

# Public Document Pack



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

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday, 6 February 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](http://www.woking.gov.uk)). The images and sound recording will also be used for training purposes within the Council. Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed.

## **AGENDA**

### **PART I - PRESS AND PUBLIC PRESENT**

1. Minutes

To approve the minutes of the meeting of the Planning Committee held on 16 January 2018 as published.

2. Apologies for Absence

3. Declarations of Interest

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

4. Urgent Business

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

### **Matters for Determination**

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

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

- 6a. 2017/0666 D W Burns, Roydon House, Triggs Lane, Woking (Pages 11 - 30)

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

- 6b. 2017/1447 Land between Railway and Egley Road, Woking (Pages 33 - 46)
- 6c. 2017/1408 2 White Causeway, Chobham Road, Knaphill (Pages 47 - 68)

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

- 6d. 2017/0962 Key Lodge, Hook Heath Road, Hook Heath (Pages 71 - 94)
- 6e. 116 Princess Road, Maybury, Woking (Enforcement) (Pages 95 - 104)

AGENDA ENDS

Date Published - 29 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](mailto:becky.capon@woking.gov.uk)



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## PLANNING COMMITTEE - 6 FEBRUARY 2018

### PLANNING AND ENFORCEMENT APPEALS

The Committee is requested to:

**RESOLVE:**

That the report be noted.

**The Committee has authority to determine the above recommendation.**

**Background Papers:**

Planning Inspectorate Reports

**Reporting Person:**

Peter Bryant, Head of Legal and Democratic Services

**Date Published:**

29 January 2018

### APPEALS LODGED

17/0860

Application for a proposed single storey side extension at 5 Oakfield Woking Surrey GU21 3QS.

Refused by Delegated Powers  
4 October 2017.  
Appeal Lodged  
22 January 2018.

17/0701

Application for the construction of a second floor extension above the retained existing garage to provide 2 bedrooms at 10 Meadow Rise Knaphill Woking Surrey GU21 2LJ.

Refused by Delegated Powers  
31 October 2017.  
Appeal Lodged  
22 January 2018.

### APPEAL DECISIONS

13/0953

Application for Lawful Development Certificate for continued use as agricultural residential occupancy on land at Field 0475, Blanketmill Farm, Goose Rye Road, Worplesdon, Guildford.

Refused by Delegated Powers  
14 March 2014  
Appeal lodged  
1 June 2017.  
Appeal dismissed  
12 December 2017.

## Planning and Enforcement Appeals

### ENF/15/00209

Appeal against an Enforcement Notice requiring the removal of the unauthorised side and front post and rail fence at 6 Thursby Road, Woking.

Enforcement Notice authorised at  
Planning Committee  
15 November 2016  
Appeal lodged  
19 May 2017.  
Appeal dismissed  
5 January 2018.

### ENF/15/00164

Appeal against an Enforcement Notice against erection of a garden shed in the rear garden and erection of a 1.8m closed boarded fence along side boundary and 1.1m farmhouse fence (post and rail) around the front and part of the side of 36 Falstone, Woking.

Enforcement Notice authorised at  
Planning Committee  
15 November 2016  
Appeal lodged  
19 May 2017.  
Appeal Allowed (Split Decision)  
5 January 2018.

**PLANNING COMMITTEE AGENDA**  
**PLANNING APPLICATIONS AS AT 6<sup>TH</sup> FEBRUARY 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**

**06 February 2018**

<b><u>ITEM</u></b>	<b><u>LOCATION</u></b>	<b><u>APP. NO.</u></b>	<b><u>REC</u></b>	<b><u>WARD</u></b>
0005A	D W Burns, Roydon House, Triggs Lane, Woking, Surrey, GU21 7PL	PLAN/2017/0666	LEGAL	SJS
0005B	Land Between Railway And, Egley Road, Woking, Surrey	PLAN/2017/1447	PER	HE
0005C	2 White Causeway, Chobham Road, Knaphill, Woking, Surrey, GU21 2TU	PLAN/2017/1408	PER	KNA
0005D	Key Lodge, Hook Heath Road, Woking, Surrey, GU22 0LE	PLAN/2017/0962	PER	HE
0005E	116 Princess Road, Maybury, Woking	ENFORCEMENT	ENF	PY

**SECTION A - 5A**

**SECTION B - 5B, 5C**

**SECTION C - 5D, 5E**

**PER - Grant Planning Permission**

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

**REF - Refuse**

**ENF - Enforcement**





**SECTION A**

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

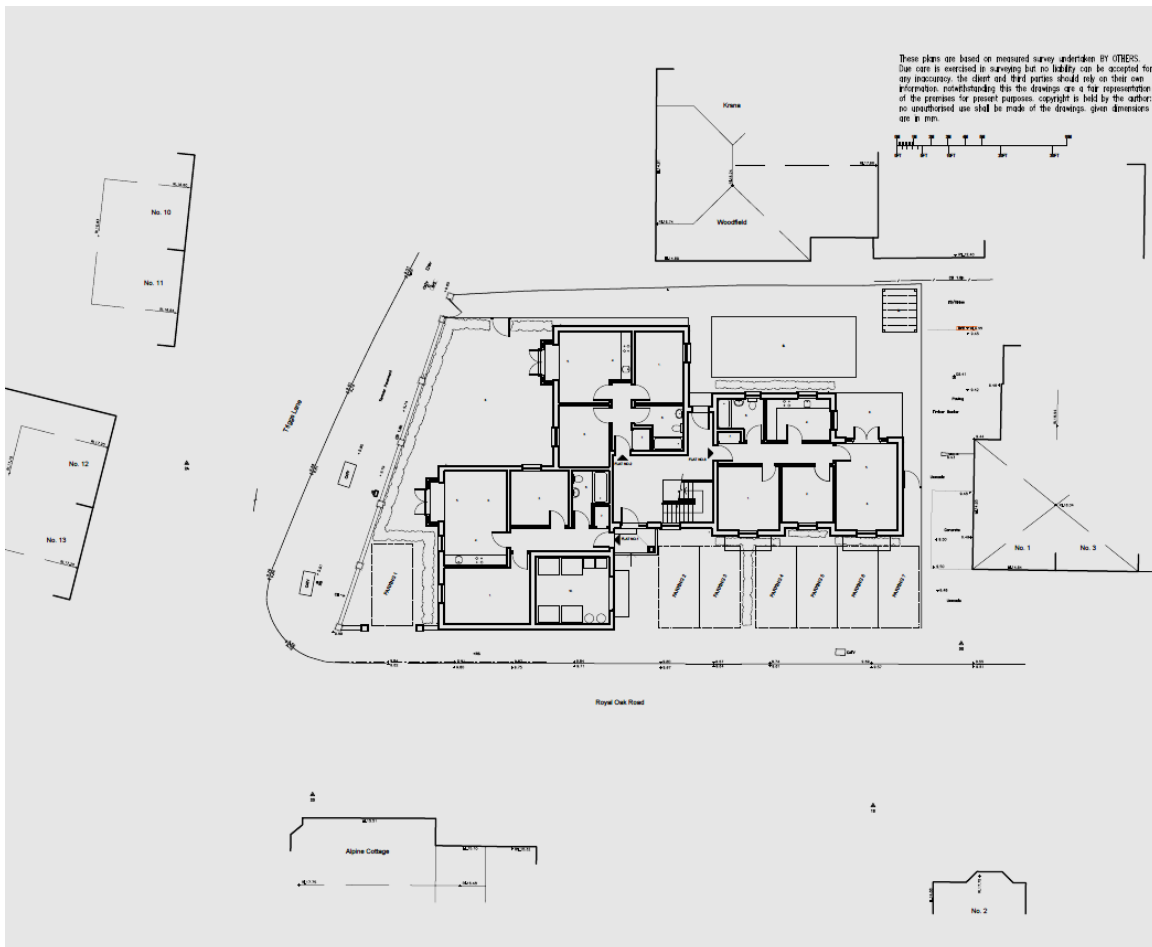
**(Note: Ordnance Survey Extracts appended to the reports are for locational purposes only and may not include all current developments either major or minor within the site or the area generally)**



# D W Burns, Roydon House, Triggs Lane Woking

PLAN/2017/0666

Demolition of existing two storey retail building and ancillary buildings (A1) and erection of a two storey building comprising 7x self contained flats (C3) (3x one bed and 4x two bed) with ancillary facilities and new vehicular access (amended plans).

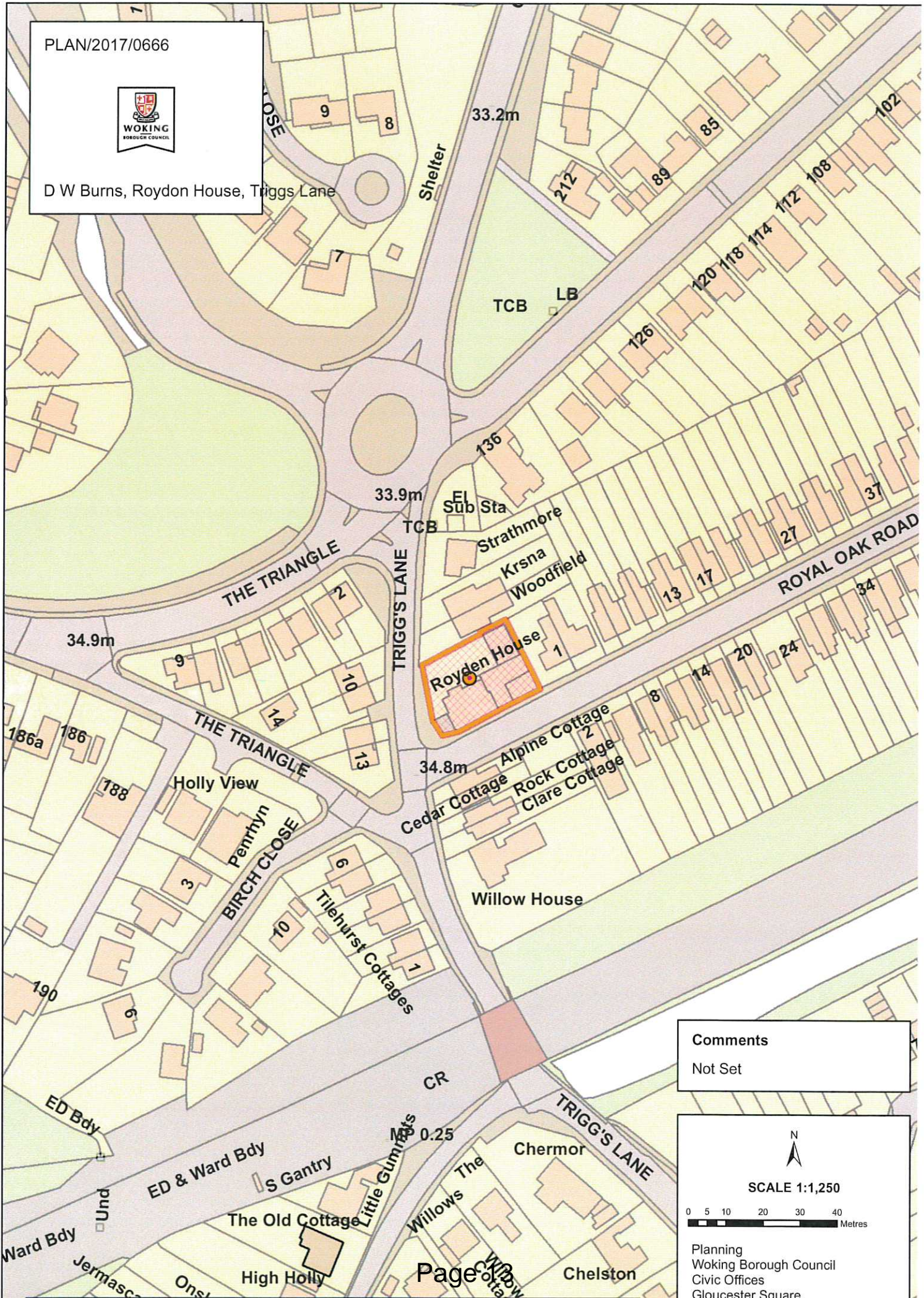




PLAN/2017/0666



D W Burns, Roydon House, Triggs Lane

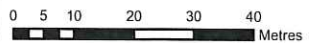


Comments

Not Set



SCALE 1:1,250



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



## 06 February 2018 PLANNING COMMITTEE

5a 17/0666 Reg'd: 11.07.2017 Expires: 05.09.17 Ward: SJS  
Nei. 14.08.17 BVPI Minor Number 22/8 On No  
Con. Target dwellings - 13 of Weeks Target?  
Exp: on Cttee'  
Day:

**LOCATION:** D W Burns, Roydon House, Triggs Lane, Woking, Surrey, GU21 7PL

**PROPOSAL:** Demolition of existing two storey retail building and ancillary buildings (A1) and erection of a two storey building comprising 7x self contained flats (C3) (3x one bed and 4x two bed) with ancillary facilities and new vehicular access

**TYPE:** Full Planning Application

**APPLICANT:** Mr Toby Hoyle

**OFFICER:** Brooke Bournague

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

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

The application has been called to planning committee at the request of Councillor Addison due to concerns including over-development of the site, mass, bulk and scale and parking close to the junction.

### **PROPOSED DEVELOPMENT**

Demolition of existing two storey retail building and ancillary buildings (A1) and erection of a two storey building comprising 7x self contained flats (C3) (3x one bed and 4x two bed) with ancillary facilities and new vehicular access. The proposed flats would have vehicular access from Royal Oak Road and pedestrian access from Triggs Lane.

Site Area: 0.063 ha (631.40 sq.m)  
Existing units: 0  
Proposed units: 7  
Existing density: 0 dph (dwellings per hectare)  
Proposed density: 111 dph

### **PLANNING STATUS**

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

### **RECOMMENDATION**

Grant planning permission subject to conditions and Section 106 Agreement.

### **SITE DESCRIPTION**

The proposal relates to Roydons House which is currently occupied by D W Burns, a plumbers merchant. The site is located on a corner plot bounded by Triggs Lane to the west and Royal Oak Road to the south. The main building occupying the site is a two storey detached building. To the rear of the site are single storey structures that appear to be used as storage in association with the plumbers merchant. To the western side of the site there is a small yard also used in association with the plumbers merchant. The immediate surrounding area is characterised by detached and semi detached dwellings.

### **PLANNING HISTORY**

None relevant

### **CONSULTATIONS**

Planning Policy: No objection if complies with Policy

County Highway Authority: No objection subject to conditions 8, 9 and 10

Waste Services: No objection

Flood Risk and Drainage Team: No objection subject to conditions 13 and 14

Contamination Officer: No objection subject to conditions 15 and 16

### **BACKGROUND**

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

- Insertion of additional windows in the south east elevation
- Alterations to internal layout
- Alterations to boundary treatment

### **REPRESENTATIONS**

A total of 15x letters of objections (2 from the same address) were received in response to the original proposal raising the following concerns:

- The current impact to residents of trade traffic cause by Burns is limited. The peak traffic flow to Burns is between 8.30am and 10am when most residents have gone or are going to work.
- Exacerbate parking issues in the evenings and at weekends
- Loss of current on street parking
- Insufficient on site parking
- Block of flats is out of keeping with the area
- Increase in density
- Little external space
- Greater visual impact
- Impact on outlook
- Continued commercial use is preferred to residential use
- Highways safety at Royal Oak Road/Triggs Lane junction
- Loss of daylight
- Overshadowing
- The proposal deviates significantly from the original footprint of the building



- Loss of privacy
- Submitted traffic survey is not relevant
- Increase in traffic
- Out of proportion to surrounding properties
- Detached or semi detached houses would be more in keeping with the area
- Overlooking
- Currently parking is not a problem during the day, the problem is during evenings and weekends

Neighbours were re-consulted on the amended plans on 28.11.2017 and a further 13x letters of objection were received objecting to the proposal raising points already summarised above and the additional points below:

- There are other brownfield sites in the area that could easily be used for this type of development
- Not adequately addressed the change of use from retail

### **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

#### 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

#### Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM15 - Shops outside designated centres Shops

#### Supplementary Planning Documents (SPDs):

Woking Design (2015)

Affordable Housing Delivery (2014)

Climate Change (2013)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

### **PLANNING ISSUES**

#### Principle of Development:

1. The proposal includes the demolition of all existing buildings on site, which are currently occupied by a plumbers merchant which is considered to constitute an A1 use. The existing A1 use would therefore be lost as part of the proposal. The application site is not within a designated shopping frontage or shopping parade and

would be sited over 400m from the nearest shopping parade. The existing A1 premises is therefore considered to constitute an 'isolated shop unit'. Policy DM15 of the DM Policies DPD (2016) states *'the change of use of isolated shops to residential will be permitted provided that they comply with policies of the Development Plan and:*

- (i) it is shown the premises have been unsuccessfully marketed for A1 or A2 purposes for a period of at least 12 months;*
- (ii) there is alternative provision of shops that serve the day-to-day needs of the occupiers in the local area;*
- (iii) the traffic impacts of the proposal are considered acceptable.*

*Other uses may be permitted provided there is no adverse effect on the amenity of the area and the proposal complies with other relevant policies of the Development Plan.'*

2. The reasoned justification text for policy DM15 states *'in determining applications, the Council will take into account proximity to the hierarchy of centres in order to meet the objectives of the Core Strategy' and 'the Council will be concerned to ensure that any alternative use is compatible with the surrounding area and residential development will be permitted in these circumstances'.*
3. The premises is currently occupied and has not been marketed for a period of 12 months for A1 or A2 purposes. There is alternative provision of shops at Wych Hill shopping parade sited approximately 480m from the site, a large supermarket sited approximately 650m from the site and Woking Town Centre sited approximately 805m from the site. It is considered that there is alternative provision of shops that serve the day-to-day needs of the occupiers in the local area. The application site is currently occupied by a plumbers merchant with the majority of sales to trade customers. The applicant has advised that 11 staff are currently employed at this premises. The proposal is for 7 flats (3 x 1 bed and 4 x 2 bed) with the provision of 7 off street parking spaces. The County Highway Authority have been consulted and raised no objection. The County Highway Authority have advised that although the proposal would create more trips during am/pm hours than the existing use the overall change in impact on the local highways network is not considered to be significant or severe. The trip generation, parking (employees and customers) and servicing requirement of the existing A1 unit would also be removed as part of the proposal. The traffic impact on the proposal is therefore considered to be acceptable.
4. Although the proposal would result in the loss of an A1 use that is currently occupied it is considered there is alternative provision in the local area and the traffic impacts are considered acceptable. The surrounding area is characterised by residential properties, it is considered the change of use of the site to residential would be compatible with surrounding uses. Four (57%) of the units would be 2 bedrooms and therefore be suitable for family accommodation adding to the housing mix in the area.
5. The National Planning Policy Framework (NPPF) (2012) and Core Strategy (2012) policy CS25 promote a presumption in favour of sustainable development and the site is within the designated 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. 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 loss of an isolated shop and provision of residential development is therefore considered acceptable subject to further material planning considerations discussed below.

Impact on Character:

6. The existing buildings on site to be demolished include a two storey building to south west of the site and two single storey buildings to the north east of the site. The two storey building and pitched roof single storey building fronting Royal Oak Road date from the Edwardian era and are finished in brickwork, render and timber detailing. The single storey flat roof structure to the north side of the site is a later addition finished in brick. There is a canopy over an area of hardstanding to the south east of the site. The remainder of the site is laid to hardstanding. The area of hardstanding to the south west and north west of the site is currently used for parking in connection with the business operating from the site. There is a fascia sign on the south west and south east elevations of the two storey building relating to the existing business operating from the site. There is a solid enclosure between the two storey building and pitched roof single storey building enclosing the site from Royal Oak Road. The existing Edwardian buildings do have some architectural merit however their setting and contribution to the streetscene is limited due to the dominance of hardstanding and absence of landscaping on the site. The demolition of the existing buildings on the site is therefore considered acceptable in principle subject to the detailed consideration of the proposed development and its impact on the character of the area.
7. The surrounding area is characterised by detached and semi detached two storey dwellings finished in brick, render and timber detailing. The proposal is for a two storey building with hipped roof divided into three wings. The wing to the south west corner of the site bounded by Triggs Lane and Royal Oak Road would have accommodation in the roofscape facilitated by three dormer windows. The proposed building would have a traditional design and be finished in brick and hanging tiles with timber detailing. Details of external materials can be secured by condition (Condition 3). The wing to the south west of the site facilitating the accommodation in the roofscape would have a maximum height of approximately 9.4m; the other two wings would have a maximum height of approximately 8.8m. The existing two storey building has a maximum height of approximately 7.5m. The proposed building would be higher than the existing building and two storey dwellings surrounding the site by a maximum of approximately 1.3m. Although the scale of the proposed building would have a larger footprint and height than the existing development on site, due to the corner plot position and division of the building into three wings to reduce the mass and bulk it is considered there would be an acceptable impact on the character of the streetscene.
8. The proposed building would be sited approximately 1m from the north east boundary with No.1 Royal Oak Road, a minimum of approximately 2m from the north west boundary with Woodfield, Triggs Lane, 2m from the south west boundary fronting Triggs Lane and sited on the boundary with Royal Oak Road (the same as the existing building). Overall these separation distances are considered acceptable and would retain sufficient spacing between dwellings.
9. Overall the proposed development is considered to have an acceptable impact on the character of the surrounding area and accord with Policies CS21 and CS24 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2012).

Impact on Neighbours:

10. There are residential neighbours surrounding the site and the proposed building would introduce extra height, bulk and potential for overlooking. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) sets out recommended separation distances for different relationships and different building heights; for example 20m for rear-to-rear relationships and 10m for front to boundary/front relationships at two storeys. These standards are however advisory and the SPD makes clear that the

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context of development proposals will be of overriding importance. The potential impact on neighbours from loss of light, overbearing and overlooking impacts are assessed below.

11. The north east elevation of the proposed building would be sited a minimum of approximately 1m from the boundary and approximately 4.2m from the side elevation of No.1 Royal Oak Road. There are two ground floor windows believed to be serving non habitable rooms in the side elevation of a rear outrigger at No.1 Royal Oak Road. The 25 degree test has been applied and passed. It is considered there would not be a significant overbearing or loss of daylight impact on No.1 Royal Oak Road. Two ground floor and three first floor windows serving habitable rooms are proposed in the elevation orientated towards No.1 Royal Oak Road. The proposed ground and first floor windows would be sited a minimum of 4.9m from the boundary and 9.6m from No.1 Royal Oak Road. Due to the separation distance it is considered there would not be a significant loss of privacy or overlooking to No.1 Royal Oak Road.
12. A minimum of approximately 6.3m would be maintained to Flat 1 and Flat 2 Alpine Cottage, Triggs Lane and No.2 Royal Oak Road sited to the south east of the proposed building. Royal Oak Road would separate the properties. The separation distance to Flat 1 and Flat 2 Alpine Cottage, Triggs Lane and No.2 Royal Oak Road would remain the same as the existing situation. Due to the siting of the properties and relationship with Flat 1 and Flat 2 Alpine Cottage, Triggs Lane and No.2 Royal Oak Road it is considered there would not be a significant loss of privacy, overlooking or overbearing impact to Flat 1 and Flat 2 Alpine Cottage, Triggs Lane and No.2 Royal Oak Road.
13. The proposed building would maintain a minimum 19.6m separation distance to No.10, No.11, No.12, No.13 and No.13A The Triangle. Due to the separation distance it is considered there would not be an impact on the amenities of these properties in terms of loss of privacy, loss of daylight or overbearing impact.
14. The proposed building would be sited a minimum of approximately 2m from the north west boundary and approximately 3.7m from Woodfield, Triggs Lane. An existing triple garage block sited approximately 0.3m from the boundary with Woodfield, Triggs Lane would be demolished. There is an existing close boarded boundary fence marking the boundary with Woodfield, Triggs Lane. Five first floor windows and two doors and five ground floor windows are proposed in the north west elevation orientated towards Woodfield, Triggs Lane. Due to the boundary treatment it is considered the ground floor windows and doors would not result in a significant loss of privacy or overlooking to Woodfield, Triggs Lane. Condition 12 is recommended to ensure the first floor windows in the north west elevation are obscure glazed and top opening only to retain the privacy of Woodfield, Triggs Lane. There are five ground floor and two first floor windows sited in the side elevation of Woodfield, Triggs Lane orientated towards the application site. The five ground floor windows all serve habitable rooms. Four of the rooms are served by an additional window in the front or rear elevation of the property, it is considered there would not be a significant loss of daylight to these rooms. The fifth window would maintain an approximate separation distance of approximately 11m. The 25 degree test has been applied and passed. It is considered there would not be a significant loss of daylight to this room. The two first floor windows serving habitable rooms in the side elevation of Woodfield, Triggs Lane orientated towards the application site would be served by an additional window in the front or rear elevation of the property, it is considered there would not be a significant loss of daylight to these rooms. The 45 degree test has been applied and passed to the windows in the front and rear elevation of Woodfield, Triggs Lane. It is considered there would not be

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a significant loss of daylight or overbearing impact to the windows in the front or rear elevation of Woodfield, Triggs Lane.

15. 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:

16. The proposal would deliver 3 x one bedroom units ranging from 47m<sup>2</sup> to 56m<sup>2</sup> and 4 x two bedroom units ranging from 70m<sup>2</sup> to 80m<sup>2</sup>. The proposed flats are considered of an acceptable size with acceptable quality outlooks to habitable rooms.
17. With regards to provision of amenity space for family accommodation (flats with two bedrooms or more and exceeding 65 sq.m. gross floor space) 'Outlook Amenity, Privacy and Daylight' SPD (2008) states 'alternative forms of on-site amenity provision may be permitted in lieu of a conventional private garden, although this should always be the first option'. Due to the constraints of the site and protecting neighbouring amenity each flat would not have an area of private amenity or balcony. From the submitted block plan it appears that the area of amenity space to the south west of the site would be allocated to Flat No.2. One area of communal amenity space is proposed on site to the north east of the proposed building. Overall the proposal is considered to achieve an acceptable size and standard of accommodation for future residents. Bin storage would be provided within the fabric of the building and cycle store to the north east of the site. Condition 11 is recommended to secure details of the proposed cycle store.

### Impact on Trees:

18. There are no significant trees on the site which would require protection during construction however a landscaping scheme can be secured by condition (Condition 4).

### Transportation Impacts:

19. Policy CS18 states 'the Council is committed to developing a well integrated community connected by a sustainable transport system' this can be achieved by *'implementing maximum car parking standards for all types of non-residential development, including consideration of zero parking in Woking Town Centre, providing it does not create new or exacerbate existing on-street car parking problems. Minimum standards will be set for residential development. However in applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy...'* In addition Supplementary Planning Document Parking Standards (2006) sets maximum standards, with the objective of promoting sustainable non-car travel.
20. The proposed flats would have vehicular access from Royal Oak Road sited to the south east of the site and pedestrian access from Triggs Lane sited to the south west of the site. It is noted that concerns have been raised over highway safety and increased on street parking pressure.
21. Supplementary Planning Document 'Parking Standards' (2006) requires dwellings with 1 bedroom to provide 1 off street parking space and 2 bedrooms to provide 1.5 off street parking spaces. To comply with maximum parking standards a maximum of 9 off street parking spaces would be required. Each dwelling would be served by 1 off street parking space resulting in a shortfall from the maximum of 2 off street parking spaces.

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22. The NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe (Para. 32). Supplementary Planning Document 'Parking Standards' (2006) states *'where developers propose parking standards below the maximum standards these will be critically examined to ensure that there would be no adverse effect on highway safety, the free flow of traffic or parking provision in the immediate area generally'*.
23. One parking space would be provided close to the Royal Oak Road and Triggs Lane junction and be accessed from Royal Oak Road. There is an existing dropped kerb sited in this position that has been there since at least 2008 and is currently used in conjunction with the existing plumbers merchant. It is considered that using this parking space for residents of the proposed development would not have an impact on highway safety over and above the existing situation. The further six spaces would also be accessed from Royal Oak Road further away from the Royal Oak Road and Triggs Lane junction. There is an existing dropped kerb sited in this position that has been there since at least 2008. The dropped kerb would need to be extended to facilitate the proposed parking spaces. It is considered that using extending this dropped kerb would not have an impact on highway safety over and above the existing situation. Condition 10 is recommended to ensure the visibility zones are kept permanently clear of any obstruction over 1m high
24. The proposed flats would be sited within walking distance of Woking Town Centre (1m/1.6km) and bus stops (0.1m/0.16km) with direct routes to Knaphill, Goldsworth Park, Camberly and Woking Station. Royal Oak Road is sited within a Controlled Parking Zone restricting on street parking between 9.30 and 11.30 Monday to Friday. The majority of residents along Royal Oak Road are reliant on on-street unallocated parking bays and parking on single yellow lines outside of controlled hours. The proposal would extend an existing dropped kerb off Royal Oak Road resulting in the removal of a kerb side marked with a single yellow line reducing the amount of on-street parking outside of controlled hours by approximately three spaces. The extended dropped kerb would create six satisfactory off street parking spaces to serve the proposed flats.
25. The County Highway Authority have been consulted and raised no objections to the proposal on highway safety or capacity grounds subject to conditions 8 and 9. The County Highway Authority have advised that although the proposal would create more trips during am/pm hours than the existing use the overall change in impact on the local highways network is not considered to be significant or severe. With regards to the loss of on street parking provision The County Highway Authority have advised *'residents can apply for permits to park in nearby roads that are not limited to purely Royal Oak Road, but other residential roads should this one be unavailable. Kingsway and Elm Road being two other local options. These restrictions were put in place in order to offer enforcement options to counter antisocial and potentially hazardous parking'*. It should also be noted that the trip generation, parking and servicing requirement of the existing A1 unit would be removed as part of the proposal.
26. A construction transport management plan condition is recommended (condition 10) to minimise disruption to local residents during the build period should planning permission be granted. There is also potential storage space for materials on site during any build period.
27. 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).

Affordable Housing:

28. Following the recent Court of Appeal judgement of R (West Berkshire District Council and Reading Borough Council) v. Secretary of State for Communities and Local Government [2016] EWCA Civ 441, the policies within the Written Ministerial Statement of 28 November 2014 as to the specific circumstances where contributions towards affordable housing and tariff-style planning obligations should not be sought from small scale and self build development is a material consideration. In line with this statement, as the proposed development involves the creation of seven residential units it is excluded from the affordable housing levy and as such no contribution is sought.

Flood Risk:

29. Part of the application site is within an area at a low risk surface water flooding and is adjacent to areas at high and medium risk of surface water flooding. The Flood Risk and Drainage Team have been consulted a recommended **conditions 13 and 14** to secure the submission of a scheme for disposing of surface water by means of a sustainable drainage system and minimum finished ground floor level.

Contamination:

30. Given the historic uses of the site, there is potential for ground contamination. The Council's Scientific Officer has been consulted and raises no objection subject to a condition requiring investigation and remediation of potential contamination (Conditions 15 and 16).

Sustainability:

31. 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. 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.
32. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4 (Conditions 6 and 7).

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

33. 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).
34. 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 £4,101.00 in line with the Thames Basin Heaths Special

## 06 February 2018 PLANNING COMMITTEE

Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 3 x one bedroom and 4 x two bedroom dwellings that would arise from the proposal.

35. 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'.

### Community Infrastructure Levy (CIL):

36. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of £36,276.92.

### CONCLUSION

37. 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 mature trees. The proposal therefore accords with Policies CS1, CS7, CS8, CS10, CS11, CS18, CS20, CS21 of the Woking Core Strategy (2012), Policies DM2 and DM15 of the DM Policies DPD (2016), Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and the NPPF (2012) and is recommended for approval subject to conditions and subject to Section 106 Agreement.

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	SAMM (SPA) contribution of <b>£4,101.00</b>	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

### BACKGROUND PAPERS

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

### RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions and a Section 106 Agreement to secure the requisite SAMM contribution of £4101.00.

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:



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643\_01\_001 dated 06.06.2017 and received by the Local Planning Authority on 07.06.2017

643\_03\_100 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_05\_104 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_03\_101 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_03\_102 Rev A dated 08.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_03\_103 Rev A dated 08.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_05\_103 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_05\_101 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_03\_104 dated 08.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_05\_105 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

643\_05\_102 Rev A dated 21.03.2017 and received by the Local Planning Authority on 27.09.2017

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, 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

## 06 February 2018 PLANNING COMMITTEE

newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

5. ++ Prior to the occupation of any part of the development hereby permitted 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. ++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.

7. 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

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- b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

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

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

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

9. 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 and cycles to be parked.

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

10. The development hereby approved shall not be first occupied unless and until the proposed vehicular and modified accesses to the site have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.0 m high.

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

11. The development hereby permitted shall not be first occupied until details of secure, covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be permanently retained for use by future occupiers at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out within paragraph 17 of the National Planning Policy Framework 2012 and Policy CS18 of the Woking Core Strategy 2012.

12. Notwithstanding any indication otherwise given on the approved plans, the side facing windows in the north-west facing side elevation of the development hereby approved identified as serving Flat numbers 5, 6 and 7 shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

14. The Finished Floor Level (FFL) of the ground floor will be set no lower than the proposed level shown in the Elevation plans (643\_05\_101 Rev A, 643\_05\_102 Rev A 643\_05\_103 Rev A and 643\_05\_104 Rev A) unless otherwise first approved in writing by the Local Planning Authority.

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

15. The development hereby approved shall not commence until a pre-demolition asbestos survey has been carried out and a report of the findings of the survey and any recommendations has been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

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

16. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To comply with the National Planning Policy Framework (NPPF) which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution (paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 12).

### **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.
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 or to install dropped kerbs. Please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).

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7. 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.
8. 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).
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. This decision notice should be read in conjunction with the related legal agreement.
11. The applicant is advised that this application is liable to make a CIL contribution of £36,276.92. 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.
12. In seeking to address and discharge the “contamination remediation” condition above, the applicant’s attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.  
Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note: this list is intended to be used as a guide to some common types of contamination and is not exhaustive).  
In seeking to address the condition a photographic record of works should be incorporated within the validation report. Should no ground contamination be identified then a brief comment to this effect shall be required to be provided in writing to the Local Planning Authority.  
The Local Planning Authority cannot confirm that the condition has been fully discharged until any validation report has been agreed.

**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)**





# Land between Railway and Egley Road, Woking.

## PLAN/2017/1447

Erection of additional secure fence to school boundary, landscaping revisions and minor works within car park area

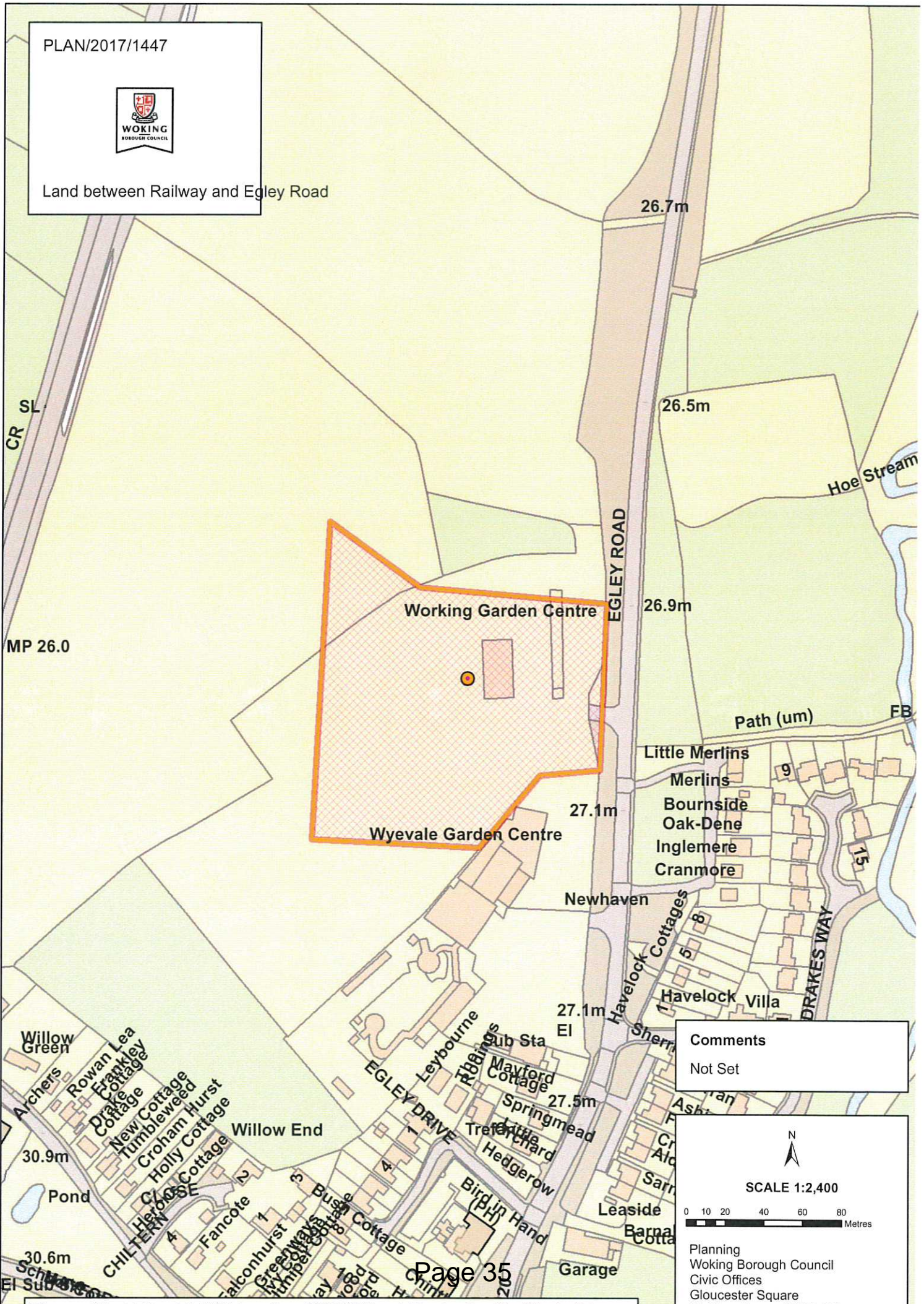




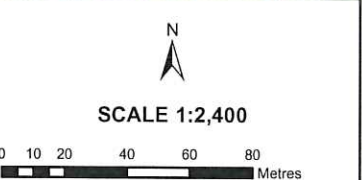
PLAN/2017/1447



Land between Railway and Egley Road



Comments  
Not Set



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



## 06 FEBRUARY 2018 PLANNING COMMITTEE

5b 17/1447 Reg'd: 28.12.17 Expires: 29.03.18 Ward: HE  
Nei. 01.02.18 BVPI 12 (major) Number of 6/13 On Y  
Con. Target: Weeks on Target?  
Exp: Cttee' Day:

**LOCATION:** Land between Railway and Egley Road, Woking, Surrey, GU22 0NH

**PROPOSAL:** Erection of additional secure fence to school boundary, landscaping revisions and minor works within car park area

**TYPE:** Full

**APPLICANT:** Hoe Valley School

**OFFICER:** Joanne  
Hollingdale

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

The application is for major development (as the site area to which the application relates is over 1 hectare). The application is therefore outside the Scheme of Delegation.

### **SUMMARY OF PROPOSED DEVELOPMENT**

This application seeks full planning permission for the erection of additional secure fence to school boundary, landscaping revisions and minor works within car park area

### **PLANNING STATUS**

- Green Belt
- Thames Basin Heaths SPA
- Flood Zone 1
- Hook Heath Escarpment of Landscape Importance
- Tree Preservation Order

### **RECOMMENDATION**

**GRANT** planning permission subject to conditions.

### **SITE DESCRIPTION**

This application relates to part of the wider Hoe Valley School site where a new secondary school and leisure facilities are under construction but nearing completion. This application relates to the area in front of the school/leisure building and the application site in this instance extends to some 1.3 hectares.

The application site relates to the hard surfaced and car parking areas to the front of the building on the site. To the east the application site fronts the Egley Road whilst to the south the site borders the Wyevale Garden Centre and an open field to the rear of the garden centre. To the north and west of the application site is the remainder of the school/leisure site.

### **PLANNING HISTORY**

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

PLAN/2015/0703 - Demolition of existing barn and erection of replacement barn (including temporary provision of three storage containers); engineering works to alter site levels; formation of new access to Egley Road and improvement of existing field access to provide emergency vehicle access; erection of three storey building for use as school and leisure centre; formation of 8-lane athletics track; formation of 2 x grass football pitches, 3 x 5-aside football pitches and 2 x multi-use games areas (MUGAs); formation of car park including bus / coach drop-off area; erection of sports amenity lighting; hard and soft landscaping and ancillary works including ancillary structures and fencing/gates (additional information and additional/amended plans submitted). Granted 22.12.15

PLAN/2016/0247 - Section 73 application to vary/remove Conditions 2 (approved plans/documents), 4 (external materials), 5 (CMP/PEP), 6 (CTMP), 12 (details of cycle parking), 18 (contamination), 19 (archaeology), 22 (tree climbing survey), 23 (Ecological mitigation and management plan), 24 (stag beetle), 25 (biodiversity enhancements), 26 (scrub removal), 27 (external lighting), 28 (tree protection works), 29 (hard surfacing within root protection areas), 30 (details of service runs in root protection areas), 31 (green roof details), 33 (additional tree planting), 34 (Landscape and Ecological Mitigation Plan), 36 (acoustic insulation/ventilation), 41 (starting system for athletics track), 43 (control of emissions), 46 (BREEAM), 60 (temporary storage containers), 63 (Screen for MUGA), 64 (planting to east of screen) and 65 (sports hall court markings/storage) of planning permission PLAN/2015/0703 for the demolition of existing barn and erection of replacement barn (including temporary provision of three storage containers); engineering works to alter site levels; formation of new access to Egley Road and improvement of existing field access to provide emergency vehicle access; erection of three storey building for use as school and leisure centre; formation of 8-lane athletics track; formation of 2 x grass football pitches, 3 x 5-aside football pitches and 2 x multi-use games areas (MUGAs); formation of car park including bus / coach drop-off area; erection of sports amenity lighting; hard and soft landscaping and ancillary works including ancillary structures and fencing/gates (AMENDED DESCRIPTION - ADDITIONAL CONDITIONS ADDED AND ADDITIONAL/AMENDED PLANS/INFORMATION RECEIVED 07.07.16 AND 11.07.16). Granted 28.09.16

PLAN/2016/0546 - Display of 6no. non-illuminated hoarding signage to Egley Road frontage and display of 1no. non-illuminated free standing signboard to rear of site in relation to the proposed school and leisure development permitted under planning permission ref: PLAN/2015/0703. Granted 14.07.16

PLAN/2017/0647 – Construction of a new single storey external equipment storage facility adjacent to the approved athletics track. Granted 27.07.17

### **PROPOSED DEVELOPMENT**

The application seeks permission for the erection of additional secure fence to school boundary, landscaping revisions and minor works within car park area.

Section 4 of the submitted Planning Statement provides a summary of the proposed items:

- (i) The erection of a new secure fence to the east of the school building between the school and the car park with access gates included to provide access to the school demise;

## 06 FEBRUARY 2018 PLANNING COMMITTEE

- (ii) Amendment of the secure fence line to the east of the Community Leisure Centre such that it runs adjacent to the pedestrian path and immediately to the north of the covered cycle parking;
- (iii) The provision of additional planting along the additional fence line to visually soften its appearance;
- (iv) Provision of a delivery bay immediately adjacent to the new secure fence line with double gates in the fence-line to accommodate school deliveries;
- (v) Marking of the main pedestrian and cycle route approach to the building from the site entrance to clearly demarcate which 'side' of the route is for each user group;
- (vi) Installation of a 'cyclists dismount' sign at the end of the cycle path;
- (vii) Marking of pedestrian pathways within the car park on the car park surface;
- (viii) Amendments to the landscaped area immediately to the east of the school entrance, adjacent to the main pedestrian and cycle path, to provide more direct walking routes to the school entrance. The re-designed area includes the provision of demountable bollards where the pathways adjoin the car park to preclude vehicular access;
- (ix) Re-location of five motor-cycle parking spaces in light of pedestrian routes through car park and minor re-alignment of path providing access to athletics track;
- (x) Minor amendments to landscaping within the car park to deter pedestrians from 'cutting through' areas of the car park.

In support of the application a Planning Statement has been submitted by the applicant detailing the proposals and the justification for them.

### **CONSULTATIONS**

**County Highway Authority** – is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

**SCC as Lead Local Flood Authority** – Subject to the WBC Engineer being satisfied we have no further comments to make.

**WBC Drainage and Flood Risk Engineer** – No objection to the application subject to condition (condition 7).

**WBC Environmental Health Officer** – No comments on the application

**WBC Arboricultural Officer** – The proposal is considered acceptable and the changes will enhance the approved planting. Clarification relating to tree pits was requested. Clarification has been provided regarding the tree pit construction and the Arboricultural Officer has confirmed that the details submitted are acceptable.

**Surrey Policy Crime Prevention Design Advisor** – No comments have been received

**WBC Contaminated Land Officer** – No objection subject to conditions (conditions 5 and 6).

### **REPRESENTATIONS**

102 neighbour notification letters of the application have been sent out, in addition to the application being advertised on the Council's website and by statutory press and site notices. The application has been advertised as a Departure from the Development Plan.

1 letter of objection has been received on the application. A summary of the main points raised in the letters is given below:

- Horrified at the extraction of trees and lack of tree planting on the southern aspect of the school [*Officer note: there is no change to the amount of proposed tree planting on the site*];
- The proposed fence is ugly and will not have tree planting in front is depressing [*Officer note: there would be planting in front of parts of the proposed fence*];
- This part of Egley Road is now a much poorer environment in terms of greenery;
- The letters of support are all similar from parents who do not live opposite the site.

85 letters of support for the application have been received (18 of these have been received from the applicant/school teachers/employees). A summary of the main points raised in the letters is given below:

- Safety and safeguarding of students is a top priority to ensure students are safe and secure and are not distracted when in school;
- Students should be able to travel from the site entrance to the school building safely with the proposed designated walkways in the car park assisting with this;
- There is no reason for the refusal of this application.

### **RELEVANT PLANNING POLICIES**

Ministerial Statement - Policy Statement – planning for schools development August 2011

#### Woking Core Strategy 2012

CS1 – A Spatial Strategy for Woking

CS6 – Green Belt

CS9 – Flooding and Water Management

CS16 – Infrastructure Delivery

CS18 – Transport and Accessibility

CS19 – Social and Community Infrastructure

CS21 – Design

CS24 – Woking's Landscape and Townscape

CS25 – Presumption in favour of sustainable development

#### Development Management Policies DPD 2016

DM2 – Trees and landscaping

DM5 – Environmental Pollution

DM6 – Air and Water Quality

DM8 – Land contamination and hazards

DM13 – Buildings in and adjacent to the Green Belt

DM21 – Education Facilities

#### Supplementary Planning Document

Design February 2015

Woking Character study 2010

Parking Standards July 2006



Draft Site Allocations Development Plan Document (DPD) June 2015  
Policy GB8 – Nursery land adjacent to Egley Road, Mayford

National Planning Practice Guide

### **PLANNING ISSUES**

1. The developments approved under PLAN/2015/0703 and PLAN/2016/0247, for a new secondary school and community leisure facilities have been implemented and the development is nearing completion. This application seeks permission for some additional fencing to the front of the building on the site, associated layout/landscaping alterations and a number of other minor alterations such as markings to denote pedestrian routes within the car park area.

### **Green Belt**

2. The site is located in the Green Belt. The NPPF makes clear that the Government attaches great importance to Green Belts. Paragraphs 89 of the NPPF states that new development within the Green Belt is inappropriate unless one of the listed exceptions is satisfied. In this case the proposed fencing and other minor alterations do not comply with any of the listed exceptions and do not fall within the categories of other development in paragraph 90. Therefore the proposed development comprises inappropriate development within the Green Belt.
3. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (NPPF paragraph 87). When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF paragraph 88).
4. In this particular case, the majority of the proposals would be at ground level i.e. markings within the car park, with the proposed fencing projecting significantly above ground (2 metres in height). Given the development approved for the site and the proximity of the proposed new fencing to the building under construction it is not considered that this proposal would result in any harm to the openness of the Green Belt or any harm to the purposes of the Green Belt. As noted in the paragraphs below no other harm is considered to result from the proposal. The only harm identified would be the by definition harm resulting from the inappropriateness of the proposed development.
5. In considering whether very special circumstances exist for the proposal, the applicant has advised that the fence is needed to ensure the safety and security of staff and students. It is advised that windows from seven teaching spaces front directly onto the car park as do the main hall and staff work-room. It would therefore be possible for someone who has no legitimate business with the school to walk right up to the school building including potentially open windows or doors. This is considered to pose an unnecessary risk to students and staff. The proposed fence will provide a physical separation from the car park and would create a secure area immediately to the east of the school building, including the school cycle storage area. The proposed fence would replace the bollards previously proposed in this area. In this particular case it is therefore considered that the need to provide a secure school environment does amount to very special circumstances which would outweigh the ‘significant weight’ to be given to the harm to the Green Belt by reason of the inappropriateness of the proposed development.

**Visual amenity and landscaping**

6. Policy CS21 of the Core Strategy states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located. Policy CS24 of the Woking Core Strategy relates to Woking's landscape and townscape. The application site is included within the Core Strategy designation of 'escarpment and rising ground of landscape importance' of Hook Heath.
7. In this case the proposed fencing would reflect the height (2 metres) and colour (black) of the fencing approved elsewhere on the site. In addition as the additional fencing would be located either in front of the approved building or in close proximity to it, it would primarily be viewed with the building in the background. The proposed additional/altered fencing is not therefore considered to result in any adverse visual impact to the appearance of the site and street scene. The other alterations proposed are largely at ground level and would be viewed in the context of the approved car park and are not considered to result in any adverse visual impacts.
8. The application also proposes to introduce some additional low level planting in the car park area immediately in front of part of the proposed fence and amendments are also proposed to the landscaping in front of the school building to accommodate the change in the pedestrian footways and elsewhere in the car park. Overall however there is no reduction in the number of trees to be planted in the car park area and the amendments to the landscaping are not considered to affect the character or visual appearance of the front of the site. The Council's Arboricultural Officer has advised that the proposal is considered acceptable and the changes will enhance the approved planting.
9. The proposed development is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy and the policies in the NPPF in this regard.

**Impact on neighbouring residential amenities**

10. Given the nature of the proposals and their location within the existing car park and close to the front of the approved building, the proposals are not considered to result in any adverse impacts to the amenities of nearby neighbouring occupiers in terms of overbearing, loss of daylight/sunlight or loss of privacy. The proposed development is therefore considered to comply with Policy CS21 of the Core Strategy and the relevant policies in the NPPF.

**Highways and Movement**

11. Although the application seeks alterations to the car park area, these alterations mostly relate to improving the movement of pedestrians around the car park and from the frontage of the site to the school building. The number of parking spaces proposed and their broad layout is not changing. A delivery bay would now be provided in the car park close to the front of the school building. Although the motorcycle parking location is proposed to be altered it would be in the same broad location and the number of motorcycle parking spaces would still be provided. The main approach to the school through the site will be demarcated to show that one side of the path is for pedestrians and the other side for cyclists, although a 'cyclist dismount' sign will also be installed.
12. The County Highway Authority has no requirements for the application. The proposal is therefore considered to comply with Policy CS18 of the Core Strategy and the policies in the NPPF.

**Contamination**

13. Policies DM5 and DM8 of the DM Policies DPD relate to contamination. The Council's Contaminated Land Officer has raised no objection to the application subject to the imposition of conditions (conditions 5 and 6). Subject to the recommended conditions the proposed development, in relation to contamination, is considered acceptable and would comply with Policies DM5 and DM8 of the DM Policies DPD and the relevant policies in the NPPF.

#### **Flood Risk and Drainage**

14. Whilst this application does not propose any changes to the approved drainage scheme, the car park area would provide underground storage/attenuation for surface water and it is necessary to ensure that the above ground works and tree pit details do not compromise this part of the drainage system. The applicant has advised that the land drains would be wrapped with a membrane to prevent tree/root ingress where they are located close to trees. The Council's Drainage and Flood Risk Engineer has advised that the proposals are acceptable subject to a condition requiring the surface water drainage scheme to be implemented in accordance with the previously approved details (condition 7). The proposal is therefore considered to comply with Policy CS9 of the Woking Core Strategy and the relevant policies in the NPPF.

#### **Local finance considerations**

15. As the proposed development is for education and leisure uses, the development is nil rated under the Council's Community Infrastructure Levy Charging Schedule.

#### **CONCLUSION**

16. The proposed development is inappropriate development in the Green Belt, although the proposal is not considered to result in any further harm to the Green Belt or to any other planning matter. In this case it is considered that very special circumstances exist (site security and the safeguarding of students) which outweigh the substantial weight to be given to the harm to the Green Belt by reason of inappropriateness and justify the granting of planning permission in this case. Notwithstanding the conflict with Policy CS6 which is outweighed by the very special circumstances, in all other respects the proposed development is considered to comply with Policies CS9, CS16, CS18, CS19, C21, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM2, DM5, DM6, DM8, DM13 and DM21 of the DM Policies DPD 2016, Supplementary Planning Documents Parking Standards (2006), Woking Design (2015) and the policies in the NPPF and is recommended for approval.

#### **BACKGROUND PAPERS**

Planning application file PLAN/2017/1447

#### **RECOMMENDATION**

**GRANT** planning permission subject to the following conditions

1. The development hereby permitted shall be commenced not later than three years from the date of planning permission granted under reference PLAN/2015/0703 i.e. on or before 21<sup>st</sup> December 2018.

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).

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

Location Plan PL014 Rev 1 rec 22.12.17

Proposed Site Plan PL015 Rev 1 rec 22.12.17

Amended Proposed Site layout – South 1 of 3 rec 16.01.18

Proposed Site layout – North 2 of 3 (HVS-TF-00-00-DR-I-60002 Rev 32) rec 22.12.17

Amended Proposed Site layout – Barn 3 of 3 (HVS-TF-00-00-DR-I-60004 Rev 36) rec 18.01.18

Fence details (HVS-TF-00-00-DR-L-64005 Rev 04) rec 22.12.17

Ancillary structures: Hydrant tank, pump house, tractor stores (HVS-TF-00-00-DR-L-64003 Rev 4) rec 22.12.17

Street Scene and materials PL011 Rev H rec 22.12.17

Planting Plan - Car Park Planting (HVS-TF-00-00-DR-L-60006 Rev 12) rec 22.12.17

Planting Plan – Adjacent to building (HVS-TF-00-00-DR-L-60019 Rev 03) rec 22.12.17

Planting Plan – Site wide Structural Planting (HVS-TF-00-00-DR-L-60005 Rev 21) rec 18.01.17

Specification notes and Planting Schedule (HVS-TF-00-00-DR-L-66001 Rev 16) rec 22.12.17

Site Sections (HVS-TF-00-00-DR-L-61001 Rev 6) rec 22.12.17

Drainage Details Sheet 4 of 4 (E511-GSP-Z6-XX-DT-C-31018-C Rev 3) rec 18.01.18

Tree Pit planting details (HVS-TF-00-00-DR-L-64001 Rev 5) rec 18.01.18

Email from Terrafirma detailing tree pit construction dated 18.01.18

Email from GTACivils to WBC Drainage and Flood Risk Engineer regarding land drains dated 18.01.18

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

3. The fence hereby permitted shall be installed in accordance with the height, design and colour details as shown on approved plan - Fence details (HVS-TF-00-00-DR-L-64005 Rev 04) rec 22.12.17 prior to the first occupation of the school/community leisure development unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity of the site in accordance with Policies CS6 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

4. The landscaping (including tree, hedge and shrub planting and lawn areas) of the site shall be undertaken in accordance with the approved plans and approved specification notes and planting schedule. All landscaping shall be carried out in accordance with the approved plans and approved planting schedule in the first planting season (November-March) following the installation of the fence hereby approved or the completion of the development whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or 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: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

5. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning

## 06 FEBRUARY 2018 PLANNING COMMITTEE

Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.”

Reason: To comply with the NPPF which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution (paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 12) and to comply with Policies DM5 and DM8 of the DM Policies DPD 2016.

6. Prior to first occupation of the development, the applicant shall demonstrate to the Local Planning Authority that areas of public open space/landscaping are suitable for its new intended use by providing a brief methodology of how they intend to demonstrate this which shall be first submitted to and approved in writing by the Local Planning Authority. This could comprise a simple soil sampling exercise that shall also incorporate chemical analysis of any soils brought onto site. Once approved in writing by the Local Planning Authority the applicant shall submit the results in writing, and said results shall require written sign off prior to the first occupation of the site.

Reason: To comply with paragraph 122 of the NPPF to demonstrate that the site is suitable for its new use and to comply with Policies DM5 and DM8 of the DM Policies DPD 2016.

7. The surface water drainage scheme shall be implemented in accordance with the approved details and calculations as approved pursuant to Condition 17 of planning permission PLAN/2016/0247 under conditions application COND/2017/0004 prior to the first occupation of the development approved under PLAN/2016/0247. Thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

### Informatives

1. As planning permission PLAN/2015/0703 has been implemented the obligations as detailed in the Council’s Executive Undertaking as given effect by the Council’s Executive on 15<sup>th</sup> October 2015 and as listed in the officer report to Planning Committee for PLAN/2015/0703 **have taken effect and are required to be complied with.**
2. The applicant is advised that the development is required to comply with the conditions attached to PLAN/2016/0247, particularly those with on-going requirements; unless specifically altered by this permission.
3. The applicant is advised that the school/leisure site including the outdoor sports pitches and athletics track are considered to be a single planning unit in *sui generis* use.

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Therefore planning permission will be required for any further development (including a material change of use) on the site.

4. The applicant is advised that all retained trees on the site are protected by Area Tree Preservation Order 154/1973. Any works to trees (other than the works specifically approved by this consent) will require the formal written consent of the Local Planning Authority.
5. In seeking to address and discharge the “contamination remediation” condition 5 above, the applicant’s attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note: this list is intended to be used as a guide to some common types of contamination and is not exhaustive).

In seeking to address the condition a photographic record of works should be incorporated within the validation report. Should no ground contamination be identified then a brief comment to this effect shall be required to be provided in writing to the Local Planning Authority. The Local Planning Authority cannot confirm that the condition has been fully discharged until any validation report has been approved.

6. 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.
7. 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.
8. The applicant is advised that advertisement consent will be required for any signage on the building/site.

# 2 White Causeway, Chobham Road, Knaphill, Woking, Surrey

PLAN/2017/1408

Erection of replacement dwelling following demolition of existing dwelling with associated landscaping and ancillary works.







PLAN/2017/1408



2 White Causeway, Chobham Road

Nurse

1.22m RH

CR  
CHOBHAM ROAD

Drain ED Bdy  
CF

Und

CB

Copthorne Meadows  
Farm

1.22m RH

White Causeway

28.8m

Ponds

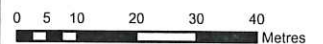
Water

Comments

Not Set



SCALE 1:1,250



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



## 6 FEBRUARY 2018 PLANNING COMMITTEE

5c 17/1408 Reg'd: 18.12.17 Expires: 12.02.18 Ward: KNA  
Nei. 24.01.18 BVPI 13 (Dwellings) Number 7/8 On  
Con. Target of Weeks Target? Y  
Exp: on Cttee'  
Day:

**LOCATION:** 2 White Causeway, Chobham Road, Knaphill, Woking, GU21 2TU

**PROPOSAL:** Erection of replacement dwelling following demolition of existing dwelling with associated landscaping and ancillary works.

**TYPE:** Full Application

**APPLICANT:** Mr & Mrs Hughes

**OFFICER:** Benjamin  
Bailey

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

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

### **SUMMARY OF PROPOSED DEVELOPMENT**

This is a full planning application for the erection of a replacement dwelling following demolition of existing dwelling with associated landscaping and ancillary works.

Site Area: 0.19ha (1900 sq.m)  
Existing units: 1  
Proposed units: 1  
Existing density: 5 dph (dwellings per hectare)  
Proposed density: 5 dph

### **PLANNING STATUS**

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

### **RECOMMENDATION**

**Grant** planning permission subject to recommended conditions.

### **SITE DESCRIPTION**

The application site is situated within the Green Belt on the eastern side of Chobham Road, near to Chobham Golf Course. The existing dwelling is single storey in scale and predominately externally finished in pebble dash render below a slate roof although demonstrates a timber-clad monopitched element. There are two existing outbuildings to the north of the dwelling which are proposed to be demolished. Vehicular access is taken from Chobham Road with car parking provided to the frontage on gravel. An unmade track leads along the southern side of the site to the barn and stables buildings to the rear (east), which are located outside of the residential curtilage although within the ownership of the applicant. The rear garden contains ornamental planting and is predominantly laid to lawn.

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The site is largely level and demonstrates Laurel planting along the Chobham Road frontage which is between approximately 2 - 3 metres in height.

### **COMMENTARY**

The proposed vehicular access gate has been relocated to 6m from the adjoining public highway (in comparison to the initially proposed 5m) at the request of the County Highway Authority (SCC) through the submission of an amended plan. Due to the nature of this amendment it was not considered necessary to undertake further public consultation on this amendment.

### **RELEVANT PLANNING HISTORY**

#### Application site (red-lined boundary)

PLAN/2010/0096 - Retrospective planning application for the retention of two single storey detached storage shelters located to the front of the dwelling.  
Refused (11.05.2010) & Appeal Dismissed (28.09.2010)

PLAN/2010/0782 - Certificate of Existing Lawful Development for existing single storey extension to the side and rear of the dwelling, and extension to existing stable block, the erection of two stables blocks and barn located on land to the rear of the dwelling (outside of the residential curtilage) but which has been used for purposes ancillary and incidental to the residential dwelling currently known as 2 White Causeway.  
Certificate Issued (30.09.2010)

PLAN/2000/0562 - Erection of single storey rear extension.  
Refused (07.09.2000) & Appeal Dismissed (02.07.2001)

89/0369 - Erection of a single storey rear extension.  
Refused (18.09.1989) & Appeal Dismissed (24.05.1990)

87/0877 - Proposed single storey rear extension.  
Permitted subject to conditions (24.11.1987)

87/0415 - Erection of a single storey rear extension to existing dwelling.  
Refused (07.07.1987) & Appeal Dismissed (18.01.1988)

11937 - The execution of site works, the carrying out of alterations and the erection of additions to No.2 White Causeway, Chobham Road.  
Permitted (14.05.1959)

#### Land to rear (within blue-lined ownership boundary)

PLAN/2010/0782 - Certificate of Existing Lawful Development for existing single storey extension to the side and rear of the dwelling, and extension to existing stable block, the erection of two stables blocks and barn located on land to the rear of the dwelling (outside of the residential curtilage) but which has been used for purposes ancillary and incidental to the residential dwelling currently known as 2 White Causeway.  
Certificate Issued (30.09.2010)

96/0801 - Construction of a ménage on land to the rear.  
Permitted subject to conditions (31.10.1996)

## 6 FEBRUARY 2018 PLANNING COMMITTEE

86/1371 - Erection of two stables and storeroom for tack and use of paddock for grazing by ponies.

Permitted subject to conditions (27.01.1987)

### **CONSULTATIONS**

#### **County Highway Authority (CHA) (SCC) (Initial):**

It does not appear that the gate is located far enough from the public highway. The applicant is advised that the minimum set back distance for the gate should be 6m. This space would allow enough room for a vehicle to pull up into the access while the gates are closed, so they do not obstruct the highway.

#### **County Highway Authority (CHA) (SCC) (Second):**

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

#### **Surrey Wildlife Trust:**

No objection subject to recommended condition 11.

#### **Drainage & Flood Risk Team:**

No objection subject to recommended condition 7.

### **REPRESENTATIONS**

None received

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (NPPF) (2012)

Achieving sustainable development

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 9 - Protecting Green Belt land

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

Section 11 - Conserving and enhancing the natural environment

#### Woking Core Strategy (2012)

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

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CS9 - Flooding and water management  
CS18 - Transport and accessibility  
CS21 - Design  
CS22 - Sustainable construction

Development Management Policies Development Plan Document (DMP DPD) (2016)  
DM13 - Buildings in and Adjacent to the Green Belt

Supplementary Planning Documents (SPD's)  
Outlook, Amenity, Privacy and Daylight (2008)  
Design (2015)  
Parking Standards (2006)  
Climate Change (2013)

### Other Material Considerations

Thames Basin Heaths Special Protection Area Avoidance Strategy  
Planning Practice Guidance (PPG)  
Written statement to Parliament - Planning update – 25<sup>th</sup> March 2015  
Written Ministerial Statement – 28<sup>th</sup> November 2014  
Community Infrastructure Levy (CIL) Charging Schedule (2015)

### **PLANNING ISSUES**

1. The main planning issues to consider in determining this application are:
  - Green Belt policy
  - Design and impact upon the character of the area
  - Impact upon neighbouring amenity
  - Amenities of future occupiers
  - Flood risk and surface water drainage
  - Biodiversity and protected species
  - Highways and parking implications
  - Thames Basin Heaths Special Protection Area (TBH SPA)
  - Energy and water consumptionhaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

#### Green Belt policy:

2. The application site lies within the Green Belt where strict policies apply to development whereby most development is inappropriate unless it complies with one of the exceptions listed within Paragraph 89 of the National Planning Policy Framework (NPPF) (2012). The NPPF also contains a presumption in favour of sustainable development.
3. The key planning issue to consider in the determination of this application is whether the proposed development complies with one of the exceptions listed within Paragraph 89, and thus would not be inappropriate development. Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the Development Management Policies DPD (2016) are both consistent with the NPPF (2012) and enable development which complies with one of the exceptions listed within Paragraph 89 of the NPPF (2012) to occur within the Green Belt.
4. Paragraph 79 of the NPPF (2012) confirms the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 89 of the

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NPPF (2012) sets out the types of development that is not inappropriate within the Green Belt, including *“the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”*. Policy DM13 of the Development Management Policies DPD (2016) adds a further limb, stating that *“where the proposed new building...is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt”*. The proposal involves the demolition of the existing dwelling and two ancillary outbuildings and their replacement with a new dwelling. The replacement building would be in the same use (residential) and therefore satisfies the first limb of the relevant test within Paragraph 89 of the NPPF (2012). It would also be sited partly on, and close to, the position of the building it is replacing, satisfying the third limb of Policy DM13.

5. The central consideration is therefore whether the replacement dwelling would be materially larger than the building it replaces. The term materially larger is not defined within the NPPF (2012) or within the policy text of DM13. However the reasoned justification text to Policy DM13 states that *“when assessing whether a replacement building is materially larger than the one it replaces the Council will compare the size of the existing building with that proposed, taking account of siting, floorspace, bulk and height. As a general rule a replacement building that is no more than 20-40% larger than the one it replaces will not usually be considered to be disproportionate, although this approach may not be appropriate for every site”*.
  
6. Whether a building would be materially larger than that which it would replace is ultimately a matter for the decision maker having considered all of the relevant circumstances which could include, amongst other things, height, volume and overall footprint and form. In undertaking this assessment, it is first necessary to establish the baseline against which the proposed new building can be compared. In addition to the existing dwelling, the site presently contains two single-storey outbuildings. In the case of *Tandridge DC v. SSCLG & Syrett [2015] EWHC 2503* the High Court held that there is no reason in principle why the objectives of Green Belt policy cannot be met by the application of the exception to a group of buildings as opposed to a single building. The two outbuildings to be demolished are domestic in scale, part of the same planning unit, clearly ancillary to the residential use of the existing dwelling and not widely dispersed around the site, being located approximately 3 metres from the existing dwelling between the existing dwelling and the common boundary with No.3 White Causeway. In this instance, it is not considered therefore that the loss of these two ancillary outbuildings and the dwelling, with their replacement by a single appropriately sized dwelling, would be at odds with the fundamental aim of Green Belt policy, which is to keep land permanently open.

	<b>Footprint (m<sup>2</sup>)</b>	<b>Volume (m<sup>3</sup>)</b>	<b>Height (Maximum)</b>
Existing dwelling	155	470	4.4m
Proposed dwelling	180	838	6.4m
<b>% increase</b>	<b>16%</b>	<b>78%</b>	<b>45% (2.0m)</b>
<hr/>			
Existing outbuildings (two combined)	17 (172)	40 (510)	N/A
<b>% increase including outbuildings to be demolished</b>	<b>5%</b>	<b>64%</b>	<b>N/A</b>

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7. Although the replacement dwelling would be 78% larger in volume than the existing dwelling, when the existing two outbuildings are taken into account, given their close proximity to the existing dwelling as discussed above, the resultant increase in volume would amount to 64%. Whilst it is acknowledged that this volume increase (64%) is at the very upper limit of that which can potentially be considered to be not materially larger such consideration does not rely upon volume alone and also needs to take into account all of the relevant circumstances which include height, overall footprint and form. In this instance the replacement dwelling would, discounting the two outbuildings to be demolished, result in a relatively modest increase in building footprint of 16%. When taking the outbuildings to be demolished into account this increase in building footprint equates to a very modest 5%. Furthermore, although it would be 2.0m higher than the existing dwelling (6.4m maximum), it would be comparable to neighbouring No.3 White Causeway (approx. 6.0m height) and would not appear large or out of keeping with its surroundings. In addition, the overall footprint, form and design would serve to break up the bulk and massing of the replacement dwelling. Hipped roofs would be utilised, with pitched roof slopes terminating in relatively modest eaves heights. The accommodation at first floor level would be facilitated within the roof with the modest dormer windows and rooflights the only external manifestations of this first floor level of accommodation.
8. Furthermore, the site is generally well contained and where views are possible from the carriageway of Chobham Road, it is seen within the immediate context of neighbouring No.1 and No.3 White Causeway. In this site specific context the impact that replacing the existing buildings with the development proposed is considered to result in a relatively minimal spatial and visual impact on this part of the Green Belt. In purely volumetric terms the replacement dwelling would be larger than the dwelling it would replace. There would, therefore, be a small loss to Green Belt openness. However, for the reasons set out above it is not considered to be, in overall terms, materially larger. Thus, Green Belt openness would be preserved.
9. In the site specific context of this proposal therefore, weighing the relevant factors in the balance, it is considered that the replacement dwelling would not be materially larger than that which it would replace. Consequently it would fall within the fourth bullet point of Paragraph 89 of the NPPF (2012) and accordingly would not constitute inappropriate development within the Green Belt. As such, it is considered to accord with Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the Development Management Policies DPD (2016), which seek to ensure, among other things, that replacement buildings within the Green Belt are not materially larger than the building being replaced.
10. Given the factors discussed above condition 12 is recommended to remove specified 'permitted development' rights in the interests of the continued preservation of the openness of the Green Belt. For the same reason, condition 13 is also recommended relating to the demolition of the existing two outbuildings on the site. Given that this demolition is an integral part of the application proposal and is outlined on the relevant approved plans, it is not considered that the applicant would be prejudiced by this condition. To ensure that the two outbuildings to be demolished could not be reinstated Part 1, Class E (buildings etc incidental to the enjoyment of a dwellinghouse) 'permitted development' rights are included within those removed via condition 12.

Design and impact upon the character of the area



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11. One of the core principles of the National Planning Policy Framework (NPPF) (2012) is to seek to secure high quality design. Furthermore Policy CS21 of the Woking Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
12. The application site is located within a rural area of Knaphill to the west of the Borough. No.2 forms the mid-dwelling of a very short 'ribbon' of three dwellings, which together represent the only form of residential development on the eastern side of this section of Chobham Road. To the south No.1 is single storey in scale with No.3 (to the north) 'chalet' style, providing accommodation within the roof. There is no strongly consistent front building line across the three dwellings and vegetative screening along the Chobham Road frontage of all three dwellings currently partly screens the dwellings from the carriageway of Chobham Road. No.2 is set within the largest plot. Beyond the red-lined application site boundary to the rear (east) (although within the blue-lined ownership boundary) are several stable blocks and a barn used for purposes ancillary and incidental to No.2.
13. The existing dwelling is single storey in scale, has been subject to several previous extensions and alterations and is not considered to demonstrate architectural or townscape merit such that its proposed demolition could potentially be resisted, albeit subject to the design quality of the proposed replacement dwelling. The proposed replacement dwelling would be located in a similar position within the site to the existing dwelling to be demolished although would be moved back from the Chobham Road boundary, and orientated at a slightly more oblique angle in relation to Chobham Road, partly to reduce noise disturbance from vehicular traffic on Chobham Road. Taking into account that there is no strongly consistent front building line across the three dwellings this slight relocation and orientation is not considered harmful.
14. The proposed replacement dwelling would utilise a simple 'H' shaped plan form, demonstrating mirroring hipped projections to both the front and rear elevations, which would contain dormer windows. Whilst there is no prevailing local architectural approach to adopt due to the general absence of dwellings within proximity of the application site the design of the proposed replacement dwelling is traditional. The proposed external materials have been set out as consisting of facing brick below a clay plain tiled roof with traditional windows in light/neutral window frames. Whilst condition 3 is recommended to secure further details of external materials this combination of materials accords with the local context.
15. The replacement dwelling has been articulated through the incorporation of the hipped projections, a chimney stack and the intended application of external materials across the elevations. The architectural approach of the replacement dwelling is considered to be acceptable and to accord with the rural context of the application site. In terms of spacing separation gaps of between 8.0m and 10.0m would be retained between both side (south and north) site boundaries which would ensure the resulting site would not appear cramped or overdeveloped.
16. The submitted landscaping layout shows the existing laurel hedgerow to be retained along the Chobham Road frontage with further shrub planting to borders. The existing driveway would be extended although is annotated as "*gravel drive*"; it is considered that resin-bound gravel or similar would provide a visually acceptable form of driveway taking into account the rural character of the surrounding area. Further details of soft and hard landscaping can be secured via recommended conditions 4 and 5.

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17. Overall the proposed replacement dwelling is considered to represent a high quality design, which would respect and make a positive contribution to the character of the area in accordance with Sections 6 and 7 of the National Planning Policy Framework (2012) (NPPF), Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016) and Supplementary Planning Document 'Design (2015)'.

### Impact upon neighbouring amenity

18. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. More detailed guidance, in terms of assessing neighbouring amenity impacts, is provided by SPD 'Outlook, Amenity, Privacy and Daylight (2008)'. The only dwellings within proximity of the application site are adjacent No.1 and No.3 White Causeway to the south and north respectively.

#### No.1 White Causeway:

19. The replacement dwelling would be located between 8.0m and 10.0m from the common boundary with No.1 White Causeway, terminating in an approximate 3.9m eaves height and utilising a maximum height, pitching away from the common boundary with No.1, measuring approximately 6.4m. No first floor openings would face towards the common boundary with the single ground floor side-facing (south) window located between 8.0m and 10.0m from the common boundary, from which no harmful overlooking would arise.
20. Taking these combined factors into account it is considered that a satisfactory relationship to adjoining No.1 White Causeway would be achieved, avoiding significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.

#### No.3 White Causeway:

21. The replacement dwelling would be located between 8.0m and 8.6m from the common boundary with No.3 White Causeway, terminating in an approximate 3.9m eaves height and utilising a maximum height, pitching away from the common boundary with No.3, measuring approximately 6.4m. Adjacent No.3 demonstrates no ground floor level openings within its side (south) elevation. No first floor openings would face towards the common boundary with the single ground floor side-facing (north) window and doorway located 8.0m from the common boundary, from which no harmful overlooking would arise.
22. Taking these combined factors into account it is considered that a satisfactory relationship to adjoining No.3 White Causeway would be achieved, avoiding significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.

### Amenities of future occupiers

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23. The replacement dwelling is considered to provide a good standard of outlook, daylight and sunlight to habitable rooms and the rear garden area. Furthermore, at approximately 229 sq.m. gross floorspace, it would provide a good standard of overall residential amenity.
24. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum garden amenity areas for family dwelling houses exceeding 150 sq.m gross floorspace, as in this instance, stating that a suitable area of private garden amenity in scale with the building should be provided. The resulting area of private rear garden would measure in excess of 500 sq.m, substantially exceeding the proposed 229 sq.m gross floorspace of the replacement dwelling. The resulting area of private garden would therefore provide suitable, sunlit areas of predominantly soft landscaped amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of future occupiers.

### Flood risk and surface water drainage

25. Paragraph 100 of the NPPF (2012) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The entire application site is located within Flood Zone 1 (low risk), as identified by the Environment Agency flood map for planning, where all forms of development are suitable.
26. The main flood risk to the application site is from surface water flooding as a result of direct rainfall on the site and surface water runoff from surrounding land. Part of the application site is identified as being at medium surface water flood risk (1 in 1000 year) with small parts of the application site identified as being at high (1 in 100 year) and very high (1 in 30 year) surface water flood risk. Policy CS9 of the Woking Core Strategy (2012) states that "*a flood risk assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding*".
27. The application is supported by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy, which identifies that surface water flooding puts the site at medium risk of flooding to depths of up to 300mm but that flood proofing measures, including raised electrical circuits, reinforced concrete ground slab and raising the FFL by 300mm, would mitigate surface water flooding to a low risk to the replacement dwelling. Furthermore surface water runoff would be conveyed to a cellular attenuation system, thereafter discharging to a ditch in the south-east corner of the site as per existing conditions and at existing discharge rates. The parking and access areas are proposed to be constructed from a permeable gravel material.
28. The Drainage and Flood Risk Team have reviewed the submitted Flood Risk Assessment (FRA) and Surface Water Drainage Strategy and raise no objection, in terms of flood risk and surface water drainage, subject to recommended condition 7. Overall, subject to these recommended conditions, the proposed development is considered to accord with the provisions of the NPPF (2012) and Policy CS9 of the Woking Core Strategy (2012).

### Biodiversity and protected species

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29. The NPPF (2012) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 - Biodiversity and Geological Conservation also requires the impact of a development on protected species to be established before planning permission is granted. This approach is reflected within Policy CS7 of the Woking Core Strategy (2012).
30. Surrey Wildlife Trust is the Councils retained ecologist, who provide advice to the Council in respect of the impact of development on protected species and biodiversity. The application is supported by a Bat Assessment and Emergence Survey. Surrey Wildlife Trust have advised that the submitted Bat Assessment and Emergence Survey appears appropriate in scope and methodology, has not identified active bat roosts within the existing building proposed to be demolished and therefore advise that bats do not appear to present a constraint to the proposed development. Surrey Wildlife Trust comment however, that bats are highly mobile and move roost sites frequently, that the submitted report is now 18 months old and therefore unidentified bat roosts may still be present. A precautionary approach to works should therefore be implemented; this can be secured via recommended condition 11.
31. Overall, subject to recommended condition 11 the proposed development is considered to accord with the provisions of the National Planning Policy Framework (NPPF) (2012) and Policy CS7 of the Woking Core Strategy (2012).

### Highways and parking implications

32. SPD 'Parking Standards (2006)' sets maximum parking standards, with the objective of promoting sustainable non-car travel. Whilst Policy CS18 of the Woking Core Strategy (2012) states that the Council will move towards minimum parking standards for residential development, SPD 'Parking Standards (2006)' remains in place and sets a maximum residential car parking standard of 2 spaces per 3 or more bedroom dwelling outside of the High Accessibility Zone, as in this instance.
33. The proposal includes the extension of the existing gravelled driveway and parking area. The resulting driveway and parking area would be capable of facilitating the on-site parking of in excess of 2 cars and would therefore exceed the relevant maximum parking standard set out by SPD 'Parking Standards (2006)'. However, whilst this is the case, the existing gravelled driveway and parking area is capable of accommodating the parking of in excess of 2 cars. Given this factor, it is not considered that the extension of the existing gravelled driveway and parking area would promote unsustainable modes of transport over and above the existing situation, particularly given that the application is for the erection of a replacement dwelling within a location outside of the built up area of Woking, relatively remote from key services and facilities, and not easily accessible by modes of transport other than the private car.
34. The County Highway Authority (SCC) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
35. 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

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Core Strategy (2012), SPD 'Parking Standards' (2008) and the National Planning Policy Framework (NPPF) (2012).

### Thames Basin Heaths Special Protection Area (TBH SPA)

36. Although within Zone B (400m - 5km) of the Thames Basin Heaths Special Protection Area (TBH SPA), the adopted Thames Basin Heaths Special Protection Area Avoidance Strategy sets out that replacement dwellings will not generally lead to increased recreational pressure, and therefore, will have no likely significant effect upon the TBH SPA and will not be required to make a contribution to the provision of avoidance measures.

### Energy and water consumption:

37. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes (CfSH). Therefore in applying Policy CS22 of the Woking Core Strategy (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (recommended conditions 9 and 10).

### LOCAL FINANCE CONSIDERATIONS

38. The proposed development would be Community Infrastructure Levy (CIL) liable to the sum of **£12,185** (including the April 2017 Indexation). However the applicant has submitted 'CIL Form 7: Self Build Exemption Claim' and would therefore be exempt from CIL providing a 'disqualifying event' does not occur.

### CONCLUSION

39. Overall, in the site specific context of this proposal, weighing the relevant factors in the balance, it is considered that the replacement dwelling would not be materially larger than that which it would replace. Consequently it would fall within the fourth bullet point of Paragraph 89 of the NPPF (2012) and accordingly would not constitute inappropriate development within the Green Belt. The replacement dwelling is considered to represent a high quality design, which would respect and make a positive contribution to the character of the area. The proposal is considered to result in acceptable impact upon neighbouring amenity and to provide a good standard of amenity to future occupiers. The risk of surface water flooding can be mitigated via recommended conditions. Bats do not appear to present a constraint to the proposed development although a precautionary approach to works is secured via recommended condition in respect of bats and reptiles. Highways and parking implications are considered to be acceptable and energy and water consumption measures are addressed via recommended conditions.
40. The proposal is therefore considered to be an acceptable form of development which complies with Sections 4, 7, 9, 10 and 11 of the National Planning Policy Framework (NPPF) (2012), Policies CS6, CS7, CS8, CS9, CS18, CS21 and CS22 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)' and 'Climate Change (2013)', the Thames Basin Heaths Special

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Protection Area Avoidance Strategy and the Planning Practice Guidance (PPG). It is therefore recommended that planning permission is granted subject to recommended conditions as set out below.

### **BACKGROUND PAPERS**

Site visit photographs

Consultation responses from County Highway Authority (SCC) (x2)

Consultation response from Surrey Wildlife Trust

Consultation responses from Drainage and Flood Risk Team

Site Notice (General Site Notice - dated 03.01.2018)

### **RECOMMENDATION**

**Grant** planning permission 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 following approved plans numbered/titled:

LTD115.001 (Location Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.002 (Existing Site Layout - Extract from Topographical Site Survey), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.003 (Existing Site Layout - Shown in Basic Context), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.004 (Existing Dwelling - Floor Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.005 (Existing Dwelling - Elevations Sheet 1 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.006 (Existing Dwelling - Elevations Sheet 2 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.007 (Proposed Dwelling - Ground Floor Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.008 (Proposed Dwelling - First Floor Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.009 (Proposed Dwelling - Roof Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.010 (Proposed Site Layout - Logistics), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

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LTD115.011A (Proposed Site Layout - Landscaping - Revision A), dated 14.01.18 and received by the Local Planning Authority on 15.01.2018.

LTD115.012 (Proposed Dwelling - Elevations Sheet 1 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.013 (Proposed Dwelling - Elevations Sheet 2 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.014 (Streetscene), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

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

3. ++ Notwithstanding any details outlined on the approved plans listed within this notice or within the submitted application form, prior to the commencement of any above ground works to construct the development hereby permitted, details and/or samples and 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 permanently 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 Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

4. ++ Notwithstanding any details outlined on the approved plans listed within this notice, prior to the commencement of any above ground works to construct the development hereby permitted a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted and any existing planting to be retained. All landscaping shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwelling 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 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), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

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

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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), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

6. ++ Notwithstanding any details outlined on the approved plans listed within this notice prior to the installation of the vehicular access gate and associated fencing on Chobham Road plans and elevations at 1:100 scale of the vehicular access gate and associated fencing shall be submitted to and approved in writing by the Local Planning Authority. Such details shall also include the materials and external finish(es) of the proposed vehicular access gate and associated fencing. The works shall be carried out in accordance with the approved details and permanently retained thereafter.

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

7. The development hereby permitted shall be undertaken in strict accordance with the submitted 'Flood Risk Assessment and Surface Water Drainage Strategy' (dated December 2017) prepared by Scott White and Hookins LLP and the plan numbered/titled 'W01804-200 Rev P01 (Proposed Drainage Layout) (dated 07.12.2017) prepared by Scott White and Hookins LLP. This shall include the finished floor level of the replacement dwelling hereby permitted being a minimum of 300mm above the surrounding proposed ground level unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and mitigates the risk of surface water flooding to future occupiers in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

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

Reason: In accordance with the National Planning Policy Framework (2012) and Policy DM8 of the Development Management Policies DPD (2016) which require development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution (Paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (Paragraph 12).

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



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Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and

- b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

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

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

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

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

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

11. Development shall be undertaken (for the avoidance of doubt “development” for the purposes of this condition includes demolition and site clearance works) strictly in accordance with the provisions set out within Section 4.3 of the submitted Bat Assessment and Emergence Survey prepared by Dr Craig Turner of Wychwood Environmental on behalf of Surrey Wildlife Trust Ecology Services (dated September 2016) and the precautionary approach to works for bats and reptiles (sections headed both ‘Protected species – bats’ and ‘Protected species – reptiles’) set out within the consultation response from Surrey Wildlife Trust dated 15<sup>th</sup> January 2018 (Ref: 968601/15391/HL).

Reason: To protect the ecology on/adjacent to the site in accordance with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (2012).

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12. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B and E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension(s) or enlargement(s) of the replacement dwelling hereby permitted, or the provision of any outbuilding(s) within the residential curtilage, shall be constructed without planning permission being first obtained from the Local Planning Authority.

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

13. The replacement dwelling hereby permitted shall not be first occupied until the two outbuildings annotated on the approved plan numbered/titled 'LTD115.003 (Existing Site Layout - Shown in Basic Context)' as 'to be demolished' have been demolished and any spoil/materials arising from such removed from the site in entirety.

Reason: The volume and footprint of two existing outbuildings has been offset against those of the replacement dwelling hereby permitted in Green Belt terms. The removal of these two outbuildings is therefore required to protect the openness and purposes of the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2012) (particularly Paragraph 89).

### **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 applicant sought pre-application advice prior to submission of the application. The application was submitted in line with the pre-application advice and was therefore considered to be acceptable upon receipt.
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.  
Please refer to the address below for further information:  
<https://www.woking.gov.uk/planning/makeplanningapplication/conditionsapproval>
3. The development hereby permitted is subject to the Community Infrastructure Levy (CIL). The charge becomes due when development commences.  
Notwithstanding the Self Build Exemption Claim Form submitted a Commencement Notice, which is available from the Planning Portal website (Form 6: Commencement Notice:

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[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](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.

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 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.



**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)**



# Key Lodge, Hook Heath Road, Woking

PLAN/2017/0962

Proposed two storey front and side extensions with internal layout alterations. (Amended plans)



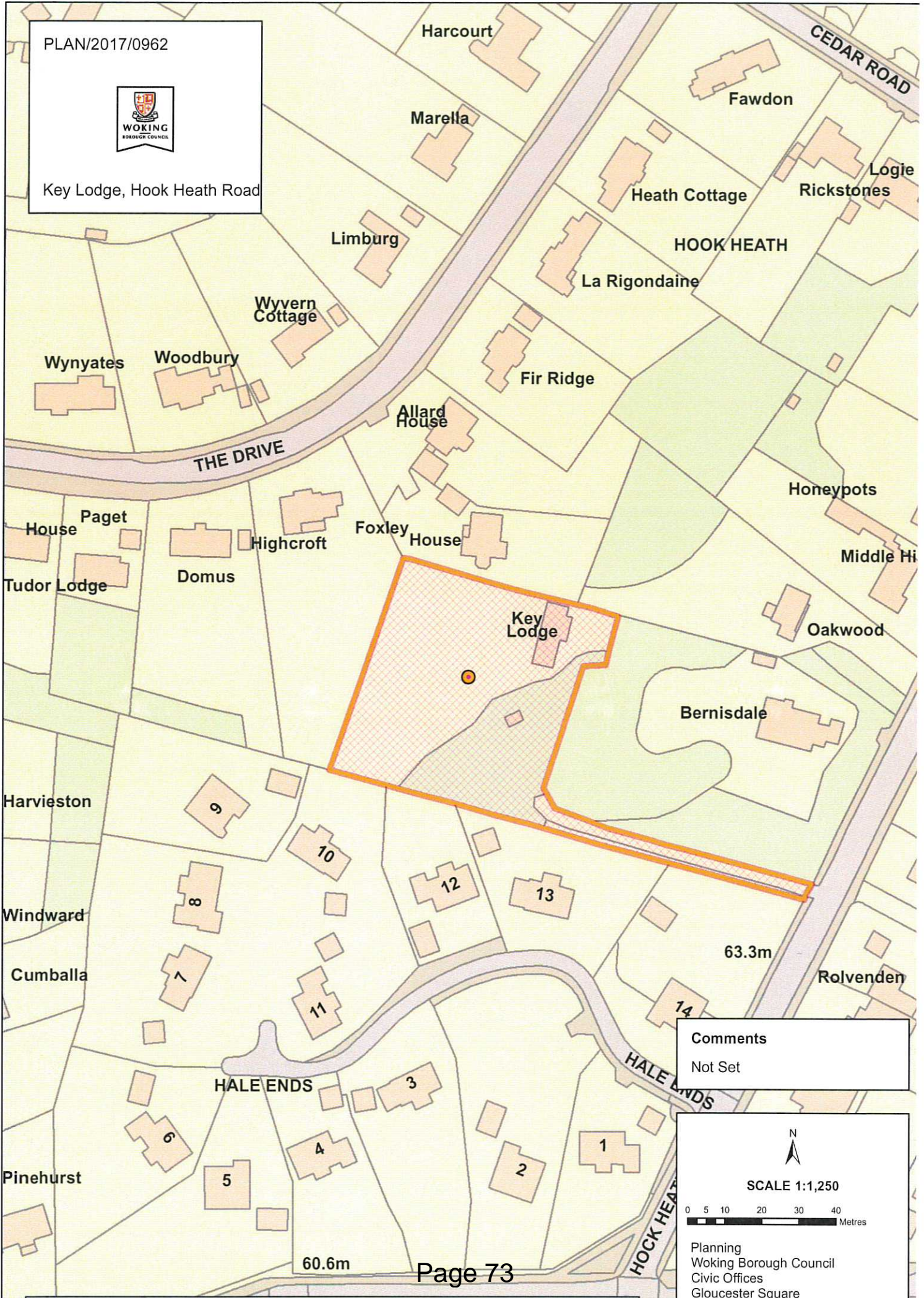




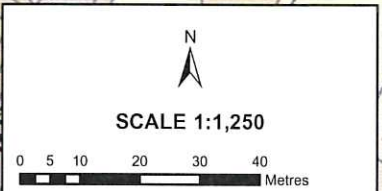
PLAN/2017/0962



Key Lodge, Hook Heath Road



Comments  
Not Set



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



## 6<sup>th</sup> February 2018 PLANNING COMMITTEE

5d	17/0962	Reg'd:	17.08.17	Expires:	16.11.17	Ward:	HE
Nei.	12.10.17	BVPI	Household	Number of	28/13	On	No
Con.		Target		Weeks on		Target?	
Exp:				Cttee' Day:			

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

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

TYPE: HOUSEHOLD

APPLICANT: Mr & Mrs Gay OFFICER: Barry Curran

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### Deferral Reason

*This application was deferred at the Planning Committee Meeting on the 14<sup>th</sup> November 2017 to seek clarification in relation to the position of the northern boundary between the application property and Foxley House.*

*The Council have commissioned an independent chartered building surveyor to carry out a survey of the boundary and to gather any evidence deemed appropriate to establish the most plausible position of the boundary. This survey was carried out on 9<sup>th</sup> January 2018 where both the applicant and occupier(s) of Foxley House had been informed beforehand. All information which was made available to the Local Planning Authority, with regards to site boundaries, was made available to the Surveyor.*

*A report was submitted to the Council on 24<sup>th</sup> January 2018 (Appendix 1), where the Surveyor noted in his conclusions that;*

- "1. The applicant signed the correct certificate of ownership (Certificate A).*
- 2. The boundary is probably where the boundary fences show them to be with exception to (1) where the fence is missing along the length of the north facing wall to Key Lodge and (2) where the gate returns as a slight angle to the brick quoin. The boundary will align with one of the faces of the fence posts (depending on who owns/erected the fences).*
- 3. The boundary, where the fence is missing, is probably offset from the face of the north external wall to Key Lodge by approximately 200-300mm; this line might or might not align with the fences but the fence is not continuous and does not quite align with the face of the wall as indicated on David Powell's drawing. The only rider to this assertion is that Mr Pearce might be able to show that he has acquired the strip of land against the north facing wall through 'adverse possession' (a moot point in my mind) but even if he was able to do so, this would not include the airspace above the eaves and below the foundations. The proposed eaves projection (being above the existing eaves projection to the extension) would be onside."*

*With respect to the boundary position, it is still unclear the exact position of this but it has been deduced, as far as reasonably possible, that the fence which could form the boundary is sited approximately 200-300mm off the north facing external wall of Key Lodge. The report goes on to make a number of other material considerations where the Surveyor alludes to the detail that the single storey extension, forming along the northern elevation, would have been built wholly on one side of the boundary and that the boundary may have been moved to the face of the wall if Mr Pearce (or his predecessor in title) can demonstrate 'adverse possession'. The Surveyor, however, is not aware of any claims of 'adverse possession' being recorded at Land Registry. Nevertheless, 'adverse possession' relates solely to ground level and does not include the airspace above the eaves and below the foundations.*

*As such, it is reasonable to assume that the boundary is no nearer than 200-300mm from the north facing wall of Key Lodge and that the addition would remain within the boundary of Key Lodge.*

*In light of the above, the recommendation remains the same as per the original Planning Committee Report, with only a small change to Paragraph 6 where it notes a '1 metre' separation in the final sentence, this is to be replaced with a '200-300mm' separation.*

*The Planning Committee Report as originally reported is included below (with a small variation to Paragraph 6).*

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

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

#### **SUMMARY OF PROPOSED DEVELOPMENT**

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

#### **PLANNING STATUS**

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

#### **RECOMMENDATION**

GRANT planning permission subject to conditions.

#### **SITE DESCRIPTION**

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

substantial trees measuring in excess of 9 metres in height along the eastern boundary separating Bernisdale.

### **PLANNING HISTORY**

No recent relevant planning history

### **PROPOSED DEVELOPMENT**

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

### **CONSULTATIONS**

Hook Heath Neighbourhood Forum: No comments raised

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

### **REPRESENTATIONS**

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

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

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

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

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework 2012

Section 7 - Requiring good design

Core Strategy Publication Document 2012

CS21 – Design

Development Management Document DPD

DM2 – Tree and Landscaping

Hook Heath Neighbourhood Plan 2015

BE1 – Design of New Developments

Supplementary Planning Guidance

Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008

Supplementary Planning Document 'Design' 2015

Woking Borough Council - Community Infrastructure Levy Charging Schedule

**PLANNING ISSUES**

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

Impact on Existing Dwelling/Character of Area

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

*due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*'. While the addition would increase the depth along this elevation by 1.1 metres, it would remain a single storey element albeit with a height of 5.4 metres. The adoption of the dual pitched roof is considered to correspond with the character of the host dwelling, given its Arts and Crafts style, and is seen to offer a more appropriate built form to that of the existing flat roofed element.

5. Along the northern side elevation it is proposed to replace the existing first floor addition with a larger first floor side extension. The existing addition includes a flank gable on its northern elevation and forms a subordinate element set down from the predominant ridge line of the main dwelling by approximately 2.4 metres with rear and side elevation windows. Policy BE1 of the Hook Heath Neighbourhood Plan 2015 states that developments should *"be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings"* including that of the host buildings. It is proposed to replace this side addition with a larger side extension measuring 6.2 metres in depth, 4 metres in width and be set down 0.6 metres from the predominant ridge line adopting a hipped roof to tie in with the hipped roof form on the host dwelling while remaining subordinate. The hipped roof form is considered appropriate in this instance tying in with the host dwelling whilst softening any potential impact that the addition may have in term of bulk and mass. The extension has been amended from the initial submission with the removal of the 2<sup>no</sup> western elevation windows and installation of a replacement single-pane recessed window. Set against the backdrop of the existing main dwelling, and indeed the proposed two storey front extension, the first floor replacement side addition is considered to relate well to the host dwelling adopting a subordinate scale and subservient form and design so as to respect the character of the dwelling and in turn the area.
6. Set in line with the existing side building line, the first floor side addition would remain within the footprint of the existing dwelling. It is advised in the Council's Supplementary Planning Document on 'Design' 2015 that a separation of 1 metre is recommended for side extensions. While this is clearly outlined in the SPD, it should be noted that this provision was applied in a bid to mitigate a 'terracing effect' where there is very little space between buildings. As previously noted, the application site covers a generous plot similar to all surrounding plots. The positioning of the dwelling towards the north-eastern corner of the plot is quite unusual but nevertheless is located in excess of 16 metres to the nearest neighbour. While the replacement addition encroaches 1.7 metres closer to the shared northern boundary at first floor level, it remains within the existing built footprint and set off the boundary by 1 metre so as not to cause a dramatic change in the spacing between or character of dwellings in the area.
7. From the points raised above, it is considered that the proposed development is of an acceptable design and would respect the character and appearance of the dwelling and would result in acceptable additions with regards to the wider area. As such, the proposal is in accordance with Section 7 of the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy BE1 of the Hook Heath Neighbourhood Plan 2015 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbour Amenities

8. The application site is enclosed in all directions by residential properties within Hook Heath Road, Hale Ends and The Drive. Considering the location of the dwelling within the site, however, located in excess of 50 metres from the southern boundary the amenities of neighbours within Hale Ends are not deemed to be materially affected as a result of the proposals.
9. Bernisdale is positioned on a relatively linear grain of development along Hook Heath Road with its side/rear elevation located in excess of 43 metres from the eastern boundary of the application site. The addition, as such, would be located at least 5 metres off the shared boundary on this side and at the terminus of the amenity space of this property. The amenities of this property, in terms of privacy and outlook are not deemed to be detrimentally infringed upon with overlooking not considered detrimental considering the separation distances, positioning of the extension and existing boundary treatments.
10. Foxley House and Allard House are located to the north-west of the application dwelling and date from the late 1980s when an application was approved for 2no detached dwelling post dating the application property. The rear amenity space of Foxley House runs along the northern boundary of the application site where the terminus of this space is positioned to the North of the side elevation of Key Lodge. The proposed two storey front extension and single storey extension on the existing addition along this northern elevation are not considered to cause material harm to the amenities of this property, in terms of loss of light or privacy considering their positioning and existing boundary treatments along this shared boundary.
11. Concern has, however, been raised in relation to the erection of the replacement first floor side extension on the northern side. As previously noted, this extension will encroach on the shared boundary by 1.7 metres and increase the bulk and mass of the dwelling by adding a larger addition some 1.8 metres higher. It is acknowledged that the extension would amount to a larger element on this elevation but it has to be borne in mind that the extension remains within the footprint of the existing dwelling. Furthermore, mitigation measures have been incorporated to minimise the impact of the extension with the adoption of a hipped roof form which is considered to offer relief to the increase in scale and soften the built form. The addition will also remain subordinate and below the ridge line of the host dwelling with the proposed two storey front extension and main dwelling acting as the backdrop to this addition from the perspective of Foxley House.
12. It is acknowledged that the increase in scale of this side element will alter the outlook from Foxley House and indeed Allard House. It also has to be borne in mind that protection of views out over third party land are not protected and are not considered a material planning consideration unless the proposed development would detrimentally reduce light or cause an overbearing impact. Considering the location of the addition, with regards to Foxley House, opposite the terminus of its rear amenity space and approximately 16 metres from the rear elevation of this dwelling, it is not considered to amount to an oppressive feature.



13. As existing, Key Lodge contains a double pane window on the rear (western elevation) and a triple pane window on the side (northern elevation). Both of these windows serve a bathroom and are clear glazed and offer unobstructed views directly into the private rear amenity space of Foxley House. The proposal replaces these windows with one single pane window on the rear (western) elevation which would be recessed 0.5 metres so as to prohibit views from the proposed bedroom within the first floor addition onto this amenity space. Furthermore, considering the recessed nature of this opening on this elevation, views offered from this window into the amenity space of Foxley House would be more restricted than those already obtainable from the first floor bedroom served by the triple pane window on the two storey gabled element on the western elevation. Considering the existing layout which permits clear unobstructed views into the private amenity space of Foxley House and the proposed layout which removes these windows and replace them with a single pane window with obstructed views, the proposed first floor side extension is not deemed to contribute to a further loss of privacy but rather is seen to improve the privacy of Foxley House.
14. Further concern has been raised in relation to views from the new single pane window into habitable room windows of Foxley House. Considering the 16 metre separation between rear elevations along with the fact that the new window would be recessed 0.5 metres and located just 1.5 metres closer to the shared boundary than the existing triple pane window on the two storey gable, the loss of privacy is not seen to carry a level of detriment by which a recommendation for refusal could be substantiated.
15. The proposed extensions have been assessed against their impacts on the surrounding neighbours and are not seen to result in a situation which would detract from the amenities enjoyed by the occupiers, in terms of loss of privacy, loss of light or overbearing impact. On balance, it is considered that whilst the proposed development would create a structure which would change the outlook from a number of properties, it would not alter it to a degree by which a recommendation for refusal could be substantiated. As such, the proposed development is seen to satisfy provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

#### Impact on Trees

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

#### Local Finance Considerations

17. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer

contributions towards infrastructure provisions in the Borough. In this case, the proposed development is less than 100m<sup>2</sup> and therefore is not CIL liable.

Conclusion

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

**BACKGROUND PAPERS**

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

**RECOMMENDATION**

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

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

Reason:

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

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

Reason:

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

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

## 6<sup>th</sup> February 2018 PLANNING COMMITTEE

Drawing No. 17.1647.010

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

Reason:

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

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

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.

### **Informatives:**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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

## 6<sup>th</sup> February 2018 PLANNING COMMITTEE

4. Where windows are required by planning condition to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. 'Patterned' glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
5. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-  
08.00 – 18.00 Monday to Friday  
08.00 – 13.00 Saturday  
and not at all on Sundays and Bank/Public Holidays.
6. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

# Appendix 1



ORCHARD HOUSE THE GREENWOOD GUILDFORD SURREY GU1 2ND  
01483 571100 mgh@harringtonssurveyors.co.uk

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

Wbc150118.1339

23 January 2018

**Also by email**

**FAO Mr C Dale**

Dear Sirs

**KEY LODGE, HOOK HEATH ROAD, WOKING GU22 0LE  
PLANNING APPLICATION NUMBER - PLAN/2017/0962  
ASSESSMENT OF BOUNDARY WITH FOXLEY HOUSE  
FOR PLANNING PURPOSES ONLY**

I write further to your instruction to comment on the boundary between Key Lodge and Foxley House.

In order to clearly summarise my instructions, I have commented on the following issues:

1. Whether it is likely that the correct ownership certificate has been signed by the applicant.
2. Where might the boundary be located based on the limited information presented by the parties to date.

**Limitations**

The opinions expressed in this report are based on a limited number of facts, namely a cursory inspection of the premises (a mere reconnaissance) and the readily available documentation submitted to the Council in connection with this application. No measurements were checked or recorded. I also considered the Register and Plan for the two properties which I downloaded from Land Registry.

It is likely that there are other facts (yet to be disclosed by the parties) that would need to be taken into account to fully assess the true position of the boundary.

It follows that the service does not constitute a determination (I have no authority) or a full boundary assessment for the purposes of presenting an expert witness report in

connection with a possible boundary dispute. It is for the parties to instruct and pay others for such a comprehensive service should it become necessary.

I carried out a cursory inspection on 9 January 2018.

The following documents are of particular interest which I have attached to this report.

1. Photograph taken 9 January 2018.
2. Letter from Mr Pearce to Mr Dawson dated 4 November 2017 (countersigned by Mr Dawson).
3. David J Powell Surveys Ltd's drawing numbered 17257 dated December 2017.
4. Plans of the two properties downloaded from Land Registry.

### **Conclusions**

In my view:

1. The applicant signed the correct certificate of ownership (Certificate A).
2. The boundary is probably where the boundary fences show them to be with exception to (1) where the fence is missing along the length of the north facing wall to Key Lodge and (2) where the gate returns at a slight angle to the brick quoin. The boundary will align with one of the faces of the fence posts (depending on who owns/erected the fences).
3. The boundary, where the fence is missing, is probably offset from the face of the north external wall to Key Lodge by approximately 200 - 300mm; this line might or might not align with the fences but the fence is not continuous and does not quite align with the face of the wall as indicated on David Powell's drawing. The only rider to this assertion is that Mr Pearce might be able to show that he has acquired the strip of land against the north facing wall through 'adverse possession' (a moot point in my mind) but even if he was able to do so, this would not include the airspace above the eaves and below the foundations. The proposed eaves projection (being above the existing eaves projection to the extension) would be outside.

### **Material observations and comments**

1. OS mapping (which is normally generated by assessing aerial photography) is normally used by Land Registry for broadly identifying the plots of land, it is

not suitable for resolving boundary disputes unless all other evidence has been lost.

2. When assessing boundaries, there is no substitute for the information on the ground providing it is well established.
3. The boundary features on the ground are well established and as such they probably trump the information recorded on OS mapping.
4. Boundaries can move through the passage of time according to the rules of 'adverse possession'. It is unlikely that the original/intended boundary is in the same location as the existing fence but it is likely that Mr Pearce can show adverse possession up to the fence lines at least and probably up to the shed and a row of fir trees planted near part of the North facing wall of Key Lodge.
5. When the extension to the house at Key Lodge was built, it would have been built wholly on one side of the boundary (including the notional projecting foundations and eaves to the flat roof). The boundary will have only moved to the face of the wall (and at ground level only) if Mr Pearce (or his predecessor in title) can demonstrate 'adverse possession' (creating a kind of flying freehold for Key Lodge above having due regard to its projecting eaves). However, there seems to be no intention to exclusively use this strip of land at ground level, or at a level above the projecting eaves and I am not aware of any claims for adverse possession being recorded at Land Registry. In absence of such evidence, it is reasonable to assume that the boundary is no nearer than 200- 300mm from the face of the north wall where the fence is currently missing (the balance of any additional land that might once have belonged to Key Lodge, perhaps captured by the positioning of Mr Pearce's shed and the row of fir trees).
6. The countersigned letter from Mr Pearce to Mr Dawson (dated 4 November 2017) post dates the sale of Key Lodge to the applicant (14 June 2017 – Title Register confirms). Accordingly, the content of the letter has no influence on the matter because there is no evidence to suggest this information was relayed to the applicant prior to his purchase of Key Lodge.
7. David Powell's Survey is probably accurate as far as the features on the ground are concerned but the scale of his plan is too small to verify and I am unlikely to concur with his assessment of the boundary line shown in red.

If you need any further guidance or assistance, please do not hesitate to call. In the meantime I will forward my fee account under separate cover.

Yours faithfully



**Mark Harrington BSc (Hons) MRICS FCABE**





**Foxley House  
The Drive  
Hook Heath  
WOKING  
Surrey GU22 0JS  
Tel 01483 721280**

4<sup>th</sup> November 2017  
Mr M Dawson

**Brandon  
Hook Heath Road  
Woking  
Surrey GU220QD**

Dear Michael.

Ref: Boundary between Foxley House and Key Lodge.

I would just like to clarify the physical location of the boundary between the above properties as agreed between us soon after we moved into Foxley House in March 1991.

The boundary starts at the NE corner of the Key Lodge kitchen wall runs along the wall to the gate and chain link fence. This fence is attached to two angle iron fence straining posts that were installed prior to your purchase of Key Lodge in 1973 and formed part of the original boundary. The boundary continues along the chain link fence to a concrete post and timber panel fence that continues to the junction of the northern boundary timber fence of Highcroft and the western boundary timber fence between Key Lodge and Highcroft.

This boundary line follows the line of the northern boundary of Key Lodge as shown on the title plan SY615989. Copy attached.

The above title plan does not show the existing extension to the kitchen of Key Lodge, built prior to your purchase in 1973, the north wall of which is on the boundary line.

I would be grateful if you would countersign this letter as your confirmation of this agreement to the physical boundary location between the above two properties.

Yours sincerely,



J Mark Pearce

I confirm my agreement to the above physical boundary.



MW Dawson

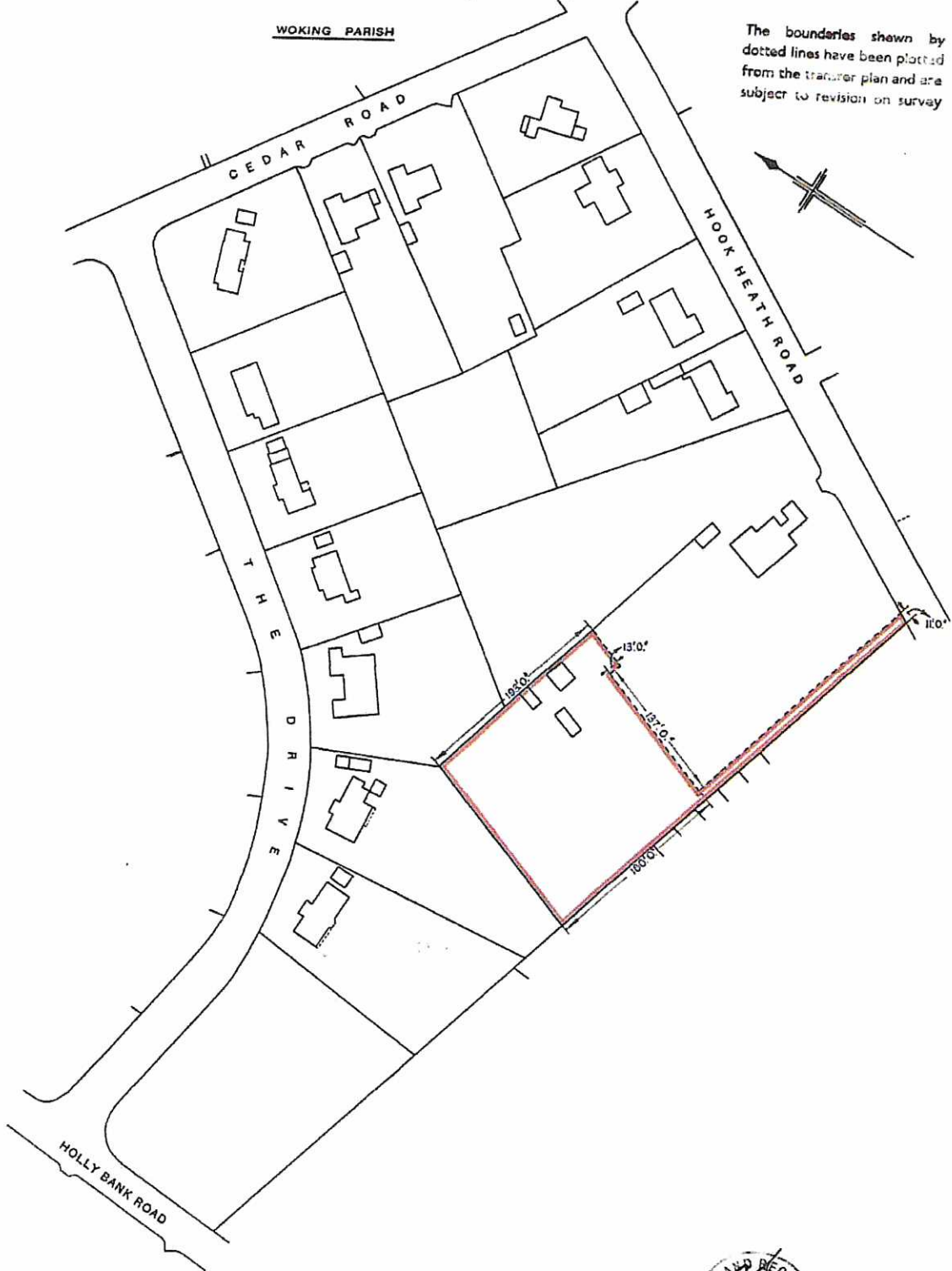
# H. M. LAND REGISTRY GENERAL MAP

SURREY SHEET XVI. 16. SECTION G

Scale 1/1250. Enlarged from 1/2500.

WOKING PARISH

The boundaries shown by dotted lines have been plotted from the transfer plan and are subject to revision on survey



Filed Plan of Title No. **SY 156507**



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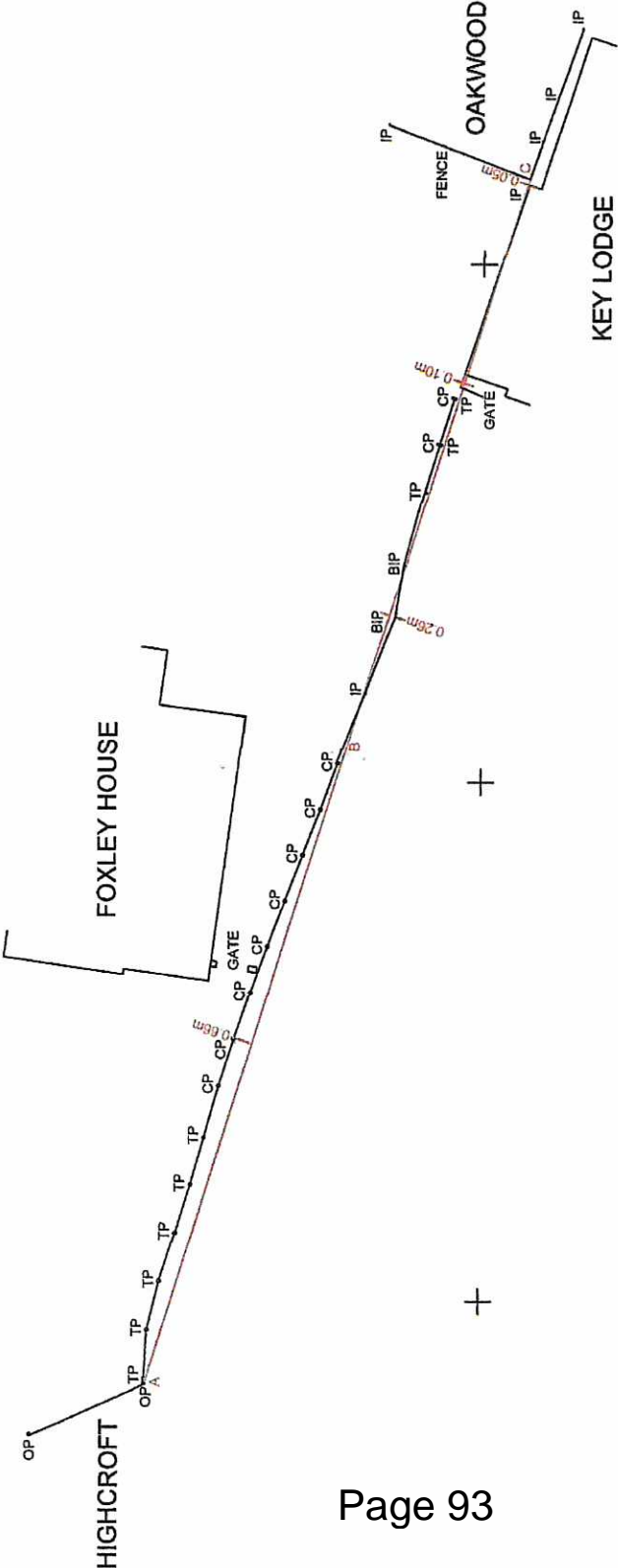
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- MUTUAL BOUNDARY
- OP - OAK POST
- TP - TIMBER POST
- CP - CONCRETE POST
- IP - IRON POST
- BIP - BRACED IRON POST

**PSL**  
Chartered Land Surveyors

**David J Powell Surveys Limited**  
Orchard House, 39 Christchurch Road  
Ringwood, Hampshire, BH24 1DG  
DX 45704 Ringwood  
Tel : 01425 476287 Fax : 01425 471325  
www.boundaries.net office@boundaries.net

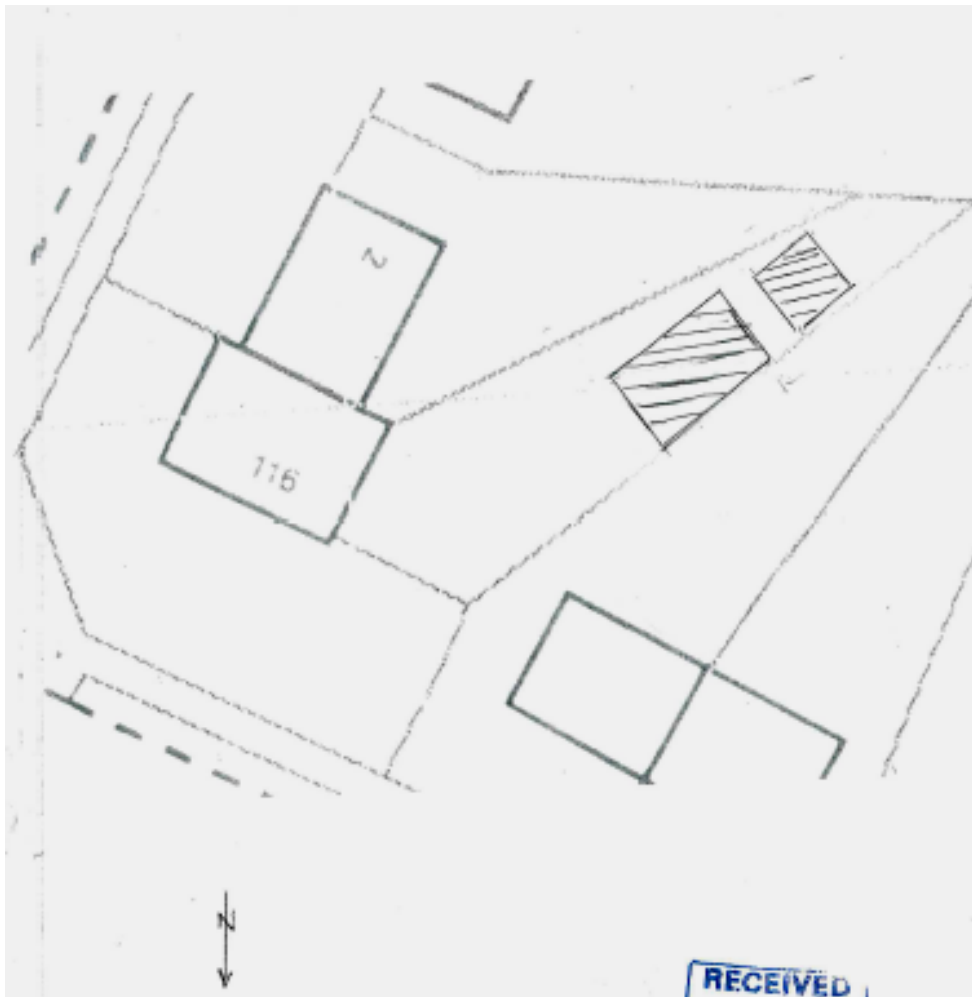
**FOXLEY HOUSE, THE DRIVE  
WOKING, SURREY**

Project Ref	CAD Ref
17257	17257 06Dec17
Date	Scale
Dec 2017	1:200 @ A3



# 116 Princess Road, Maybury, Woking

## Enforcement



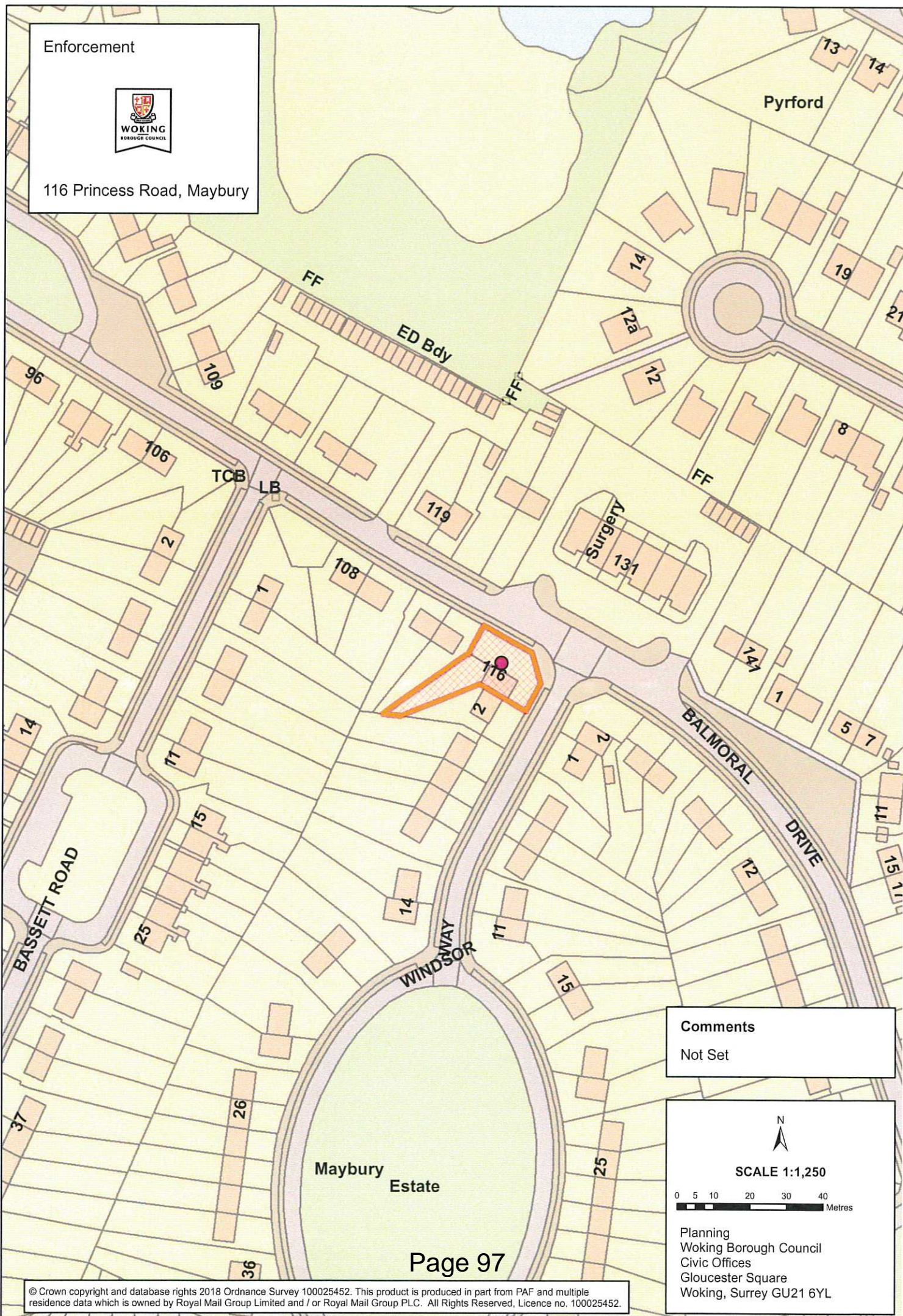




Enforcement



116 Princess Road, Maybury

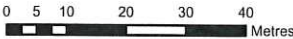


**Comments**

Not Set



SCALE 1:1,250



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





### 3. PREVIOUS REPORT OF 14 NOVEMBER 2017

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

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

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

**TYPE:** Householder Application

**APPLICANT:** Mr Karim Khan

**OFFICER:** Brooke Bournague

#### REASON FOR REFERRAL TO COMMITTEE

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

#### PROPOSED DEVELOPMENT

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

#### PLANNING STATUS

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

#### RECOMMENDATION

REFUSE planning permission and authorise formal enforcement proceedings.

#### SITE DESCRIPTION

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

#### PLANNING HISTORY

None

#### CONSULTATIONS

None

## REPRESENTATIONS

Four letters raising the following points:

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

## RELEVANT PLANNING POLICIES

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

Woking Core Strategy (2012):  
CS21 – Design

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

## PLANNING ISSUES

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

Impact on Character:

2. Policy CS21 'Design' of the Woking Core Strategy 2012 states that 'proposals for new development should... respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings'.

3. The outbuilding is visible from both Windsor Way and Princess Road. Due to the separation distance to Windsor Way (approximately 24m) and Princess Road (approximately 20m) it is considered the outbuilding has not had a detrimental impact on the character of the street scene.

4. The single storey outbuilding is 6m deep and 4m wide with a flat roof measuring 2.7m high. The outbuilding is finished in render and sited in the rear domestic garden of No.116 Princess Road.
5. It is considered the footprint (24sqm) and height (2.7m) of the outbuilding is excessive in size and out of proportion with the dwelling at No.116 Princess Road (54sqm footprint) and larger than typical domestic garden structures such as sheds and summer houses associated with domestic dwellings. To comply with permitted development outbuildings within 2m of the boundary must not exceed 2.5m; the outbuilding has a flat roof measuring 2.7m. The outbuilding therefore exceeds the height permitted under permitted development.
6. The outbuilding is finished in render with a canopy sited on the south west elevation of the outbuilding. The finishing materials of the outbuilding provides a solid permanent appearance in comparison to other typical domestic garden structures which are usually finished in timber and have the appearance of temporary structures. The canopy is an incongruous addition which increases the scale of the outbuilding.
7. The combination of the footprint, height and finishing materials of the outbuilding therefore urbanises the area and does not respect or make a positive contribution to the character of the area or pay due regard to the scale, height and proportions of adjoining domestic buildings contrary to Policy CS21 of the Woking Core Strategy (2012).

Impact on Neighbours:

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

aspects, it is considered that concerns regarding noise and light pollution could be addressed by way of appropriate planning condition.

Impact on amenity space:

13. Policy CS21 of the Woking Core Strategy (2012) reflects the National Planning Policy Framework and states that development should provide an appropriate level of private amenity space.

14. Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) states the area of private garden 'should always be as large as the building footprint of the dwelling house'. Supplementary Planning Document 'Woking Design' (2015) states 'family housing must retain reasonable levels of private amenity in scale with the size of dwelling'.

15. The footprint of the existing dwelling is approximately 54sqm. The area of private amenity with the outbuildings in situ equates to approximately 98sqm. It is considered sufficient private amenity space has been retained for the occupiers of No.116 Princess Road.

Impact on flooding:

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

Community Infrastructure Levy (CIL):

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

## CONCLUSION

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

## BACKGROUND PAPERS

1. Site visit photographs

## RECOMMENDATION

Refuse for the following reasons:

1. The detached outbuilding, by reason of its scale, proportions and finishing materials results in an outbuilding that does not respect or make a positive contribution to the character of the area or pay due regard to the scale, height and proportions of adjoining domestic buildings and is detrimental to visual amenity

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

2. The close proximity of the outbuilding to the boundary with No.114 Princess Road and No.2 Windsor Way results in a significant overbearing impact, detrimental to the amenities of these properties contrary to Policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012).

It is further recommended that:

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

Informatives

The plans hereby refused are:

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

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

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

#### **4. EXPEDIENCY OF TAKING ACTION**

There is no expediency in taking any further action as it is the opinion of the Planning Enforcement Officer that any appeal would be upheld and the Council could incur costs against them for pursuing the matter.

#### **5. RECOMMENDATION**

To withdraw the Enforcement Notice reference No. ENF/2016/00154 (EO645) issued on 4 December 2017 as the outbuilding now measures a height of 2.48m at the highest point of the structure and is therefore Permitted Development which does not require Planning Permission.