING HISTORY

PLAN/2015/0403 - Conversion of upper floors into 2 self contained flats.
Permitted subject to conditions and legal agreement (15.04.2016)

PLAN/2005/0337 - Erection of a motorised roller shutter to the front elevation.
Permitted subject to conditions (16.05.2005)

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 a condition for the secure parking of bicycles within the development site be imposed in any permission granted.

Heritage & Conservation Consultant:

The only external change from earlier consents is the rear dormer, which is relatively modest in scale. I have no adverse comments.

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012) (NPPF)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS2 - Woking Town Centre

CS8 - Thames Basin Heaths Special Protection Areas

CS10 - Housing provision and distribution

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CS11 - Housing mix
CS12 - Affordable housing
CS18 - Transport and accessibility
CS20 - Heritage and conservation
CS21 - Design
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016)

DM20 - Heritage Assets and their Settings

Supplementary Planning Documents (SPDs)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2006)

Affordable Housing Delivery (2014)

Supplementary Planning Guidance (SPGs)

Heritage of Woking (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)

Technical Housing Standards - Nationally Described Space Standard (March 2015)

PLANNING ISSUES

1. The main planning issues to consider in determining this application are:
 - Principle of development
 - Design and impact upon the Woking Town Centre Conservation Area and Locally Listed host building
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Highway safety and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Affordable housinghaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

2. The application site is situated within the designated Urban Area within Woking Town Centre, outside of the 400m (Zone A buffer) of the Thames Basin Heaths Special Protection Area (TBH SPA) and outside of fluvial flood zones.
3. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for 4,964 net additional dwellings in the Borough between 2010 and 2027. The justification text for 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.
4. Policy CS2 of the Woking Core Strategy (2012) states that "*the Town Centre is the preferred location for town centre uses and high density residential development*".

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Policy CS2 sets an indicative amount of 2,180 net dwellings to be achieved within Woking Town Centre during the period 2010 – 2027 and that “*proposals will be achieved through mixed-use high density redevelopment of existing sites, refurbishment of outmoded sites and intensification of existing sites*” among others.

5. Policy CS10 of the Woking Core Strategy (2012) identifies an indicative density range for residential development within Woking Town Centre of in excess of 200 dph. The existing residential density of the application site is 92 dph, falling significantly short of the indicative range set by Policy CS10. As a result of the proposal the residential density of the application site would increase to 276 dph, according with the indicative range set by Policy CS10.
6. The existing upper level accommodation takes the form of a 5 bedroom House of Multiple Occupation (HMO); the proposal would therefore not result in the loss of a family home. Furthermore the existing single unit of shared residential accommodation would be replaced by three self-contained residential units. The proposal would therefore result in a net increase of two residential units and assist the Council in meeting local housing need.
7. The proposed development will make a more efficient use of land within a highly sustainable location in Woking Town Centre than the existing situation. Furthermore extant planning permission exists (Ref: PLAN/2015/0403) for the conversion of the first, second and third floors into 2x two bedroom self contained flats; this extant grant of planning permission forms a significant material consideration in the determination of the current application. Overall therefore the principle of development is considered to be acceptable subject to other material planning considerations as set out within this report.

Design and impact upon the Woking Town Centre Conservation Area and Locally Listed host building

8. The application property forms part of a wider terrace fronting Chertsey Road, which is Locally Listed. The site falls within the Woking Town Centre Conservation Area which comprises the Victorian core of the Town Centre. This area is historically important as it largely comprises the original commercial developments of Woking Town Centre following the development of the railway station. The High Street, Broadway and Chertsey Road were originally the principal shopping and business streets in the Town Centre. Consequently the character of the area is predominantly that of late Victorian and Edwardian purpose-built shopping parades, mostly of three storey construction, interspersed with individually designed period buildings. With more recent Town Centre development since the 1970s the focus of the shopping centre has gradually moved away from this area with alternative town centre uses (such as A2, A3 and A5) subsequently occurring at ground floor level.
9. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering applications within Conservation Areas, Local Planning Authorities shall pay “*special attention...to the desirability of preserving or enhancing the character or appearance of that area*”. This is reflected in Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and Section 12 of the National Planning Policy Framework (2012). Policy CS20 advises that new development must respect and enhance the character and appearance of the area in which it is proposed.

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10. Furthermore, as a Locally Listed building the application must be weighed against paragraph 135 of the NPPF; 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”*.
11. In terms of character and heritage the principal significance of the host building is derived from its frontage and contribution to the wider street scene of Chertsey Road. The proposed rear dormer extension would not appear within the street scene of Chertsey Road as it would be entirely screened from views from the south-west by the adjacent built form of Nos.35-39 Chertsey Road and from views from the north-west by the adjacent built form of Nos.43-46 Chertsey Road. Although relatively large the rear dormer would nonetheless be set down approximately 0.9m from the maximum height of the building and span for approximately 3.5m of the 5.7m width of the rear roof slope (excluding the flanking parapet walls), which would ensure that the pitched nature of the rear roof slope remained readily evident. The rear dormer would also be set up from the eaves height termination and, for the above combined reasons, is considered to result in an proportionate addition in terms of scale.
12. Whilst the rear dormer would be apparent in public vantage from Locke Way to the rear (south-east) in these views it would appear in the flanking context of the rear of buildings fronting Chertsey Road which exhibit ancillary elements typical of town centre locations including extract flues, external air conditioning units and external staircases and generally functions as a service area to the commercial uses located at ground floor level within buildings fronting this section of Chertsey Road. In this locational context the proposed rear dormer is considered to preserve the character and appearance of the Woking Town Centre Conservation Area and not to harm the principal significance and contribution of the Locally Listed host building to the Woking Town Centre Conservation Area. The existing front elevation of the host building would remain entirely unaltered by the current proposal.
13. Overall the proposal is considered to preserve the character and appearance of the Woking Town Centre Conservation Area. It is not considered that any harm or loss would occur to the Locally Listed host building and that the significance of the Locally Listed host building would therefore be preserved. The application is considered to accord with Policy CS20 of the Woking Core Strategy (2012), policy DM20 of the Development Management Policies DPD (2016) and Section 12 of the National Planning Policy Framework (2012) (NPPF).

Impact upon neighbouring amenity

14. 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, light, or an overbearing effect due to bulk, proximity or loss of outlook. Further guidance is provided within Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)'.
15. The proposed rear dormer would remain entirely screened from the street scene of Chertsey Road by the retained frontage of the host building; no impact would therefore occur to uses within buildings on the opposing north-western side of Chertsey Road.
16. To proposed rear dormer would face across the public realm of Locke Way to the rear

16 JANUARY 2018 PLANNING COMMITTEE

(south-east). The additional outlook in this direction would not give rise to neighbouring amenity impacts. Furthermore, due to the combined considerations of the location of the proposed rear dormer within the roof slope, its scale and inset from the dividing parapets with adjacent No.39 and No.43, it is not considered that any significantly harmful impact, by reason of potential loss of light or effect would occur to neighbouring properties. Overall therefore the impact upon neighbouring amenity is considered to be acceptable.

Amenities of future occupiers

17. The two proposed 2x bedroom flats would be located at first and second floor levels and would measure 58 sq.m and 62 sq.m in Gross Internal Area (GIA) respectively. The single proposed 1x bedroom flat would be located at third floor level and measure 37 sq.m in GIA. Although not locally adopted these floor areas generally comply with the relevant Technical housing standards - nationally described space standard (March 2015) and are therefore considered to provide a good standard of residential amenity. However it is noted that the first floor level 2x bedroom flat would measure 58 sq.m in GIA whereas the relevant Technical housing standards - nationally described space standard (March 2015) is 61 sq.m. Whilst this is the case this minimal shortfall of 3 sq.m is not considered to result in material harm to the residential amenity of future occupiers, particularly taking into account the central Woking Town Centre location.
18. In terms of the proposed flats it is considered, having regard to the locational characteristics of the application site within Woking Town Centre, that a good standard of outlook, daylight and sunlight would be achieved to habitable rooms.
19. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies that "*dwelling specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and other forms of dwelling less than 65sq.m. floorspace*". The proposed 3x flats are all one and two bedrooms in accommodation and would provide less than 65 sq.m floorspace, and therefore the SPD does not require any specific area of amenity space. Overall the proposal is considered to provide a good standard of residential amenity to future occupiers.

Highway safety and parking implications

20. 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 Woking Town Centre, that are served by a range of sustainable transport options.
21. The NPPF (2012) 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.
22. The proposal would provide 2x two bedroom flats and 1x one bedroom flat. SPD 'Parking Standards (2006)' identifies a car parking standard, within the High

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Accessibility Zone, of 1 car parking space per 1 and 2 bedroom unit although does state 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. A minimum requirement will not normally be imposed unless under provision would result in road safety implications”*. The NPPF (2012) advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe (Paragraph 32).

23. The proposal would provide no on site car parking to serve the 3x flats. Whilst the maximum car parking provision, in line with the SPD, would be 3x spaces in this instance it is a significant material consideration that the application site is located within a highly accessible and sustainable location within Woking Town Centre within only 185 metres of Woking railway station and within immediate proximity to the wide range of retail, business, leisure, arts, culture and community facilities and other public transport connections, such as bus, cycle and pedestrian facilities, available within Woking Town Centre. Furthermore Woking Town Centre and its wider area are covered by a number of Controlled Parking Zones (CPZs) which cover all kerbsides within Woking Town Centre, making them subject to waiting restriction and parking charges.
24. For these reasons the proposed flats would likely be attractive to non-car owners and are thus consistent with the planning objective to reduce greenhouse gas emissions. The absence of on site car parking would likely be unattractive to persons who own or rely upon private vehicles for transport. The availability of on street parking and car parks in the locality would readily meet the needs of visitors to the flats. Residents of the flats could equally apply for permits enabling them to park vehicles within the Woking Town Centre public car parks.
25. In light of the above, and taking into account the locational characteristics of the site within Woking Town Centre, including its proximity to key services and public transport accessibility, it is not considered that the absence of on-site car parking to serve the proposed 3x flats would result in undue pressure upon the availability of off-site parking in the locality or have a materially adverse impact upon the free flow of traffic and highway safety.
26. It is noted that the County Highway Authority (SCC) have recommended a condition be imposed relating to the provision of facilities for the secure parking of bicycles. Whilst this is the case it is a significant material consideration that extant planning permission exists (Ref: PLAN/2015/0403) for the conversion of the first, second and third floors into 2x two bedroom self contained flats, which imposed no condition relating to the provision of facilities for the secure parking of bicycles. The current proposal would result in only x1 one bedroom flat over and above extant PLAN/2015/0403 and it is therefore not considered necessary and reasonable in all other respects, in line with the six tests for planning conditions set out within Paragraph 206 of the NPPF (2012), to recommend a condition relating to the provision of facilities for the secure, covered parking of bicycles. Furthermore there is not sufficient space external to the building to provide secure, covered bicycle parking and the provision of such within the building at ground floor level would encroach into the existing retail (Class A1) floorspace. In addition the existing upper floor levels are accessed via a doorway onto Chertsey Road separate to that serving the retail unit; this arrangement is proposed to be retained and the potential provision of bicycle parking within the building at ground floor level would appear to require the creation of a separate access to enable such bicycle parking to be accessed outside of the opening hours of the retail unit. The creation of such separate access would be

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undesirable in terms of the appearance of the Woking Town Centre Conservation Area and Locally Listed host building.

27. Overall the proposal is therefore considered to comply with the National Planning Policy Framework (2012), Policy CS18 of the Woking Core Strategy (2012) and SPD 'Parking Standards (2006)'.

Thames Basin Heaths Special Protection Area (TBH SPA)

28. The site falls within the 400m - 5km (Zone B) buffer of the Thames Basin Heaths Special Protection Area (TBH SPA). The TBH SPA is a European designated site afforded protection under the Conservation of Habitats and Species Regulations 2010 (as amended).
29. 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).
30. 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 **£1147** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the uplift of 1x two bedroom and 1x one bedroom flats which would arise from the proposal. The applicant is preparing a Legal Agreement to secure this financial contribution.
31. 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

32. 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. However, following a Court of Appeal judgment in May 2016, 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. These circumstances include that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000 sq.m.
33. 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 28th November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). As the proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000 sq.m, no affordable housing financial contribution is therefore sought from the application scheme.

LOCAL FINANCE CONSIDERATIONS

16 JANUARY 2018 PLANNING COMMITTEE

34. The proposal would be Community Infrastructure Levy (CIL) liable to the sum of **£748** (including the April 2017 Indexation).

CONCLUSION

35. Overall the principle of development is considered to be acceptable. It is considered that the proposal would preserve the character and appearance of the Woking Town Centre Conservation Area. It is not considered that any harm or loss would occur to the Locally Listed host building and that the significance of the Locally Listed host building would therefore be preserved. Subject to recommended conditions the proposal is 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 highway safety and parking implications. Thames Basin Heaths impacts can be mitigated by way of the adopted Avoidance Strategy.
36. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance the proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS2, CS8, CS10, CS11, CS12, CS18, CS20, CS21 and CS25 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016), Sections 4, 6, 7, 11 and 12 of the National Planning Policy Framework (2012) (NPPF), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)', 'Affordable Housing Delivery (2014)', Supplementary Planning Guidance 'Heritage of Woking (2000)', saved policy NRM6 of the South East Plan (2009), 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 planning obligations as set out below.

BACKGROUND PAPERS

1. Site visit photographs
2. Site notice (Development affecting a Conservation Area - dated 02.11.17)
3. Consultation response from County Highway Authority (SCC)
4. Consultation response from Heritage and Conservation Consultant

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£1147 SMM (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 (SPA) Avoidance Strategy.

RECOMMENDATION

16 JANUARY 2018 PLANNING COMMITTEE

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

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

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

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

1:1250 scale Site Location Plan, titled '41 Chertsey Road', dated August 16 2017 and received by the Local Planning Authority on 21.08.2017.

01 (Measured Survey of Existing Building), dated 29.11.14 and received by the Local Planning Authority on 21.08.2017.

WOK/001 (Proposed Plans), dated July 2017 and received by the Local Planning Authority on 25.10.2017.

WOK/002 (Proposed & Existing Elevations), dated Aug 2017 and received by the Local Planning Authority on 25.10.2017.

WOK/003 (Proposed Section & Block Plan), dated July 2017 and received by the Local Planning Authority on 25.10.2017.

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

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

Reason: To preserve the character and appearance of the Locally Listed host building and the visual amenities of the Woking Town Centre Conservation Area in accordance with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and Sections 7 and 12 of the National Planning Policy Framework (NPPF) (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 (NPPF) (2012). The application was considered to be acceptable upon receipt.
2. 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:-
0800 - 1800 Monday to Friday
0800 - 1300 Saturday
and not at all on Sundays and Bank/Public Holidays.
3. This decision notice should be read alongside the related legal agreement.

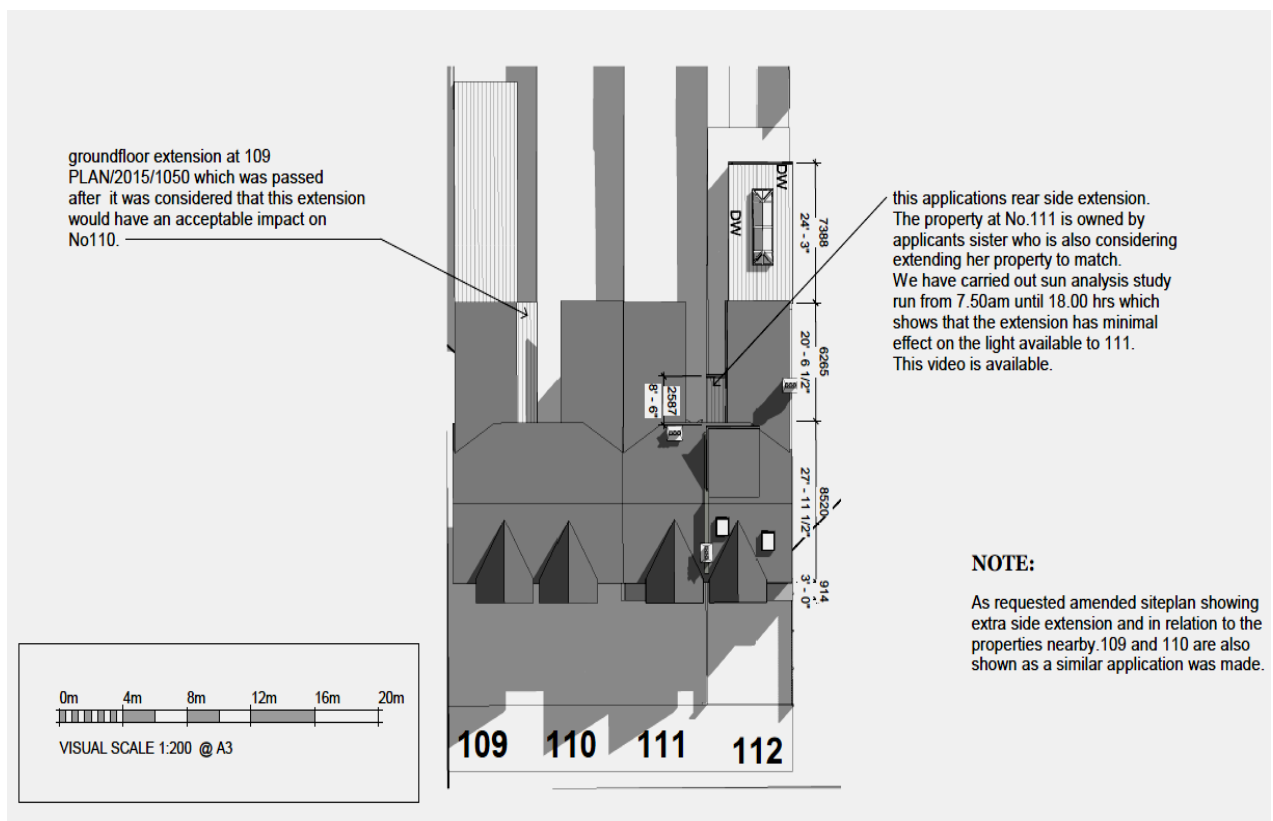
16 JANUARY 2018 PLANNING COMMITTEE

4. 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.

112 Maybury Road, Woking

PLAN/2017/0876

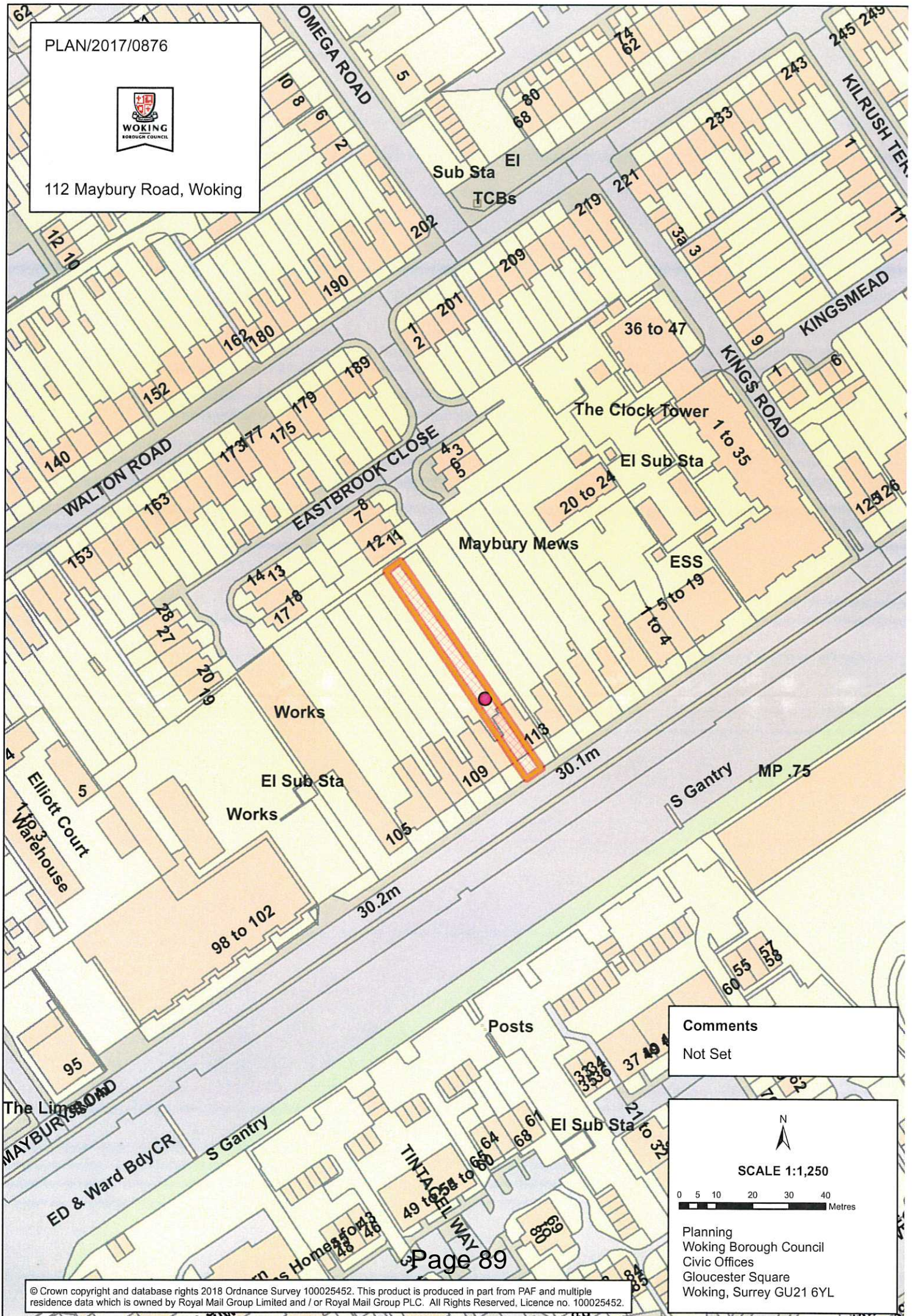
Proposed single storey side and rear extension, single storey rear extension and rear dormer to existing roofspace with 2No velux windows to front elevation



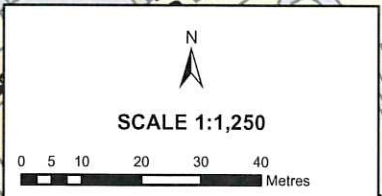
PLAN/2017/0876



112 Maybury Road, Woking



Comments
Not Set



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

16th January 2018 PLANNING COMMITTEE

5f 17/0876 Reg'd: 03.10.17 Expires: 18.01.18 Ward: C
Nei. 25.10.17 BVPI Household Number of 15/15 On Yes
Con. Target Weeks on Target?
Exp: Cttee' Day:

LOCATION: 112 Maybury Road, Woking, Surrey, GU21 5JL

PROPOSAL: Proposed single storey side and rear extension, single storey rear extension and rear dormer to existing roofspace with 2No velux windows to front elevation

TYPE: HOUSEHOLDER

APPLICANT: Mr Sajad Hussain

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The applicant is an elected member of the Council

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a single storey side and rear addition, single storey rear extension and a rear dormer with 2no velux windows on the front roof slope.

PLANNING STATUS

- Urban Area
- High Accessibility Zone
- Thames Basin Heaths SPA Zone B (400M – 5KM)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the north-western side of Maybury Road and consists of a two storey mid-terrace dwelling set on a rectangular plot. At the rear, a 1 metre high dilapidated fence separates the adjoining No.113 with 2 metre high close timber board fencing along the south-west boundary.

PLANNING HISTORY

No recent relevant planning history

PROPOSED DEVELOPMENT

The development proposes to erect a single storey side and rear extension off the predominant two storey rear elevation measuring 2.5 metres in depth, a single storey

rear extension measuring 4.8 metres in depth with a rear roof dormer and 2no velux windows on the front roof slope.

CONSULTATIONS

None

REPRESENTATIONS

There has been 1no third party letter of objection received in relation to the proposed development. The issues raised in this letter draw concern over:

- Third party land issues (Officer Note: *issues relating to third party land are not considered a material planning consideration*)
- Overlooking

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Woking Core Strategy 2012
CS21 – Design

Supplementary Planning Guidance
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015
Supplementary Planning Document 'Parking Standards' 2006

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 proposed extensions will be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposals will cause material harm to the amenities enjoyed by surrounding neighbours and impact on parking.

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 generally consistent with this in so far as it is expected that development proposals will have regard to the general character and quality of the surrounding area.
3. It is proposed to erect a single storey side and rear extension off the predominant two storey rear elevation of the application dwelling. The extension would measure 2.5 metres in depth and 1.5 metres in width standing at 2.8 metres in height set along the shared south-western boundary. With the extension projecting back along the shared boundary, this will increase the bulk and mass on this side elevation. The extension adopts a

relatively inconspicuous form and scale with regards to the host building and would, as such, form a sympathetic element with a flat roof so as to minimise its dominance along the boundary.

4. A single storey rear extension off the existing rear addition is proposed, with a total projection of 7.4 metres at single storey level (following amendments). The extension would project off the two storey gable and along the north-eastern shared boundary utilising a flat roof with a maximum height measuring approximately 3 metres with a central roof lantern. Taking into account the examples of flat roofed rear additions throughout Maybury Road, the relatively modest 3 metre height of the proposed extension, and the requirement to avoid giving rise to a significantly harmful loss of daylight, sunlight or overbearing effect to adjacent properties, the flat roofed form of the addition is considered to be acceptable. As amended, the 4.8 metres increase in depth of the proposed extension over the existing element to be removed is considered to appear proportionate to the scale of the host dwelling. External materials are proposed to match existing and this can be secured via recommended Condition 3.
5. It is proposed to convert the loft space of the dwelling into habitable accommodation to facilitate two additional bedrooms. As part of this conversion a box dormer is proposed to be installed on the rear roof slope measuring 3.1 metres in width, 2.5 metres in height, 0.5 metres up from the eaves and 0.3 metres down from the ridge positioned in the centre of the roof. The proposed rear dormer is considered to be proportionate to the rear roof slope and adopts a typical dormer design which is synonymous with residential dwellings and one which ties in with the existing dormers in the vicinity. The Council's Supplementary Planning Document 'Design' 2015 notes that permission for dormers will usually be granted *'if they are a subordinate feature of the roofscape, they are in keeping with the character of the dwelling and street-scene and do not affect overlooking'*. As previously noted the dormer would form a proportionate addition to the rear roof slope and would therefore remain subordinate to the dwelling. Materials proposed for the dormer include materials to match those of the existing roof, which is of a clay roof tile. Adoption of this material will minimise the visual impact of the dormer allowing it to blend in with the roofscape and appear as a suitably subordinate and subservient addition.
6. The loft conversion is also proposed to be served by 2no front roof lights. A number of dwellings throughout Maybury Road include front roof lights. The proposed 2no front roof lights would not protrude an excessive amount and as such will not appear as a prominent form of development to the dwelling and are considered to be in keeping with its appearance and the visual amenities of the area.
7. The Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that the private amenity space *"should always be as large as the building footprint of the dwelling house"*. Taking this into account, along with the subservient design and subordinate scale, the rear addition relates adequately to the host dwelling retaining an appropriate amount of amenity space which spans for a depth in excess of 48 metres. Further to this, considering the relationship between the application property and the other neighbouring dwellings, views of the rear addition are primarily obscured from the public domain and therefore would have little impact on the wider street-scene. Given the range of single storey and two storey rear

additions evident throughout Maybury Road, it is not considered that the proposal will materially harm the established character of the area.

8. From the points set out above, the proposed additions are considered to form typical residential additions which are proportionate to the host dwelling and do not form a dominant features within the street-scene. Considering this, the proposed development is seen to be in accordance with Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

9. The application dwelling is bound to the north-east and south-west by the adjoining terraced dwellings.
10. To the south-west, No.111 includes a similar layout to the application property and is separated by a 1.5 metres high wall along the shared boundary. The single storey side and rear extension will be set along this shared boundary and would project for a depth of 2.5 metres at 2.8 metres in height adopting a flat roof. Patio doors, serving what is considered to be s in a living room in No.111, are located on the predominant rear elevation of this property. The side and rear addition will stem back along the boundary creating additional bulk and mass outside these patio doors. The 45° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, privacy and Daylight' 2008 has been applied and fails in plan form. While this fail indicates an unacceptable impact on the light penetration to this window, it has to be borne in mind that the door fails as existing considering its position amid 2no two storey gables. Further to this, it has to be acknowledged that this element of the development could be carried out under Permitted Development under Part 2 Class A of the GPDO 2015 (as amended). On balance, therefore, it is considered that while the addition would increase the bulk and mass along the shared boundary, it does not carry a level of detrimental weight by which a recommendation for refusal could be substantiated.
11. The single storey rear extension would project a depth of 7.4 metres beyond the two storey rear gable extending the existing rear element by 4.8 metres. Set off the south-west boundary by approximately 1.6 metres, the addition maintains the building lines formed by the two storey projecting element and would project beyond the rear elevation of No.111 by approximately 5 metres. Considering the separation distance coupled with the addition's single storey nature, the amenities of No.11 are not deemed to be significantly harmed, in terms of loss of light or overbearing impact with views of the rear amenity space protected by the existing boundary treatments.
12. No.113 is the adjoining dwelling to the north-east and includes a single storey addition off the two storey gabled element with an adjoining timber built conservatory. The proposed rear extension will replace the existing addition stemming a further 4.8 metres back along this shared boundary currently formed of 2 metre high close timber board fencing. Projecting approximately 3.5 metres beyond the existing conservatory on No.113 and standing at a height of 3 metres, the addition has been assessed against the 45° test. The Supplementary Planning Document "Outlook, Amenity, Privacy and Daylight' 2008 states 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". The proposed extension passes this 45° test with regard to the glazed conservatory and therefore no significant loss of daylight is considered to occur contrary to Policy CS21. Furthermore, the proposed rear extension would be single storey in height and therefore views into the rear amenity spaces can be precluded by existing/proposed boundary treatments considering its single storey height.

13. While the structure would increase the bulk and mass along the boundary, it is noted that the addition would not significantly reduce the light to the rear elevation windows. Further to this, it has to be borne in mind what could be carried out under Permitted Development (4 metre deep single storey addition or a 6 metre deep addition under Prior Approval) where it is not considered that this rear addition would carry a level of detrimental weight over and above what could be done under PD by which a recommendation for refusal could be substantiated.
14. The proposed rear box dormer would serve a bedroom with a window in the rear elevation. Concern has been raised in relation to potential overlooking from the proposed dormer. Views from the proposed dormer would be similar to views offered from the first floor rear elevation window which also serves a bedroom. Although positioned in a higher location, the views would be largely similar. While it is acknowledged that the perception of overlooking would be more apparent, it should be noted that the dormer would not introduce additional views of the rear amenity space of either property.
15. Considering the above, the proposed development is considered to adhere to guidance 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 Parking

16. The host property, 112 Maybury Road, will accommodate 5 bedrooms as a result of the development adding 2 bedrooms in the loft. The 'Parking Standards' Supplementary Planning Document 2006 identifies the host dwelling as being located inside the 'High Accessibility Zone'. The 'Parking Standards' SPD 2006 identifies that the parking standard for dwellinghouses with '3 or more bedrooms' is 1.5 car parking spaces. The proposal will result in 2 additional bedrooms, and therefore remain as a dwellinghouse with 3 or more bedrooms. As such, the required provision would remain unchanged over the current situation.

Local Finance Consideration

17. The proposed uplift in residential floor area would not exceed 100 sq.m and therefore the proposed development would not be Community Infrastructure Levy (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

development on the amenities enjoyed by surrounding neighbours has been assessed and found to result in an acceptable impact given the existing relationships between surrounding properties. The impact on parking was also found to be acceptable. Overall, the development is considered to accord with 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, 'Design' 2015 and 'Parking Standards' 2006 and is accordingly recommended for approval subject to the attached conditions.

BACKGROUND PAPERS

- Site visit photographs
- 1no third party letter of objection

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 development hereby approved shall match those used in the existing building.

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;
 - Proposed Site Plan (Amended Plan)(Received 01.12.2017)
 - Amended Application Details (Amended Plan)(Received 01.12.2017)
 - Amended Proposed Floorplans, Sections and Views (Amended Plan)(Received 01.12.2017)

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. 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.

SECTION C

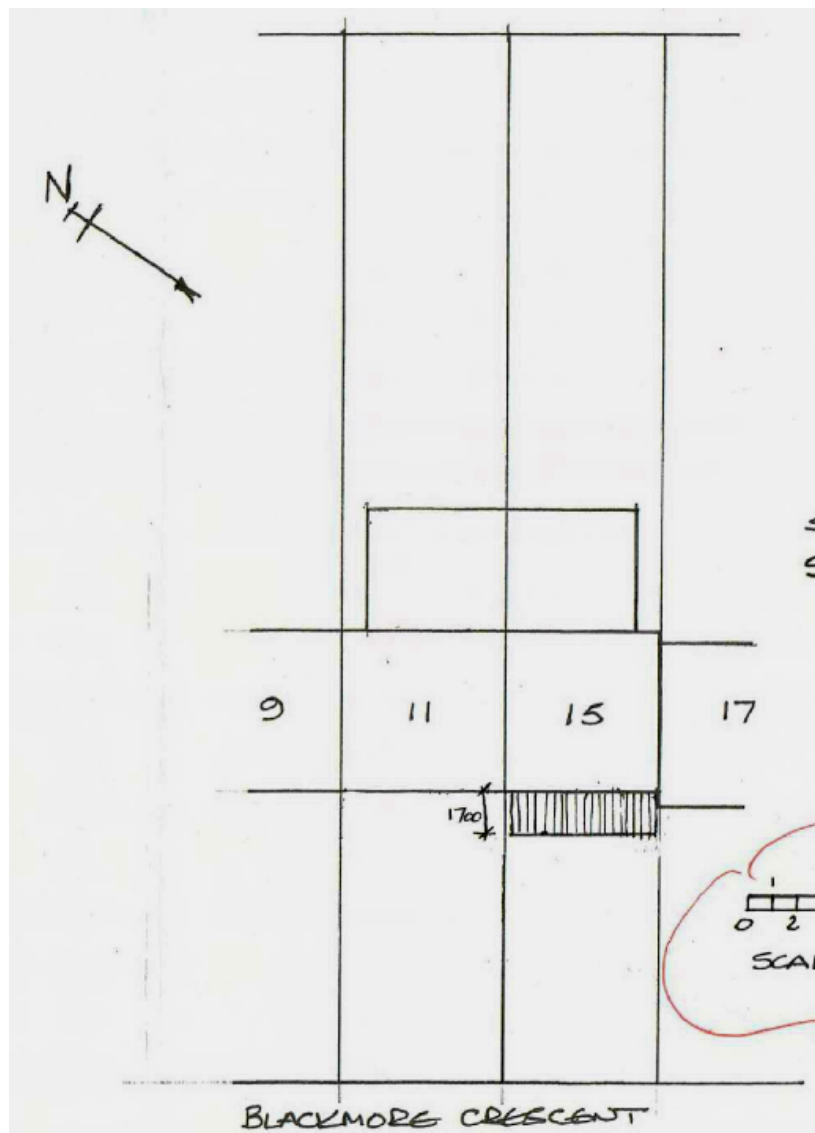
**APPLICATION REPORTS NOT TO BE
PRESENTED BY OFFICERS UNLESS REQUESTED
BY A MEMBER OF THE COMMITTEE**

(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)

15 Blackmore Crescent, Sheerwater

PLAN/2017/1100

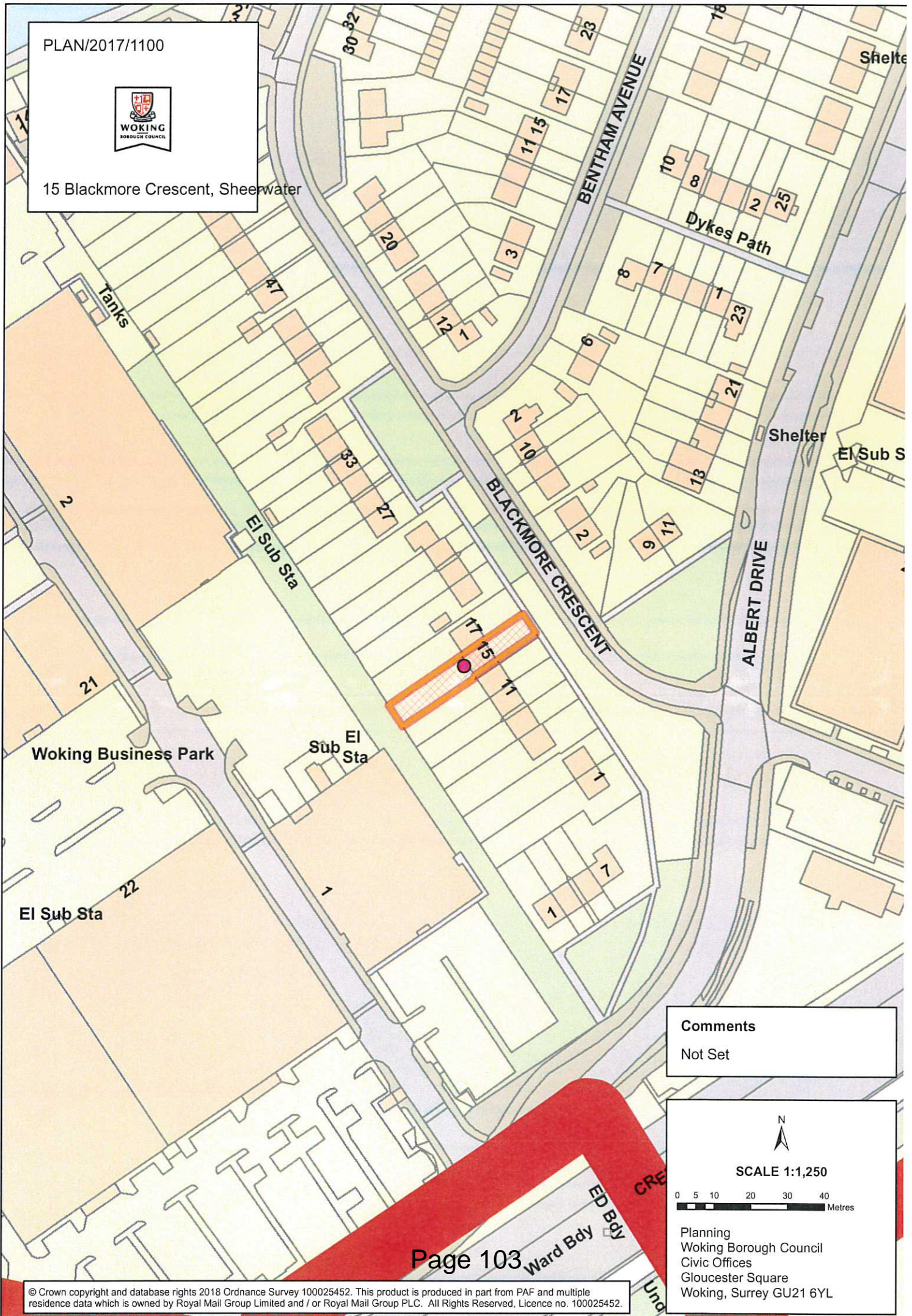
Proposed single storey front extension



PLAN/2017/1100



15 Blackmore Crescent, Sheerwater



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

16th January 2018 PLANNING COMMITTEE

5g 17/1100 Reg'd: 18.10.17 Expires: 13.12.17 Ward: C
Nei. 08.11.17 BVPI Household Number of 8/13 On No
Con. Target Weeks on Target?
Exp: Cttee' Day:

LOCATION: 15 Blackmore Crescent, Sheerwater, Woking, Surrey, GU21 5NP

PROPOSAL: Erection of a single storey front extension

TYPE: HOUSEHOLD

APPLICANT: Mr Mohammed Younis

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application has been called to the Planning Committee at the request of Councillor Aziz.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to erect a single storey front extension.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400M – 5KM)

RECOMMENDATION

That planning permission be REFUSED.

SITE DESCRIPTION

The application site is located on the south-west side of Blackmore Crescent close to the junction with Albert Drive. The area is residential in character with two storey terraced and semi-detached dwellings in the vicinity. The application site forms a mid-terrace site on a row of 5no two storey dwellings constructed of red-brick. To the front is an area of hard-standings serving as parking to the host property.

PLANNING HISTORY

PLAN/2017/0057 - Proposed single storey front extension(in conjunction with No.11)
– Refused 07.03.2017

Reason: The proposed extension by reason of its forward projection, design, size, positioning and prominence would result in an incongruous feature which would be detrimental to the visual amenity of the area and the character and appearance of the street scene setting a precedent which will erode the character of the area. This is contrary to provisions outlined in the National Planning Policy

16th January 2018 PLANNING COMMITTEE

Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

PLAN/2006/1199 - Erection of a ground floor front extension and formation of a first floor rear balcony – Permitted 12.01.2007

PLAN/2006/0319 - Erection of a two storey rear extension Permitted 26.07.2006

No.11 Blackmore Crescent

PLAN/2017/0056 - Proposed single storey front extension(in conjunction with No.15) – Refused 07.03.2017

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a single storey front extension across the front elevation with a width of 6 metres, depth of 1.7 metres and standing at a height of 3.3 metres.

CONSULTATIONS

None

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 7 - Requiring good design

Core Strategy Publication Document 2012
CS21 – Design

Supplementary Planning Guidance
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015
Supplementary Planning Document 'Parking Standards' 2006

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 will be of detriment to the character of the host dwelling or character of the surrounding area, whether the proposed front additions will cause material harm to the amenities enjoyed by surrounding neighbours and impact on parking.

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. The site that this application relates to is a mid-terrace property in a line of dwellings with a uniform front building line, with the exception of No.5 and No.17 which form 'book-end' type properties to the terraced row. Limited front additions have been erected at ground floor level on these properties in the form of small porches and canopies of under 1 metre in depth. There are some examples of front additions to properties throughout this section of Blackmore Crescent but these are also limited to porches or modest frontage features and primarily located in areas where there is no clear, predominant front building line.
4. Section 7 of National Planning Policy Framework requires proposals to '*respond to local character and history, and reflect the identity of local surroundings and materials...*' and states that '*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*'. The single storey front extension is proposed to span across the majority of the front elevation of No.15 at 6 metres in width projecting 1.7 metres forward and adopting a lean-to roof form.
5. The proposed extension across the application dwelling will adopt the design of a lean-to addition at 3.3 metres in height with a projection of 1.7 metre forward of the predominant front elevation. This projection would emphasize the dominance of this extension on the front elevation making it the forward most built element contrary to every other dwelling along this terraced row and creating an anomaly along the built frontage. 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*'. The proposed extension could not be regarded as minor development on the front elevation, as it would adopt the most prominent built feature on this terrace row, projecting even beyond the front elevations of the 2no 'book-end' dwellings at either end of the terrace, one of which adjoins the application dwelling creating a 3 tired facade on this small section of frontage.
6. It is acknowledged that the dwellings are set back from the street scene by approximately 17 metres however the dwellings are clearly visible in the street scene when approaching from the south and indeed on Albert Drive to the south-east marking their location as widely visible. Further to this, it is acknowledged that front additions have been allowed along Blackmore Crescent but it should be noted that each application must be considered on its own merits. No.39 Blackmore Crescent was granted consent for a single storey front extension and part two storey and a part single storey rear extension (PLAN/2007/1283). The single storey front extension did not project forward of the existing building line due to the staggered relationship and as such, the approved extensions at No.39 are materially different to that proposed under this application. While the proposed addition would appear proportionate to the host dwelling in isolation, this is considered to be undermined by the 1.7 metre projection forward of the front building line which is not a common characteristic in the area and indeed this prominent terraced

row and is considered to unacceptably alter the character of the dwelling and indeed surrounding area.

7. Moreover, as previously noted there are similar styled properties along this terraced row which as existing remains consistent and located on a very prominent position. In the event that this application were to be approved, it would allow all the properties to apply for similar front proposals along this prominent terraced row which would be difficult to equitably resist and would have an unacceptable impact on the character of the area and street scene undermining the adopted policies and guidance on design.
8. The addition has not addressed the concerns raised in the previous refusal under PLAN/2017/0057 and is considered that its introduction would be at odds with the street-scene of Blackmore Crescent and is therefore considered to be contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbouring Amenity

9. While the addition would form a dominating feature on the front elevation, considering the 45° line is satisfied when assessed, in elevation form, against the nearest front elevation windows on No.11 and No.17 given the single storey nature of the proposed extension, it is not considered that there would be a conflict with regards to loss of light. Furthermore, given the 1.7 metres forward projection and large open space to the front of the dwelling, it is not considered that the addition would result in detrimental overbearing.
10. Although the addition would have an acceptable impact on the amenities of surrounding neighbours, this does not outweigh the harm the proposed extension poses to the character of the street-scene as outlined above.

Local Finance Considerations

11. 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. Given that the proposal is less than 100m², it is not CIL liable.

Conclusion

12. Considering the points discussed above, it is considered that the proposed front extension results in an unacceptable impact upon the character of the host property and the street-scene of Blackmore Crescent. Introduction of a front addition would completely upset the symmetry of the terraced row and result in an addition which would unbalance the frontage of the terraced row to the detriment of the character of the street-scene failing to address the concerns raised on the initial refusal under PLAN/2017/0057. The proposed front extension is therefore contrary to guidance outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015 and is accordingly recommended for refusal.

BACKGROUND PAPERS

1. Site visit photographs.

RECOMMENDATION

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

1. The proposed extension, by reason of its forward projection, form, design and massing, would result in a contrived feature which would be at odds with the street-scene of Devonshire Avenue and would fail to relate well to the existing property. The proposal would adversely affect the character of the street-scene by introducing a substantial front addition to a dwelling in a prominent location. The development is, therefore, contrary to provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and guidance outlined in the Council's Supplementary Planning Document 'Design' 2015.

Informatives:

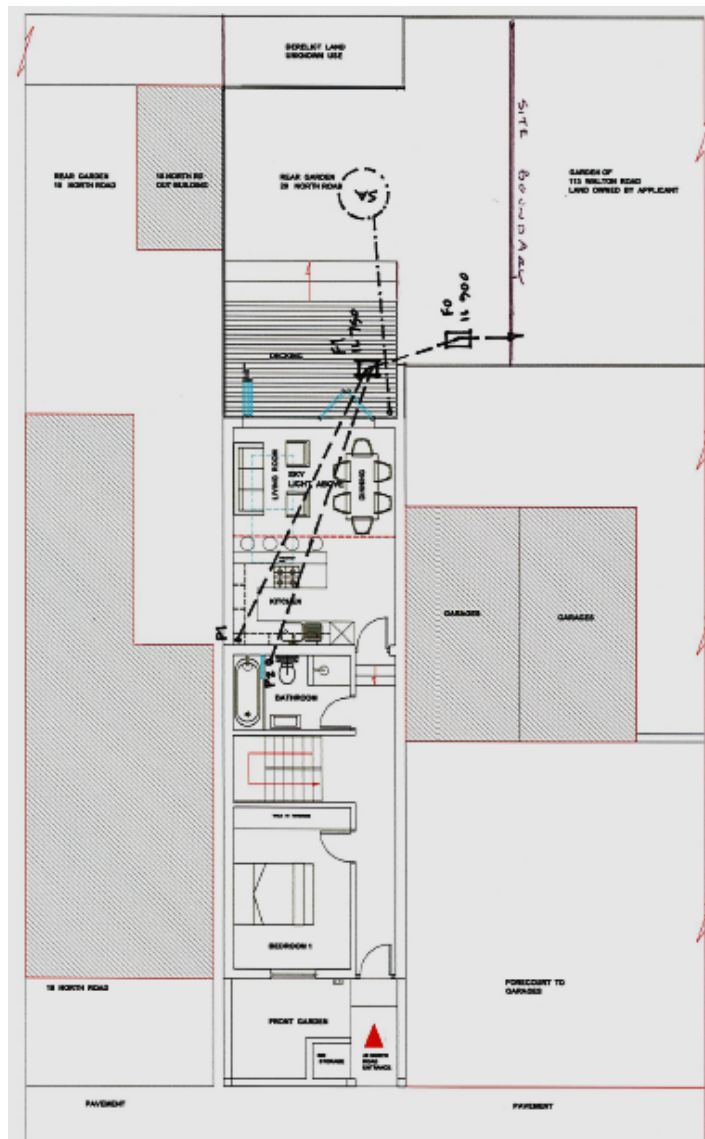
1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. The plans relating to the development hereby refused are numbered / titled:

Drawing No. 2017/T/204 A
Drawing No. 2017/M/103
Drawing No. 2017/M/102

Land adjacent to 18 North Road, Woking

PLAN/2017/0639

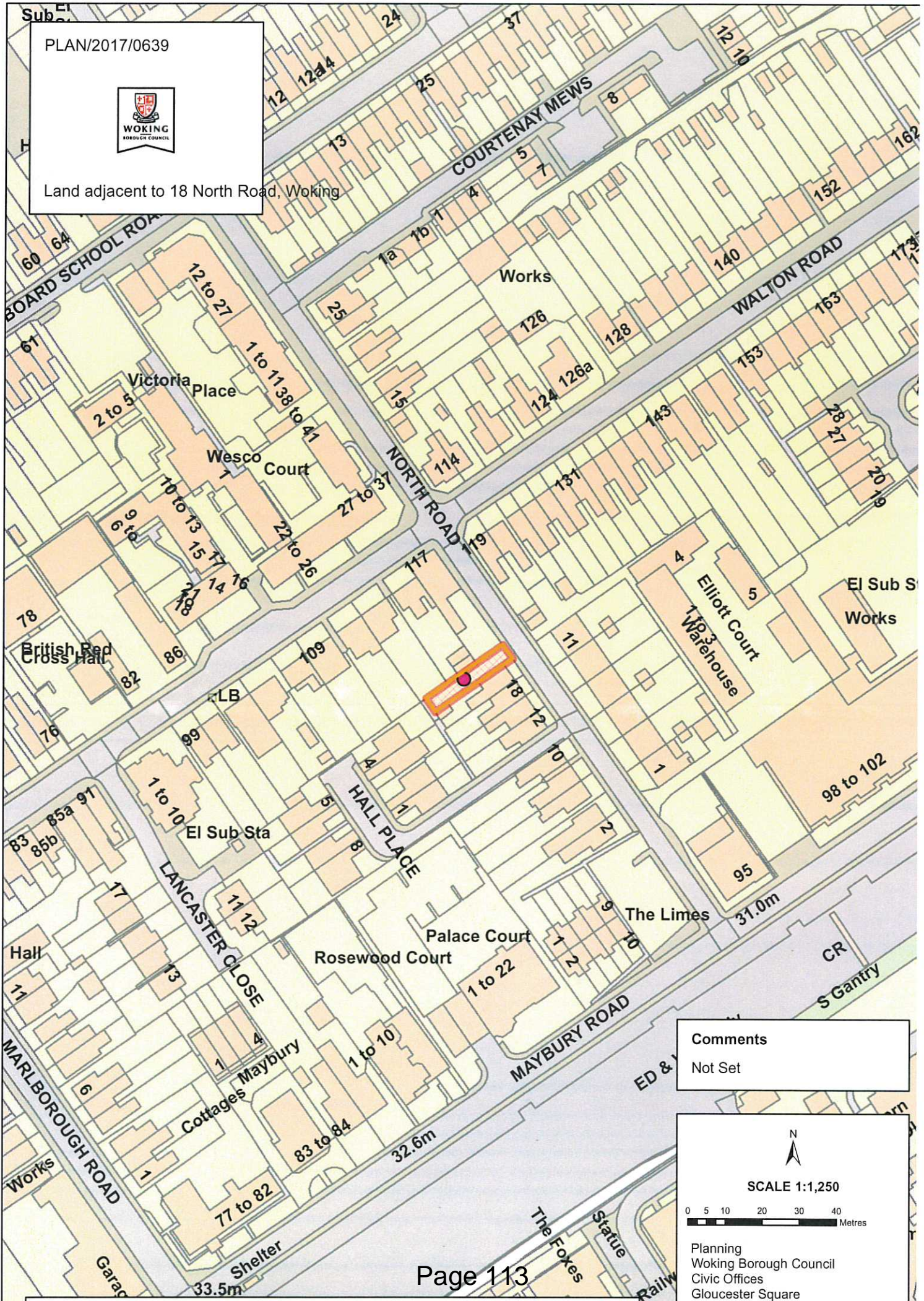
Proposed alterations to new dwelling.



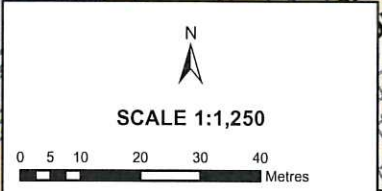
PLAN/2017/0639



Land adjacent to 18 North Road, Woking



Comments
Not Set



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

16 JAN 2018 PLANNING COMMITTEE

5h **17/0639** **Reg'd:** 13.10.2017 **Expires:** 08.12.17 **Ward:** C
Nei. 09.11.17 **BVPI** **Number** 13/8 **On** No
Con. **Target** **of Weeks** **Target?**
Exp: **on Cttee'**
 Day:

LOCATION: Land adjacent to 18 North Road, Woking, Surrey

PROPOSAL: Retrospective application for amendments to a previously approved 3-bedroom detached dwelling (PLAN/2014/0744).

TYPE: Full

APPLICANT: Mr Jawa Khan

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 bounded by 18 North Road to the south east. 113, 115 and 117 Walton Road bound it to the north west. A footpath bounds it to the south west.

PROPOSED DEVELOPMENT

PLAN/2014/0744 approved the erection of a two-storey, pitched roof detached house with a single-storey, flat roof rear outrigger and a sunken rear garden. The house was proposed to be set back from the street by a front garden. The house was not built according to the approved drawings and this retrospective application seeks permission to regularise these changes. The main changes to the approved application are:

- The brick detailing above the front door and windows have been omitted. The sizes of these windows have also been altered.
- A 2.9m wide and 9.7m deep area of 113 Walton Road's rear garden has been annexed to increase the size of the approved rear garden.
- The garden terrace had been sunken 0.32m lower than the living room area rather than the approved 0.50m.
- The sizes of the first floor rear windows have been altered and the brick detailing above them has been omitted
- Parapet walls have been added to either side of the single-storey rear outrigger. This has raised the height of the wall on the side boundary with 18 North Road from the approved 2.0m to 2.5m.
- Two rear roof lights have been inserted in the main roof.

SUMMARY INFORMATION

16 JAN 2018 PLANNING COMMITTEE

Site area (PLAN/2014/0744)	0.011375ha
Site area (PLAN/2017/0639)	0.0118925 ha
Existing units (PLAN/2014/0744)	1 unit
Proposed units (PLAN/2017/0639)	1 unit
Bedrooms/unit (PLAN/2014/0744)	3 bedrooms
Bedrooms/unit (PLAN/2017/0639)	3 bedrooms
Site density (PLAN/2014/0744)	87.9 dwellings/hectare
Site density (PLAN/2017/0639)	84.1 dwellings/hectare

PLANNING STATUS

- Urban Area
- High Density Residential Area
- Priority Place
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

REFUSE planning permission and authorise formal enforcement proceedings.

PLANNING HISTORY

COND/2015/0086: Discharge of conditions 02 (Materials), 04 (Landscaping), 07 (Code for Sustainable Homes) and 08 (Boundary Treatment) of PLAN/2014/0744 dated 30.03.2015 for proposed detached two storey house to the side of No.18 North Road - permitted 03.09.2015.

PLAN/2014/0744: Proposed detached two storey house to the side of No.18 North Road - permitted subject to legal agreement 30.03.2015.

PLAN/2011/0262: Erection of a detached two storey dwelling with accommodation in the roof space fronting North Road adjacent to No. 18 including accommodation in detached outbuilding to rear and in the rear of 113 Walton Road - refused 11.10.2011.

CONSULTATIONS

None

REPRESENTATIONS

One letter of objection was received which made the following statements:

- The height of the single-storey rear element is 0.5m higher than what was approved. This has an unacceptable impact on sunlight/daylight levels and appears unacceptably overbearing towards the neighbour's property.
- The house is out of character with the street scene.
- There are sewage issues with the house. (*Case officer's note: this is a Building Regulations issue and falls outside of planning control.*)

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):
Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design

Woking Core Strategy (2012):

CS1 - A spatial strategy for Woking Borough
CS5 - Priority Places
CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
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 Development Plan Document (2016)

DM2 - Trees and landscaping

Supplementary Planning Documents:

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:

Principle of development

1. PLAN/2014/0744 established that the principle of a dwelling in the location was acceptable.
2. The principle of development is therefore considered to be acceptable and accords with section 6 of the *National Planning Policy Framework (2012)*.

Impact on character

3. As mentioned previously in the 'Proposed Development' section of this report the front fenestration of this retrospective application varies from what was approved as part of PLAN/2014/0744. It is considered that the change in window proportions and the omission of the brick detailing has created a property that is less in keeping with the street scene of North Road than what was approved. However on balance it is considered that these changes have not had an unacceptable impact on the street scene.
4. This application is therefore considered to have an acceptable impact on the the wider street scene which would accord with section 7 of the *National Planning Policy Framework (2012)*, policy CS21 of the *Woking Core Strategy (2012)* and *Woking Design SPD (2015)*.
5. The lack of an objection to the application on these grounds does not outweigh other objections to the proposal.

Impact on neighbours

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6. The single-storey rear outrigger has a depth of 5.7m and the height of its parapet wall on the boundary with 18 North Road is 2.5m. PLAN/2014/0744 approved a depth of 5.7m but only approved a 2m height on this boundary. The committee report for that application stated that "*In view of the extension's height only projecting 2m above the ground level it is not considered to be significantly harmful in terms of loss of light or an overbearing impact on no.18*". It is considered that the combination of the additional 0.5m height on the boundary and the 5.7m depth of the single-storey rear outrigger has created an unacceptable overbearing impact on 18 North Road
7. The single-storey rear outrigger passes the 45° test as set out in *Outlook, Amenity, Privacy and Daylight* (2008) towards the French doors in the rear elevation of 18 North Road. It also passes the 25° test as set out in the same SPD towards the two side windows in no.18's single-storey rear outrigger. For these reasons it is considered that impact on the daylight levels received by no.18 is acceptable.
8. No windows in this application are any closer to neighbouring properties than what was approved as part of PLAN/2014/0774. It is also considered that the additional rear roof lights do not create unacceptable overlooking issues towards the property to the rear. It is therefore considered that the proposal does not create unacceptable overlooking issues towards neighbouring properties.
9. It is considered that the annexation of part of 113 Walton Road's rear garden space has not left no.113 with an unacceptably low level of private amenity space.
10. The application is considered to have an unacceptable impact on neighbouring amenity by way of its single-storey rear outrigger creating an unacceptable overbearing impact on 18 North Road. This is contrary to section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012) and *Outlook, Amenity, Privacy and Daylight* (2008).

Highway safety and capacity

11. PLAN/2014/0744 was considered to have an acceptable impact on highway safety and capacity. It is considered that there are no material differences between this current application and the previously approved application with regards to highway safety and capacity.
12. This application is therefore considered to have an acceptable impact on highway safety and capacity which would accord with policy CS18 of the *Woking Core Strategy* (2012) and *Parking Standards* (2006)
13. The lack of an objection to the application on these grounds does not outweigh other objections to the proposal.

Affordable housing

14. An affordable housing contribution of £7,970 was required as part of PLAN/2014/0744. This was secured via a Section 106 agreement.
15. 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.

16. However, following the Court of Appeal's judgment of 11th May 2016 (Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441), 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 district Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin)), it is acknowledged that the policies within the Written Ministerial Statement of 28th 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 once again be treated as a material consideration in development management decisions.
17. 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 less, and which have a maximum combined gross floor space of no more than 1000sqm.
18. 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 28th November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). As the proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.
19. An affordable housing contribution is not required as part of this application.
20. The lack of an objection to the application on these grounds does not outweigh other objections to the proposal.

Thames Basin Heaths Special Protection Area

21. The 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 kilometers 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).
22. 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.
23. A SAMM payment of £2,139 was required as part of PLAN/2014/0744. This was secured via a Section 106 agreement.

24. This current application is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area which accords with policy CS8 of the *Woking Core Strategy* (2012).

Local finance consideration

25. This is effectively a section 73 application to amend an application which was permitted before CIL was adopted by the Council therefore this application would not be liable for a financial contribution to CIL if it is permitted.

CONCLUSION

26. This retrospective application has an unacceptable impact on neighbouring amenity. This is by way of the single-storey rear outrigger appearing unacceptably overbearing towards 18 North Road. The development is therefore contrary to section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012) and *Outlook, Amenity, Privacy and Daylight* (2008).

BACKGROUND PAPERS

Site visit photographs (09.11.2017)

RECOMMENDATION

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

01. This retrospective application has an unacceptable impact on neighbouring amenity. This is by way of the single-storey rear outrigger appearing unacceptably overbearing towards 18 North Road. This is contrary to section 7 of the *National Planning Policy Framework* (2012), policy CS21 of the *Woking Core Strategy* (2012) and *Outlook, Amenity*

It is further recommended that:

- a) Enforcement action be authorised to remedy the breach of planning control by reducing the height of the single-storey rear outrigger so that no part of it which is within 0.5m of the boundary with 18 North Road exceeds 2m in height when measured from the ground level of 18 North Road.

Informatives

01. The drawings relating to this decision are:

- 1:1250 location plan Drwg no.1010 (received by the LPA on 11.12.2017)
- 1:100 ground floor plan Drwg no.AC/NR/11/8001a rev.E (received by the LPA on 15.12.2017)
- 1:100 first floor plan Drwg no.AC/NR/11/8002 (received by the LPA on 11.12.2017)
- 1:100 front elevation Drwg no.AC/NR/11/8011 Rev.A (received by the LPA on 11.12.2017)
- 1:100 rear elevation Drwg no.AC/WH/M/05/1012 Rev.B (received by the LPA on 15.12.2017)
- 1:100 side elevations Drwg no.S-W237.8-N-14-A (received by the LPA on 11.12.2017)

Byron Lodge, Ridgway Road, Pyrford

PLAN/2017/0795

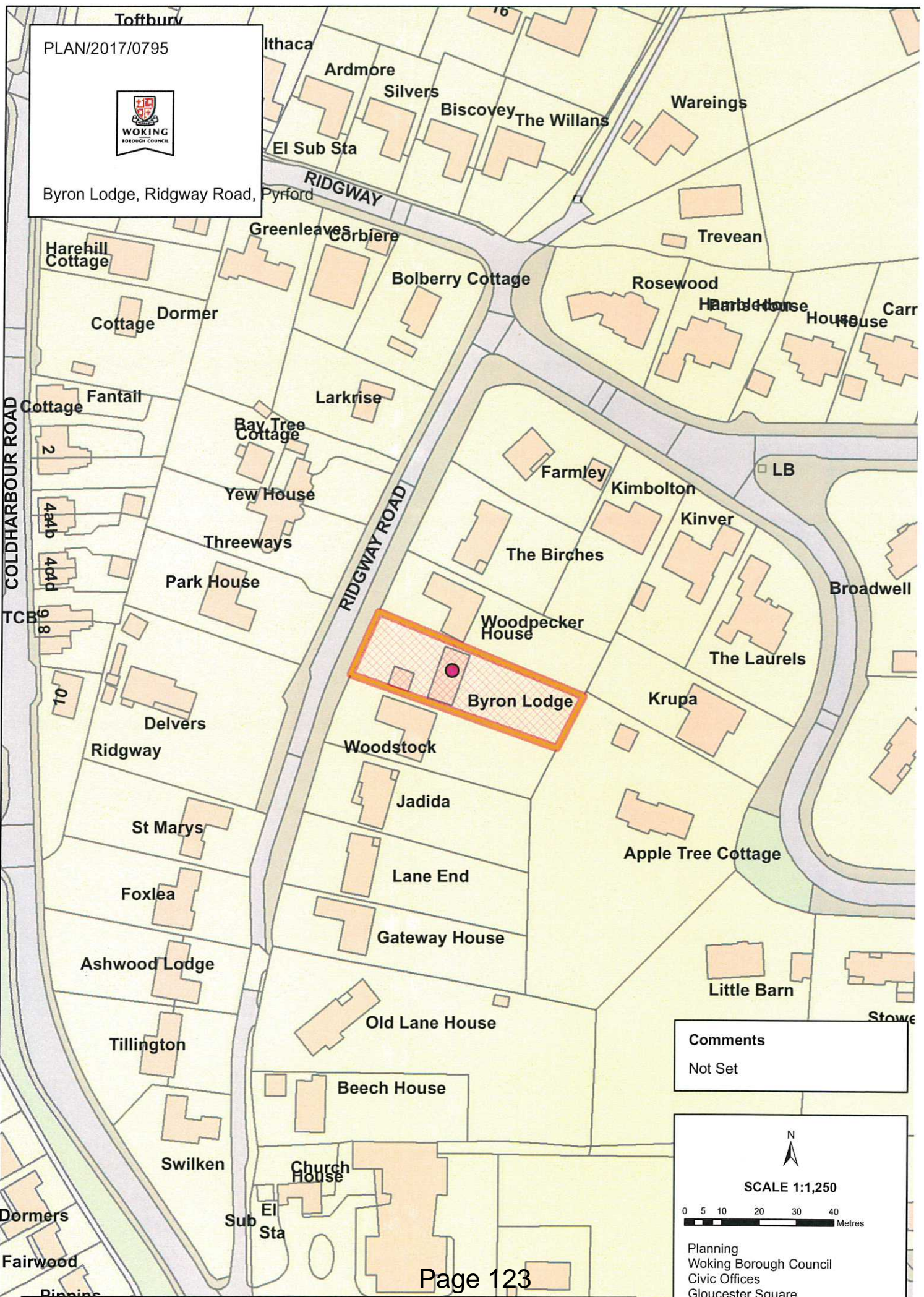
Retention of patio with alterations including installation of glass balustrade and privacy screen (additional information submitted 18.10.2017 and 27.10.2017 and amended plans submitted 27.11.2017)



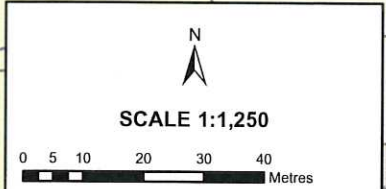
PLAN/2017/0795



Byron Lodge, Ridgway Road, Pyrford



Comments
Not Set



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

16 January 2018 PLANNING COMMITTEE

5i 17/0795 Reg'd: 01.09.2017 Expires: 27.10.17 Ward: PY
Nei. 12.12.17 BVPI Householder - Number 20/8 On No
Con. Target 21 of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Byron Lodge, Ridgway Road, Pyrford, Woking, Surrey, GU22 8PR

PROPOSAL: Retention of patio with alterations including installation of glass balustrade and privacy screen

TYPE: Householder

APPLICANT: Mr G Sahota

OFFICER: Brooke Bounague

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Planning Committee by the Development Manager.

PROPOSED DEVELOPMENT

Planning application PLAN/2014/0293 granted planning permission for erection of a part two storey, part single storey rear extension on 12.05.2014. Non material amendment application AMEND/2015/0024 permitted a Juliette balcony to replace a first floor window in the rear elevation serving bedroom 5 and fenestration alterations to the ground and first floor windows in the rear (east) elevation and ground floor side (north and south) elevations. Non material amendment application AMEND/2015/0034 for altering the roof form of the single storey rear element from a hipped roof to a flat roof was refused as it was considered altering the roof form would have a material impact on the design and external appearance of the proposal. Planning application PLAN/2015/1337 was for the retention of the flat roof form of the single storey element of the part two storey, part single storey rear extension granted planning permission under PLAN/2014/0293 and rear raised patio and fenestration alterations. Planning application PLAN/2015/1337 was refused with authorisation to commence enforcement proceedings by Planning Committee on 05.04.2016. The appeal was part allowed granting planning permission for the roof form of the single storey rear extension and fenestration alterations, but The Planning Inspector did not allow the appeal in relation to the raised patio and steps.

This planning application proposes alterations to the existing unauthorised raised patio and steps that were dismissed at appeal. The alterations include:

- Reduction in footprint of raised patio
- Reduction in height of patio adjacent to the north boundary to create a stepped slope
- Removal of the raised rear steps located at the centre of the raised patio
- Relocation of raised steps to the north side of the raised patio to access lower rear garden
- Installation of glass balustrade to the rear (east) of the raised patio
- Installation of 2m high obscure glazed privacy screen projecting from the north side of the rear elevation of Bryon Lodge
- Landscaping along the north boundary
- Construction of ground level patio immediately below raised patio

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the eastern side of Ridgeway Road within a residential area in the Pyrford area of the Borough. Byron Lodge is a two storey detached dwelling. The area is characterised by detached dwellings on generously sized plots.

PLANNING HISTORY

PLAN/2015/1337 - Retrospective part two storey part single storey rear extension. Increasing the size of the existing raised terrace (amendment to PLAN/2014/0293). Refused 15.04.2016

Refusal reasons:

01. The proposed raised rear patio by reason of its scale, height and siting results in a detrimental loss of privacy and overlooking impact on the rear private amenity space and ground windows in the rear elevation of Woodpecker House, Ridgeway Road which adversely affects the amenities of these neighbouring occupiers. The proposal therefore represents an unneighbourly form of development contrary to Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Woking Design (2015)' and the core principles of the National Planning Policy Framework (2012).
02. The fenestration alteration to the first floor window (serving bedroom 5) in the north east elevation would result in a detrimental loss of privacy and overlooking impact on the rear private amenity space of Woodpecker House, Ridgeway Road which adversely affect the amenities of these neighbouring occupiers. The proposal therefore represent an unneighbourly form of development contrary to Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Woking Design (2015)' and the core principles of the National Planning Policy Framework (2012).
03. The flat roofed single storey rear extension and changes to the rear fenestration, by reason of their design, represent unsympathetic alterations which adversely affect the appearance of the property adversely affecting visual amenity, contrary to Policy CS21 of the Core Strategy.

Appeal decision: Part allowed.

Allowed: Roof form of the single storey rear extension and fenestration alterations

Dismissed: Raised patio and steps

AMEND/2015/0034 - Non-material minor amendment to PLAN/2014/0293 dated 12.05.2014 for the erection of a part two storey part single storey rear extension. Refused 07.07.2015

AMEND/2015/0024 - Non-material minor amendment to PLAN/2014/0293 dated 12.05.2014 for the erection of a part two storey part single storey rear extension. Permitted 16.06.2015

PLAN/2014/0293 - Erection of a part two storey part single storey rear extension. Permitted 12.05.2014

BACKGROUND

Amended plans have been received over the course of the application incorporating the following:

- Reduce the height of the raised patio on the north boundary, forming a stepped slope
- Insert a 2m high privacy screen

CONSULTATIONS

Pyrford Neighbourhood Forum – No comment

REPRESENTATIONS

A total of 4x letters of objection (from the same address) were received in response to the original proposal and additional information submitted on 18.10.2017 and 27.10.2017 raising the following concerns:

- Further clarification is required on the proposed works and materials
- Misleading information
- Contradictions between existing and proposed plans
- Inaccurate information
- The application is invalid as it proposes to retain a substantial part of a patio which has been built unlawfully and is subject to an Enforcement Notice
- The patio should be removed in its entirety immediately and all material removed from the site as instructed by the Planning Inspectorate
- Overlooking
- Privacy
- Non compliance with enforcement notice
- The proposed landscaping in planters is temporary which will require maintenance and can be removed.

A total of 4x letters of support (2 from the same address) were received in response to the original proposal and additional information submitted on 18.10.2017 and 27.10.2017 raising the following points:

- It appears the patio has been reduced to its original level and modifications have been provided that provide a reasonable solution.

A total of 1x neutral letters were received in response to the original proposal and additional information submitted on 18.10.2017 and 27.10.2017 raising the following points:

- It appears the patio has been reduced to its original level and modifications have been provided that provide a reasonable solution.

Neighbours were re-consulted on the amended plans on 28.11.2017 and a further 1x letter of objection was received objecting to the proposal raising points already summarised above and the additional points below:

- In order to prevent overlooking the paving should follow the slope of the natural contour of the land and be level with the bottom of the fence which is 1.8 metres high
- The top of the slope should extend beyond the corner of the house to prevent a viewing platform being maintained.
- Does not specify materials of screen
- Light pollution
- Impact on wildlife

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 7 - Requiring good design

Woking Core Strategy (2012):
CS21 - Design

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

PLANNING ISSUES

1. This planning application has been submitted to modify and regularise the unauthorised raised patio and steps refused under planning application PLAN/2015/1337 and subsequently dismissed at appeal. The main considerations within the determination of this application comprise the design and impact on the appearance of the host dwelling and impact on the residential amenities enjoyed by neighbouring occupiers, particularly with respect to impact on privacy.

Impact on Character:

2. The planning application proposes to remove the raised rear steps in the rear (east) of the raised patio providing access onto the lower section of the garden, reduce the footprint of the raised patio, reduce the height of the raised patio adjacent to the north boundary to create a stepped slope, construct new raised steps providing access to the lower section of the garden, install a glass balustrade and obscure glazed privacy screen, provide landscaping along the north boundary and install a patio at the lower section of the garden, immediately below the raised patio on the north side of the property.
3. An area of raised patio would be removed (approximately 2.5m deep and 5.8m wide increasing to 5.9m due to the tapering of the boundary) and a set of steps installed providing access to the lower section of the garden. An area of patio at ground level is proposed in place of the area of raised patio to be removed. The raised patio adjacent to the north side boundary would be amended to create a stepped slope, the existing retaining wall and fence marking the boundary would be maintained. The area of stepped slope would be approximately 2.9m deep with a minimum width of approximately 0.65m increasing to a width of approximately 0.8m. It is proposed to install a 2m high obscure glazed privacy screen projecting from the north side of the rear elevation of Bryon Lodge. The privacy screen would be approximately 3.9m deep, spanning the reduced depth of the raised patio nearest to the north side boundary. A glass balustrade is proposed on the east rear elevation of the raised patio adjacent to the lower section of the garden.
4. The proposal would be sited to the rear of the property; there would be no impact on the character of Ridgway Road. It is considered the proposal would not detract from the character of the host dwelling and would accord with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2012).

Impact on Neighbours:

5. Planning application PLAN/2015/1337 was refused as it was considered the raised rear patio by reason of its scale, height and siting would result in a detrimental loss of privacy and overlooking impact on the rear private amenity space and ground floor windows in the rear elevation of Woodpecker, Ridgway Road which would adversely affect the amenities of these neighbouring occupiers. The joint appeal decision (Appeal Decisions APP/A3655/C/16/3152912, APP/A3655/C/16/3152901 & APP/A3655/W/16/3152897)

stated that *'any users of this part of the patio [adjacent to the boundary with Woodpecker House] have an extremely close, elevated and extensive view over the private amenity and sitting area of Woodpecker House and can readily see into the downstairs windows of that house. Thus there is an unacceptable and significantly adverse effect on the living conditions of the occupiers of Woodpecker House by reason of severe loss of privacy'*. With regards to providing screening on the boundary with Woodpecker House the Planning Inspector advised *'any such screening will only have a limited effect and, because of the location of Byron Lodge to the south of Woodpecker House, any substantial screening would be likely to result in overshadowing of the neighbouring garden and house. That too would be harmful to the living conditions presently enjoyed by the occupiers of Woodpecker House'*. The Planning Inspector also noted *'the extensive patio appears to have been designed so that it can be used intensively as outdoor living space as a 'seamless' extension of the dining facilities within the main house, and this finding is supported by the photographs submitted by a neighbour that showing that it is lit, at least on occasion, at night. In these circumstances, the effect of harmful overlooking is intensified by use at unsocial hours'*.

6. The proposal includes reducing the footprint of the raised patio by removing an area approximately 2.5m deep and 5.8m wide increasing to 5.9m due to the tapering of the boundary and amending the raised patio projecting beyond the rear elevation of Byron Lodge adjacent to the boundary with Woodpecker House to create a stepped slope (the area of stepped slope would be approximately 2.9m deep with a minimum width of approximately 0.65m increasing to a width of approximately 0.8m). The proposed stepped slope would provide access to the north side elevation of the dwelling to enable garden furniture and other equipment to be stored down the north side of Byron Lodge. It is proposed to insert a 2m high privacy screen projecting from the rear of the north elevation of Byron Lodge between the raised patio and proposed stepped slope. The obscure glazed privacy screen would be approximately 3.9m deep, spanning the reduced depth of the raised patio nearest to the north side boundary. Condition 9 is recommended to ensure the proposed stepped slope is installed within 6 months of the date of this consent and retained in perpetuity. Condition 8 is recommended to ensure the 2m obscure glazed privacy screen is installed within 6 months of the date of this consent and retained in perpetuity.
7. It is considered that the proposed alterations to the raised patio together with the installation of the 2m high obscure glazed privacy screen would significantly reduce the overlooking impact to the private amenity space and ground floor windows in the rear elevation of Woodpecker House. It is therefore considered that the proposal has overcome the concerns raised by the Planning Inspector in the appeal decision relating to loss of privacy to Woodpecker House.
8. As previously stated the Planning Inspector in the appeal decision raised concerns over the use of screening due to the harmful impact on the occupiers Woodpecker House. The proposed obscure glazed privacy screen would be sited a minimum of approximately 0.9m from the boundary with Woodpecker House increasing to approximately 1m due to the tapering of the boundary. Due to the separation distance to the boundary with Woodpecker House and use of an obscure glazed privacy screen it is considered there would not be a significant overshadowing impact to Woodpecker House. It is therefore considered that the proposal has overcome the concerns raised by the Planning Inspector in the appeal decision relating to overshadowing to Woodpecker House.
9. The proposed ground floor plan indicates planting to the south elevation of the 2m high privacy screen and along the north boundary adjacent to the proposed ground level patio. Condition 4 is recommended to agree and secure details of the landscaping within

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3 months of the date of this consent and condition 5 is recommended to ensure the details approved under condition 4 are implemented within 3 months of the approved details. As previously stated the Planning Inspector in the appeal decision stated '*the effect of harmful overlooking is intensified by use at unsocial hours*' due to the extension patio and lighting. Condition 6 is recommended to prevent any external lighting being installed on the patio without the prior written approval of the Local Planning Authority.

10. It considered the proposed alterations to the raised patio and installation of glazed balustrade, privacy screen and landscaping would not have a detrimental impact on the amenities of Woodstock, Ridgeway Road sited to the south of Byron Lodge.
11. Overall the proposed development is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impacts.

Community Infrastructure Levy (CIL):

12. No increase floorspace is proposed, the proposal would therefore not be Community Infrastructure Levy (CIL) liable.

CONCLUSION

13. Overall, the proposal is considered to be appropriate in scale and character to the host building and surrounding area and is considered to have an acceptable impact on the amenities of neighbours. The proposal therefore accords with Policy CS21 'Design' of the Core Strategy (2012), Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Working Design' (2015) and the National Planning Policy Framework and is recommended for approval.

BACKGROUND PAPERS

1. Site visit photographs
2. Representations

RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions.

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

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

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

FE00b received by the Local Planning Authority on 31.08.2017

FE01g received by the Local Planning Authority on 27.11.2017

FE03j received by the Local Planning Authority on 27.11.2017

FE04d received by the Local Planning Authority on 27.11.2017

FE13g received by the Local Planning Authority on 27.11.2017

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FE14h received by the Local Planning Authority on 27.11.2017

FE15g received by the Local Planning Authority on 27.11.2017

FE16h received by the Local Planning Authority on 27.11.2017

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. ++Notwithstanding any details shown on the approved plans listed within condition 02, within 3 months of the date of this decision notice, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted and details of materials for areas of hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: 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 landscaping details agreed under condition 04 shall be implemented within 3 months of the approved details 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.

6. Prior to the installation of any external lighting within the raised patio or garden level patio, details of such 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 lighting shall be installed and maintained solely in accordance with the approved 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.

7. ++Within 3 months of the date of this decision notice a written specification of the 2m high privacy screen to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

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

8. Within 6 months of the date of this decision notice the 2m high privacy screen shall be installed in accordance with the hereby approved plans and those specifically approved under condition 07 of this decision notice shall thereafter be maintained to the height, position and specifications as approved.

Reason: In the interest of the amenities and privacy of the occupiers of adjoining residential properties, and the occupiers of the properties the subject of this permission in accordance with Policy CS21 of the Woking Core Strategy 2012.

9. Within 6 months of the date of this decision notice the stepped slope along the north boundary shall be installed in accordance with the approved plans and shall thereafter be maintained to the height and position as approved.

Reason: In the interest of the amenities and privacy of the occupiers of adjoining residential properties, and the occupiers of the properties the subject of this permission in accordance with Policy CS21 of the Woking Core Strategy 2012.

10. Any existing floor lighting within the raised patio shall be removed within 6 months of the date of this decision notice.

Reason: In the interest of the amenities of the occupiers of adjoining residential 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. 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.
3. 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.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.

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5. You are advised the Enforcement Notice reference E0630A issued on 11.05.2016 is still required to be complied with.

