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

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday, 25 September 2018 at 7.00 pm in the Council Chamber - Civic Offices.

The agenda for the meeting is set out below.

RAY MORGAN
Chief Executive

NOTE: Filming Council Meetings

Please note the meeting will be filmed and will be broadcast live and subsequently as an archive on the Council's website (www.woking.gov.uk). The images and sound recording will also be used for training purposes within the Council. Generally the public seating areas are not filmed. However by entering the meeting room and using the public seating area, you are consenting to being filmed.

AGENDA

PART I - PRESS AND PUBLIC PRESENT

1. Minutes

To approve the minutes of the meeting of the Planning Committee held on 4 September 2018 as published.

1a. Apologies for Absence

2. Declarations of Interest

To receive declarations of disclosable pecuniary and other interests from Members in respect of any item to be considered at the meeting.

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.

In accordance with the Officer Procedure Rules, any Officer who is a Council- appointed Director of a Thamesway Group company will declare an interest in any item involving that Thamesway Group company. The interest will not prevent the Officer from advising the Committee on that item.

3. Urgent Business

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

Matters for Determination

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

5. Planning Applications (Pages 9 - 10)

Section A – Applications for Public Speaking

5a. 2017/0728 Heathside Car Park, Heathside Crescent , Woking (Pages 11 - 32)

5b. 2018/0758 84 Park Road, Woking (Pages 69 - 70)

Section B – Application reports to be introduced by Officers

5c. 2018/0657 Pippins, 4 Mount Close, Hook Heath, Woking (Pages 71 - 94)

5d. 2018/0699 Olympic Court, Marlborough Road, Woking (Pages 95 - 116)

5e. 2018/0429 Garlands, 29a Park Road, Woking (Pages 117 - 134)

5f. 2018/0759 109 Walton Road, Woking (Pages 135 - 150)

5g. 2018/0515 4 Anchor Crescent, Knaphill (Pages 167 - 168)

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

5h. 2018/0739 23 Bullock Crescent, Woking (Pages 169 - 178)

AGENDA ENDS

Date Published - 17 September 2018

For further information regarding this agenda and arrangements for the meeting, please contact

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PLANNING COMMITTEE – 25 SEPTEMBER 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:

17 September 2018

APPEAL DECISIONS

1. 2017/0666

Application for the 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) at D W Burns, Roydon House, Triggs Lane, Woking.

Refused by Planning Committee
6 February 2018
Appeal Lodged
20 June 2018
Appeal Dismissed
5 September 2018

2. 2017/1398

Application for the erection of 2 x two bedroom semi-detached bungalows and realignment of a small portion of private road at Land Ro, Sussex Court, High Street, Knaphill, Woking.

Refused by Delegated Powers
6 March 2018
Appeal Lodged
21 June 2018
Appeal Dismissed
5 September 2018

3. 2017/1290

Application for proposed single storey front and two storey side and rear extensions at 4 Beaufort Road, Maybury, Woking.

Refused by Delegated Powers
15 March 2018
Appeal Lodged
27 July 2018
Appeal Allowed
12 September 2018

PLANNING COMMITTEE AGENDA **PLANNING APPLICATIONS AS AT 25TH SEPTEMBER 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

25 September 2018

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>	<u>PAGE</u>
0005A	Heathside Car Park, Heathside Crescent, Woking, Surrey, GU22 7AG	PLAN/2017/0728	PER	MH	
0005B	84 Park Road, Woking, Surrey, GU22 7DH	PLAN/2018/0758	LEGAL	MH	
0005C	Pippins, 4 Mount Close, Hook Heath, Woking, Surrey, GU22 0PZ	PLAN/2018/0657	PER	HE	
0005D	Olympic Court, Marlborough Road, Woking, Surrey, GU21 5LH	PLAN/2018/0699	LEGAL	C	
0005E	Garlands, 29A Park Road, Woking, Surrey, GU22 7BX	PLAN/2018/0429	PER	MH	
0005F	109 Walton Road, Woking, Surrey, GU21 5DW	PLAN/2018/0759	LEGAL	C	
0005G	4 Anchor Crescent, Knaphill, Woking, Surrey	PLAN/2018/0515	LEGAL	KNA	
0005H	23 Bullock Crescent, Woking, Surrey, GU22 9FW	PLAN/2018/0739	ENFREF	HV	

SECTION A - A-B

SECTION B - C-G

SECTION C - H

PER - Grant Planning Permission

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

REF - Refuse

ENFREF- Refuse with Enforcement

SECTION A

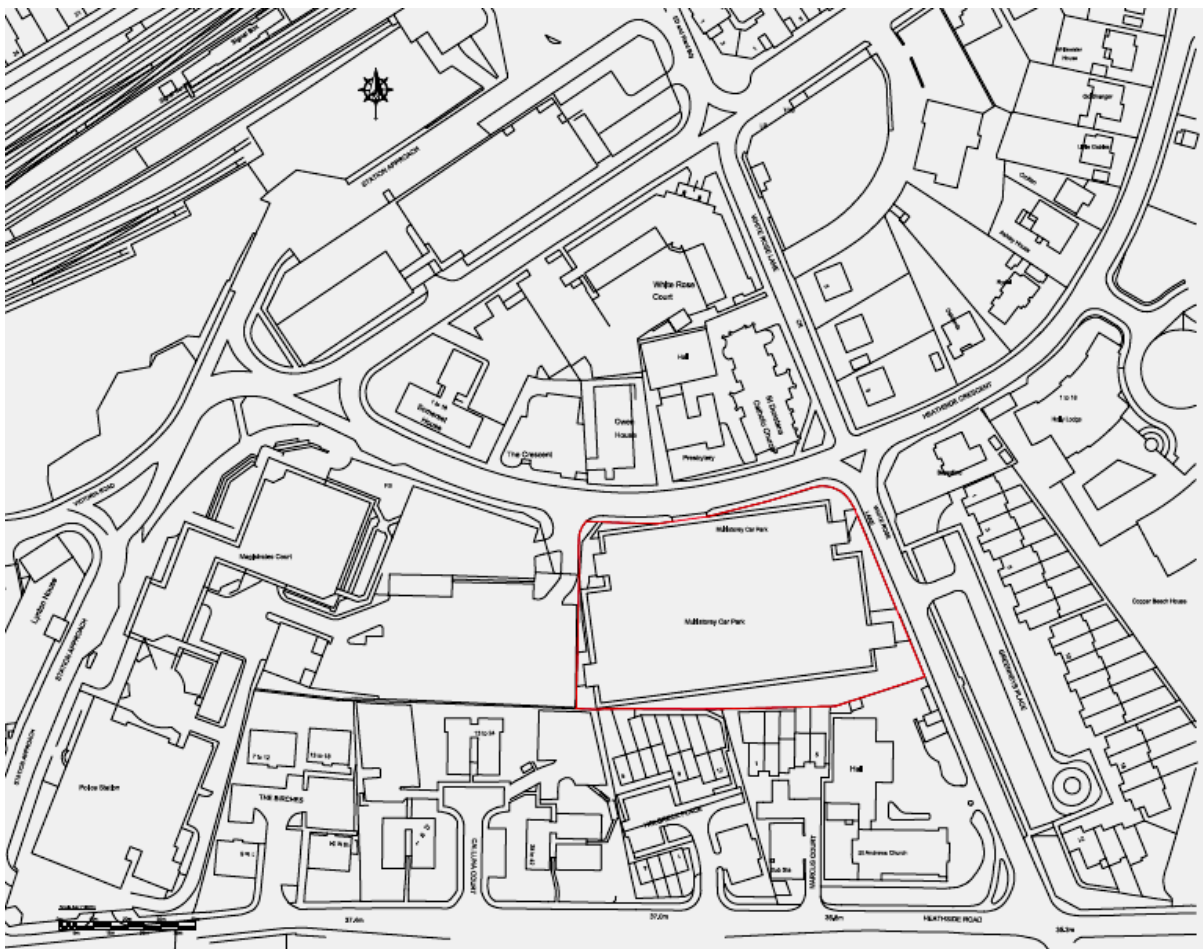
**APPLICATIONS ON WHICH
PUBLIC ARE ELIGIBLE
TO SPEAK**

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

Heathside Car Park, Heathside Crescent, Woking

PLAN/2017/0728

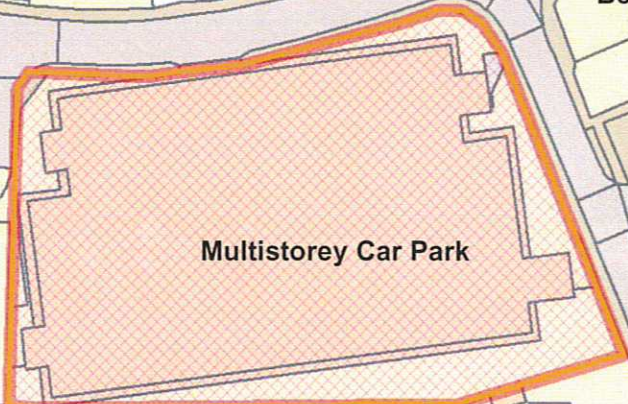
Remove pitch roof and extension of car park from 3 storeys 6 levels to 6 storeys 12 levels increasing parking spaces from 479 to 793. Proposed new access off White Rose Lane and alterations to existing access off Heathside Road. Changes to external materials (amended plans).



PLAN/2017/0728



Heathside Car Park



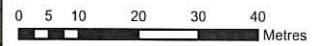
Multistorey Car Park

Comments

Not Set



SCALE 1:1,250



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

Woking Community Hospital

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5a 17/0728 Reg'd: 19.07.2017 Expires: 18.10.17 Ward: MH
Nei. 14.08.17 BVPI 12 Number >13 On No
Con. Target of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Heathside Car Park, Heathside Crescent, Woking, Surrey, GU22 7AG

PROPOSAL: Remove pitch roof and extension of car park from 3 storeys 6 levels to 6 storeys 12 levels increasing parking spaces from 479 to 793. Proposed new access off White Rose Lane and alterations to existing access off Heathside Road. Changes to external materials.

TYPE: Full Planning Application

APPLICANT: Woking Borough Council **OFFICER:** Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The applicant is Woking Borough Council and as such the application falls outside the Scheme of Delegation.

PROPOSED DEVELOPMENT

This planning application seeks planning permission for the removal of the existing pitch roof of the car park and to increase the car park from 3 storeys (6 levels) to 6 storeys (12 levels). The number of parking spaces would increase from 479 to 793. Vehicular access to the car park will be from a new access created off White Rose Lane. Egress will be from the existing access off Heathside Road. The proposed car park would be finished in brick slips under a green roof.

	Existing	Proposed	Change (+/-)
Site area	0.54	0.54	No change
Footprint	3841sqm	3862sqm	+21
Car parking spaces	479	793	+314
Disabled spaces	4	60	+54
No. of storeys	3	6	+3
Max. Height	11.6m (not including clock tower)	17.4m	+5.8

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions

SITE DESCRIPTION

Heathside Car Park is a multi storey car park with three storeys (6 levels). The car park is sited on a corner plot bounded by Heathside Crescent and White Rose Lane. The car park is finished in brick with large roof overhangs and several feature brick arches. The top floor of the car park (levels 5 and 6) is currently open. There are currently two pedestrian stair towers to the west elevation accessed via Heathside Crescent and two pedestrian stair and lift towers to the east of the car park accessed from White Rose Lane. The large tower on the east currently provides public toilets. Vehicular access and egress is via Heathside Crescent.

The application site is located within the Woking Town Centre boundary. The HM Coroner's Court is sited to the west of the application site, the former St Dunstons Church site currently under construction as residential flats is sited to the north of the application site, residential properties are sited to the east of the application site and the Woking United Reformed Church and residential properties are sited to the south of the application site.

PLANNING HISTORY

PLAN/1987/1117 - Erection of 492 space, low rise decked public car park (substitute application indicating full details of new car park). Permitted 27.11.1987

BACKGROUND

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

- Revised alignment of vehicular access into the car park
- Insertion of raised crossing over vehicular access to the car park
- Repositioning of exit barriers

CONSULTATIONS

Arboricultural Officer: No objection subject to condition 9

Environmental Health: No objection subject to conditions 7

Scientific Officer: No objection subject to condition 8

County Highway Authority: No objection subject to conditions 10 and 11

Flood risk and Drainage Engineer: No objection subject to conditions 4, 5 and 6

Planning Policy: Makes efficient use of a town centre site. Should secure disabled spaces, EV charging points and BREAM and comply with adopted policy.

Surrey Police: Encourage the development to achieve Park Mark accreditation. The areas we wish to pay particular attention to are: management and design of public areas, access control..., balancing security with fire/emergency evacuation measures, security of parking areas and cycle security measures.

REPRESENTATIONS

A total of 24x (2 letters from the same household) objections were received in response to the original proposal raising the following concerns:

- Have a negative impact on the area which is right next to a Conservation Area (Officer note: the Ashwood Road/Heathside Road Conservation Area is sited approximately 92m to the south of the application site)
- New access off White Rose Lane will cause a significant amount of traffic disruption
- Inevitable queues will go back onto the road
- Pedestrian and cyclist safety
- A large number of spaces are not for general public use. Can these spaces not be moved to another location
- Car park tariff is lower than the Network Rail car park, if there was price parity then the excess capacity at the Network Rail car park would be used
- An alternative could be to create a low level multi storey car park at Network Rail car park on Oriental Road
- Groups of people congregate around the car park and stairwell consuming alcohol. Increasing the size of the car park could increase this behaviour resulting in less people using the car park in the evenings.
- Little architectural merit
- School children are not mentioned in the Transport Assessment pedestrian count. The survey was undertaken mid July after exams with reduced students numbers
- Trees are to be removed, no replacement planting scheme has been submitted
- There is no proposal for extra space for queuing traffic
- Entering the car park from Heathside Road will be quicker, encouraging more people to use the residential roads around Heathside Road.
- Green roof will enhance biodiversity
- Not sympathetic to surrounding area
- Could have incorporated the clock tower
- Low number of electric vehicle charging points
- How will parking for cars be managed during construction
- Increase traffic noise
- Increase in air pollution
- Overshadow the United Reform Church
- Vehicle traffic will cross the pavement which is heavily used
- Loss of privacy
- Overlooking
- Out of keeping with area
- The existing car park is an attractive design that blends with surrounds
- Increase in traffic especially during peak hours
- Detrimental impact on the new flats at St. Dunstan's
- Loss of daylight
- Loss of outlook
- Light pollution
- Noise, dust and traffic during construction
- Increase in noise
- Impact on health

Neighbours were re-consulted on the amended plans on 31.08.2018 and a further 12x objections were received objecting to the proposal raising points already summarised above and the additional points below:

- High density development

- Loss of trees could pose a security problem to Holbreck Place

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018):

Section 2 - Achieving sustainable development
Section 7 - Ensuring the vitality of town centres
Section 9 - Promoting healthy communities
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS2 - Woking Town Centre
CS9 - Flooding and water management
CS15 - Sustainable economic development
CS16 - Infrastructure delivery
CS18 - Transport and accessibility
CS19 - Social and community infrastructure
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

DM Policies DPD (2016):

DM2 - Trees and Landscaping
DM5 - Environmental Pollution
DM6 - Air and Water Quality
DM7 - Noise and Light Pollution
DM8 - Land Contamination and Hazards

Supplementary Planning Documents (SPDs):

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

PLANNING ISSUES

Principle of Development:

1. Paragraph 106 of the NPPF (2018) states *'in town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists'*.
2. Policy CS1 of the Woking Core Strategy (2012) states *'Woking Town Centre will be the primary focus of sustainable growth to maintain its status as an economic hub with a flourishing, diverse and innovative economy and a transport hub which provides transport services, links and communication linking people to jobs, services and facilities'*. The Town Centre will be the primary focus for sustainable growth to maintain its status as an economic hub.
3. Policy CS2 of the Woking Core Strategy (2012) states *'the Council will support the development of the town centre as the primary centre for economic development in the*

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Borough and as a primary economic centre in the South East. Over the life of the Core Strategy Woking Town Centre will cater for 2,180 homes, 27,000sqm of additional office space and 75,300sqm of additional A class floorspace.

4. The application site is located within Woking Town Centre. The existing car park is three storeys high and provides 479 car parking spaces. The proposal will make efficient use of the existing car park site by intensifying the number of car parking spaces from 479 to 793 spaces resulting in an increase of 314 parking spaces (including 60 accessible parking spaces).
5. Woking Town Centre is the focus of future development within the Borough. The additional parking spaces would assist in strengthening the residential, employment and retail function of the Town Centre and support the ambitious targets set by Policy CS2 of the Woking Core Strategy (2012). The proposed use is therefore considered to be acceptable in principle.

Impact on Character:

6. The NPPF (2018) states *'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve'*.
7. Policy CS1 of the Woking Core Strategy 2012 establishes the town centre as the primary focus for sustainable growth and states that *'In the town centre, well designed, high density development that could include tall buildings and which enhances its image will be encouraged, but without comprising on its character and appearance and that of nearby areas'*.
8. Policy CS2 of the Woking Core Strategy 2012 places great weight on high quality development in the town centre and states that *'New Development proposals should deliver high quality, well designed public spaces and buildings, which make efficient use of land, contribute to the functionality of the centre and add to its attractiveness and competitiveness'*.
9. Policy CS21 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'*. Policy CS21 also states that tall buildings can be supported in the town centre where they are well designed and can be justified within their context.
10. The existing car park is sited on a corner plot bounded by Heathside Crescent and White Rose Lane. The car park is finished in brick with large roof over hangs and several feature brick arches. The top floor of the car park (levels 5 and 6) is currently open. There are currently two pedestrian stair towers to the west elevation accessed via Heathside Crescent and two pedestrian stair and lift towers to the east of the car park accessed from White Rose Lane. The large tower on the east currently provides public toilets.
11. The proposal includes removing the roof over hangs and extending the car park to create a four to six storey car park. The four storey element would be positioned to the south of the site stepping up to six storeys to the north. The car park would have a maximum height of approximately 17.4m. The footprint of the car park area would remain unchanged. Alterations are proposed to the existing stair and lift towers. Two towers would be retained to the east and west elevations of the car park. The towers on the east and west elevations sited towards the south of the car park would be relocated further

north. The towers to the east elevation would be enlarged to accommodate an additional lift and ticket machines. Pedestrian access would be maintained from both Heathside Crescent and White Rose Lane.

12. The surrounding area is mixed in character and ranges from two storey dwellings to the east and south of the site, three storeys dwellings to the south west of the site, three storey building (The Crescent) to the north west of the site and seven to thirteen storey block of flats to the north of the site at the St Dunstons site currently under construction. At four to six storeys the height and scale of the proposed car park is considered acceptable given the location of the proposal site within the town centre and given the emerging character of the area for higher density development. The scale of the proposed development is considered appropriate to its edge-of-centre location.
13. The existing car park is finished in brick with tile over hangs with open parking on the top roof. The existing car park and car park extension would be finished in dark coloured brick slips under a green roof. Steel railings are included between car park floors for safety. Condition 3 is recommended to secure details of proposed materials. In the immediate area there are a variety of material finishes including relatively dark brick and cladding materials along with painted render. As there is no strong character to the area in terms of materials, the proposed approach to external finishes is considered acceptable and consistent with the modern design approach of the development.
14. Overall the proposal is considered to adopt a contemporary design which makes a positive contribution to the character of the area and Woking town centre as a whole and is considered consistent with the emerging character of the town centre. The proposal is therefore considered acceptable in design terms and is considered to have an acceptable impact on the character of the surrounding area in accordance with Core Strategy (2012) policies CS21, CS24 and CS25, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2018).

Impact on Neighbours:

15. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. More detailed guidance in terms of assessing neighbouring amenity impacts is provided within Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008).
16. In determining the potential impacts on neighbours in terms of loss of light, a key test is the analysis of the Vertical Sky Component (VSC) which quantifies the amount of skylight falling on a vertical wall or window, measured on the outer pane of the window. This is the ratio, expressed as a percentage, of the direct sky illuminance falling on a reference point (usually the centre of the window) to the simultaneous horizontal illuminance under an unobstructed sky (overcast sky conditions). According to the BRE Guide, if the VSC measured at the centre of a window, is at least 27% then enough daylight should still reach the window of the existing building. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of light. The guide states that the 27% value is *'purely advisory and different targets may be used on the special requirements of the proposed development or its location'*.
17. No-sky line (NSL) is a measure of the distribution of diffuse daylight within a room. The BRE guide states that *'where room layouts are known, the impact on the daylight distribution in the existing building can be found by plotting the 'no sky line' in each of the main rooms'*. The BRE guide states that if *'the no sky line moves so that the area of*

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existing room, which does receive direct skylight, is reduced to less than 0.8 times its former value this will be noticeable to the occupants’.

18. Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year. The BRE sunlight test should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The BRE guide states that sunlight availability may be adversely affected if the centre of the window:
- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
 - receives less than 0.8 times its former sunlight hours during either period and
 - has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

The former St Dunstons Church site

19. The former St Dunstons Church site is located to the north of the application site. The site is currently being developed with a 7 to 13 storey building with 147 flats and commercial floorspace at ground floor. There would be an approximate 15.5m separation distance between Heathside Crescent Car Park and the St Dunstons development. The submitted Daylight and Sunlight Study advises the VSC will fail a total of 15 habitable 1st and 2nd floor windows in the south elevation of the St Dunstan development currently being implemented. 11 of the 15 windows are obstructed by overhanging balconies and protecting wings. The BRE Guide advises that existing windows may have a relative larger reduction in VSC where the window has a balcony above, has projecting wings on one or both sides or is recessed into the building as the building itself contributes to its poor lighting. One way to demonstrate if the building is the main factor in poor daylight is to test the windows without the obstructions in place. The submitted Daylight and Sunlight Study advises that without the obstructions in place 11 of the 1st and 2nd floor windows would pass the BRE criteria. Therefore the presence of the existing obstructions is the main factor in the relative loss of light and not the new obstruction. The results for the remaining 4 1st floor windows in the first floor south elevation of the St Dunstons development are marginal with before/after ratios of 0.71 and above and an after VSC of at least 26.6%. The NSL to the 4 1st floor windows would be 0.92 and above. The windows will receive sufficient direct sunlight.
20. The submitted Daylight and Sunlight Study advises two first floor windows serving habitable rooms in the south elevation would fail the APSH test. The BRE guide states *‘if the existing building....has a large balcony or overhang above the windows then a greater reduction in sunlight access may be unavoidable.... One way to demonstrate this would be to be to carry out an additional calculation for the APSH for both the existing and proposed situations without the balcony [or obstruction] in place’.* The two rooms pass the APSH test without the obstructions in place. Overall it is considered the proposed development would not result in a significant loss of daylight and sunlight to the St Dunstan’s development.
21. There would be an approximate 15.5m separation distance between Heathside Crescent Car Park and the St Dunstons development. This complies with Supplementary Planning Document ‘Outlook, Amenity, Privacy and Daylight’ (2008) which requires buildings with three or more storeys to maintain a minimum 15m front to front elevation separation distance to achieve privacy.
22. Overall it is considered that no significantly harmful loss of privacy or overbearing effect due to bulk, proximity or loss of outlook, would occur to the St Dunstan’s development.

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The Crescent

23. The Crescent, Heathside Crescent is sited approximately 17m to the north west of Heathside Car Park and comprises supported temporary housing.
24. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the east and south elevations of The Crescent, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight.
25. Heathside Car Park is not positioned directly opposite The Crescent, Heathside Crescent and the separation distance complies with the recommended minimum of 15m set out in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008). The proposal is therefore considered to have an acceptable impact on The Crescent, Heathside Crescent in terms of loss of light, overlooking and overbearing impacts.

HM Coroner's Court

26. The HM Coroner's Court is sited approximately 67m to the west of the Heathside Car Park. Due to the separation distance it is considered there would not be a detrimental impact on the amenities of the HM Coroner's Court.

Beresford, Heathside Crescent and No.s 1-10 Greenhays Place

27. Beresford, Heathside Crescent and No.s 1-10 Greenhays Place are sited approximately 30m to the east of Heathside Car Park.
28. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the west elevations of Beresford, Heathside Crescent and No.s 1-10 Greenhays Place, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight.
29. The separation distance complies with the recommended minimum of 15m set out in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008). The proposal is therefore considered to have an acceptable impact on Beresford, Heathside Crescent and No.s 1-10 Greenhays Place in terms of loss of light, overlooking and overbearing impacts.

9 White Rose Lane

30. 9 White Rose Lane is sited approximately 29m to the north east of Heathside Car Park.
31. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the east, south and west elevations of 9 White Rose Lane, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight.
32. The separation distance complies with the recommended minimum of 15m set out in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008). The proposal is therefore considered to have an acceptable impact on The Crescent, Heathside Crescent in terms of loss of light, overlooking and overbearing impacts.

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No.s 13-18 The Birches

33. No.s 13-18 The Birches are sited approximately 71m to the south west of Heathside Car Park.
34. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the north and closest window in the east elevations of No.s 13-18 The Birches, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight.
35. Due to the separation distance it is considered the proposal would have an acceptable impact on No.s 13-18 The Birches in terms of loss of light, overlooking and overbearing impacts.

Woking United Reformed Church and hall

36. The Woking United Reformed Church and attached hall, are sited approximately 12m to the south of Heathside Car Park. The submitted BRE Assessment demonstrates an acceptable impact on the Woking United Reformed Church and attached hall. This building is not in residential use, the proposal is not considered to create an undue loss of light or overbearing impact.

13-24 Calluna Court and 25-42 Calluna Court

37. 13-24 Calluna Court and 25-42 Calluna Court are sited a minimum of approximately 27m to the south west of Heathside Car Park.
38. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the north of 25-42 Calluna Court and north and east elevations of 13-24 Calluna Court, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight.
39. Due to the separation distance it is considered the proposal would have an acceptable impact on No.s 13-24 Calluna Court and No.s 25-42 Calluna Court in terms of loss of light, overlooking and overbearing impacts.

5-12 Holbreck Place

40. The terrace dwellings 5-12 Holbreck Place are staggered and sited a minimum of approximately 14.4m to the south of Heathside Car Park with the separation increasing to approximately 19.2m. The car park extension would be sited no closer to 5-12 Holbreck Place than the existing car park. The south elevation of existing car park has a maximum height of approximately 7.6m. The proposed car park would step up from south the north. The south elevation of the car park closest to Holbreck Place would have a maximum height of approximately 10m.
41. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the north of 5-11 Holbreck Place and north and east windows in 12 Holbreck Place, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight. Given to the existing relationship with 5-11 Holbreck Place and relatively modest increase in height of approximately 2.4m, it is considered the proposed car park extension would not have a significant overbearing impact on 5-11 Holbreck Place.

1-5 Marcus Court

42. The terrace dwellings 1-5 Marcus Court are staggered and sited a minimum of approximately 16m (14.2m including a single storey conservatory at 2 Marcus Court) to the south of Heathside Car Park with the separation increasing to approximately 19m.
43. The submitted BRE Assessment demonstrates the VSC to all habitable windows within the north of 1-5 Marcus Court and north and east windows in 5 Marcus Court, with the new development in place, would not be both less than 27% and less than 0.8 times its former value (a loss exceeding 20%), and therefore occupants of these buildings would be unlikely to notice a reduction in the amount of daylight. Given the existing relationship with 1-5 Marcus Court and relatively modest increase in height of approximately 2.4m, it is considered the proposed car park extension would not have a significant overbearing impact on 1-5 Marcus Court.
44. Overall the proposal demonstrates a high degree of compliance with the BRE guidance in terms of daylight impact and the proposed development is considered to form an acceptable relationship with neighbours in terms of overbearing and overlooking impacts. The proposal is therefore considered to have an acceptable impact on the amenities of neighbours and accords with Core Strategy (2012) Policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2018).

Highways:

Traffic generation

45. Car park usage data for Heathside Car Park has been obtained for the period Monday 16 May to Sunday 22 May 2016. The car park was busiest during the week and during some periods of the day (generally between 10:00 and 14:00) demand exceeded supply resulting in a maximum occupancy level of 102%. During the weekend the car park had spare capacity with a maximum occupancy level of 17%. The submitted Transport Assessment indicated that the proposed 314 spaces would result in a net additional 123 vehicle movements in the week AM peak (07:45-08:45), a net additional 78 vehicle movements in the week PM peak (17:00-18:00) and a net additional 15 vehicle movements in the weekend peak (11:00-12:00). The submitted Transport Statement states *'not all of these additional vehicle movements will be new trips on the local highway network as a proportion would already be using other car parks in the surrounding area (including those located to the north of the railway line)'*. A modelling assessment has been undertaken at the junctions of the road network surrounding the Heathside Car Park and the Transport Assessment states *'the development proposals would not result in a significant change in the capacity or expected queuing of the network and would not result in a material effect on the operation of the network'*.

Access

46. Vehicular access to the car park is currently to the north of the site off Heathside Crescent. There is currently an uncontrolled single entry and exit arrangement. The existing access will be modified to create a controlled two lane exit with a new two lane controlled entrance located off White Rose Lane. The internal circulation will be altered to improve traffic movements within the car park. The submitted Transport Assessment advises that the entry and exit barriers have capacity to accommodate the weekday AM and PM peak hours. The two exit barriers onto Heathside Crescent would be timed so that the two barriers do not open simultaneously to assist in traffic flow leaving the car park and joining Heathside Crescent. Surrey County Council has advised that the entry and exit barrier system is considered acceptable and unlikely to have an impact on the highway.

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47. A modeling assessment of the proposed site entry and exit points has been undertaken. The assessment has found that the entry and exit points would operate within capacity with minimal levels of queuing anticipated during all peak periods.

Highway safety

48. A pedestrian count was undertaken on Thursday 14 July between 07:00-10:00 and 16:00 and 19:00 at the zebra crossing on Heathside Crescent directly to the north of the application site. The result found a high proportion of pedestrians using the crossing travelling northbound in the morning peak and southbound in the evening peak. A raised entry table with tactile paving is proposed across the new access off White Rose Lane to provide a pedestrian link.

Electric Vehicle Charging Points

49. Policy CS22 of the Woking Core Strategy (2012) encourages the provision of electric vehicle charging points, details of which are set out within Supplementary Planning Document 'Climate Change' (2014). Supplementary Planning Document 'Climate Change' (2014) requires development with parking spaces to be used for visitors/shoppers/clients or employees to provide 5% of spaces with active charging points and 10% with passive charging points. The car park will have 314 new parking spaces. Condition 12 is recommended to secure x16 active charging point and x32 passive charging points.

Accessible Parking

50. The existing 479 space car park provides 4 accessible spaces on level 2. Supplementary Planning Document 'Parking Standards' (2018) provides guidance on the provision of accessible parking. A public car park is not listed within one of the categories. The most generous category for shopping, recreation and leisure provision has been used. A car park for shopping, recreation and leisure with over 200 bays should provide 4 bays plus 4% of the total capacity. The proposed car park with a total of 793 car park spaces would be required to provide 36 accessible spaces. 60 accessible spaces are proposed on level 1. The proposed is considered to provide sufficient accessible spaces.

51. Surrey County Council have been consulted and raised no objection subject to conditions 10 and 11.

Lighting:

52. Policy DM7 of the DM Policies DPD (2016) states *'proposals for external lighting as part of a new or existing development which require planning permission will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the pollution from glare or spillage'*.

53. Information submitted with the planning application indicates lighting would be provided within the car park and external lighting to the access to each entrance to the car park. The lighting is required for safety of users of the car park. Environmental Health have been consulted and raised no objection subject to condition 7. It is considered the proposed lighting will not have a detrimental impact on neighbouring properties.

Noise:

54. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to *'be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases'*.

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55. Policy DM7 of the DM Policies DPD (2016) states *'the Council will require noise generating forms of development or proposals that would affect noise-sensitive uses to be accompanied by a statement detailing potential noise generation levels and any mitigation measures proposed to ensure that all noise is reduced to an acceptable level'*.
56. The planning application has been supported by an Environmental Noise Survey and Noise Impact Assessment Report. The submitted report states *'based upon the results of our survey and subsequent assessment the proposed development is considered compliant with the local policy of Woking Borough Council'*. Environmental Heath have been consulted and raise no objection. It is considered the proposal would not have a significant impact on noise.

Air Quality:

57. Policy CS21 of the Woking Core Strategy (2012) requires proposal for new development to *'be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases'*.
58. Policy DM6 of the DM Policies DPD (2016) states *'development that has the potential, either individually or cumulatively, for significant emissions to the detriment of air quality, particularly in designated Air Quality Management Areas (declared under the Environment Act 1995) or in areas at risk of becoming an Air Quality Management Area, should include an appropriate scheme of mitigation which may take the form of on-site measures or, where appropriate, a financial contribution to off-site measures'*.
59. The planning application has been supported by an Air Quality Assessment. The application site is not within an Air Quality Management Area. The submitted Air Quality Assessment states *'using professional judgement, the resulting air quality effect of the Heathside Crescent Car Park development is considered to be 'not significant' overall' and 'the Heathside Crescent Car Park development does not, in air quality terms, conflict with national or local policies, or with measures set out in WBC's Air Quality Action Plan. There are no constraints to the development in the context of air quality'*. The NPPF (2012) has been superseded by the NPPF (2018), the NPPF (2018) does not alter the position on air quality.
60. It is considered the proposal would not have a significant impact on air quality.

Impact on Trees:

61. Policy DM2 of DM Policies DPD (2016) states the Council will *'require any trees which are to be retained to be adequately protected to avoid damage during construction'*.
62. Policy CS21 of the Woking Core Strategy (2012) requires new development to include the retention of trees and landscape features of amenity value.
63. The planning application has been supported by an Arboricultural Report which advises that all 27 trees on the site will be removed. The Councils Arboricultural Officer has been consulted and advised *'in order for the site to be developed it is regrettable but the existing trees will need to be removed as it is very likely that they will be detrimentally affected which would ultimately result in there loss'*. The submitted Arboricultural Report includes a planting plan which the Councils Arboricultural Officer considers to provide acceptable mitigation for the loss of the existing trees. Condition 9 is recommended to secure details of a landscaping scheme incorporating the proposed replacement trees.

Sustainable Drainage Systems (SuDS):

64. In accordance with the NPPF (2018) and Policy CS9 of the Woking Core Strategy (2012), Local Planning Authorities should seek opportunities to reduce flood risk through

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the appropriate application of sustainable drainage systems (SuDS). National government strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications from 6th April 2015.

65. The applicant has provided sustainable drainage information which has been reviewed and considered acceptable by the Council's Flood Risk and Drainage Engineer subject to conditions (Conditions 4, 5 and 6). The proposal is therefore considered acceptable in terms of drainage.

Contamination:

66. Paragraphs 178 - 180 of NPPF (2018) relate to contamination and advise that, in order to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate to its location, that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM8 of the DM Policies DPD (2016) accords with the NPPF (2018) and seeks to ensure, amongst other things, that proposals for new development should ensure that the site is suitable for the proposed use.

67. The Council's Scientific Officer has commented that they have reviewed the application and upon checking their records have identified the potential for ground contamination on, or within close proximity to, the application site due to the location of a former garage petrol station site and storage of heating/transport/fuel tanks within the vicinity of the application site. Given the nature of the development proposed and information held on file to date a remediation strategy condition is recommended (condition 8).

68. Subject to this recommended condition, the proposed development is considered to be acceptable and to comply with the provisions of the NPPF (2018) and Policy DM8 of the DM Policies DPD (2016) with regard to contamination.

Community Infrastructure Levy (CIL):

69. The proposal is not liable for Community Infrastructure Levy (CIL).

CONCLUSION

70. Overall the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the host building and surrounding area, on the amenities of neighbours and in transportation terms. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation response

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).

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

12840.36[L]01 Rev- dated December 2016 and received by the Local Planning Authority on 18.07.2017

12840.36[L]02 Rev- dated December 2016 and received by the Local Planning Authority on 18.07.2017

12840.36[S]01 Rev- dated October 2016 and received by the Local Planning Authority on 16.06.2017

12840.36[S]02 Rev- dated October 2016 and received by the Local Planning Authority on 16.06.2017

12840.36[S]03 Rev- dated October 2016 and received by the Local Planning Authority on 16.06.2017

12840.36[S]04 Rev- dated December 2016 and received by the Local Planning Authority on 16.06.2017

12840.36[S]05 Rev- dated December 2016 and received by the Local Planning Authority on 16.06.2017

12840.36[PL]01 Rev M dated May 2018 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]02 Rev E dated December 2016 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]03 Rev E dated October 2016 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]04 Rev E dated October 2016 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]05 Rev F dated October 2016 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]06 Rev F dated October 2016 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]08 Rev F dated May 2018 and received by the Local Planning Authority on 11.07.2018

12840.36[PL]09 Rev J dated May 2018 and received by the Local Planning Authority on 13.09.2018

12840.36[PL]10 Rev I dated May 2018 and received by the Local Planning Authority on 31.08.2018

12840.36[PL]11 Rev H dated May 2018 and received by the Local Planning Authority on 13.09.2018

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

3. ++Prior to construction of the new extension hereby permitted samples 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. The development shall be constructed in accordance with the submitted and approved Flood Risk Assessment and Surface Water Drainage Strategy dated May 2017 and drawing number 12840/36 [PH] 02 dated November 2016.

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

5. Prior to first use, details of the maintenance and management of the sustainable drainage scheme should be submitted to and approved (in writing) by the Local Planning Authority. The drainage scheme shall be implemented prior to first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect,
- iii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
- iv. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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

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

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.

7. ++ Prior to construction of the new extension details of any external lighting including floodlighting (demonstrating compliance with the recommendations of the Institute of

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Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed prior to the first use of the development hereby approved and maintained in accordance with these standards thereafter.

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

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

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

9. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to construction of the new extension 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 landscaping plan should include the new trees shown on the tree removal/planting plan within the Arboricultural information by Challice Consulting Ltd ref: CC/695 AR3117 dated 05.08.2017. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

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

10. The development hereby approved shall not be first used unless and until the proposed vehicular accesses to Heathside Crescent and White Rose Lane have been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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

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11. No development shall commence until a Construction Transport Management Plan, to include details of :
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (j) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.
- Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

13. Notwithstanding any details shown on the approved plans listed within condition 02, prior to the application/installation of any external facing materials the proposed extension details of x16 active electric vehicle charging points and x32 passive electric vehicle charging points to be provided within the car park shall be submitted to and approved in writing by the Local Planning Authority. The active/passive electric vehicle charging points shall be provided in accordance with the approved details prior to the first use of the car park extension hereby permitted and shall thereafter be permanently retained in accordance with the approved details unless replaced with more advanced technology serving the same objective.

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

14. Sixty (60x) accessible parking spaces shown on 12840.36[PL]01 Rev M dated May 2018 and received by the Local Planning Authority on 11.07.2018 shall be provided. The accessible parking spaces shall be constructed, surfaced and marked out in accordance with the approved plans prior to first use and shall be retained solely for such purposes thereafter.

Reason: To provide suitable parking provision for the disabled in accordance with SPD Parking Standards (2018) and Policy CS18 of the Woking Core Strategy (2012).

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
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

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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 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/flooding-advice.
6. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land and demolition of building(s) that may have contained asbestos. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

84 Park Road, Woking

PLAN/2018/0758

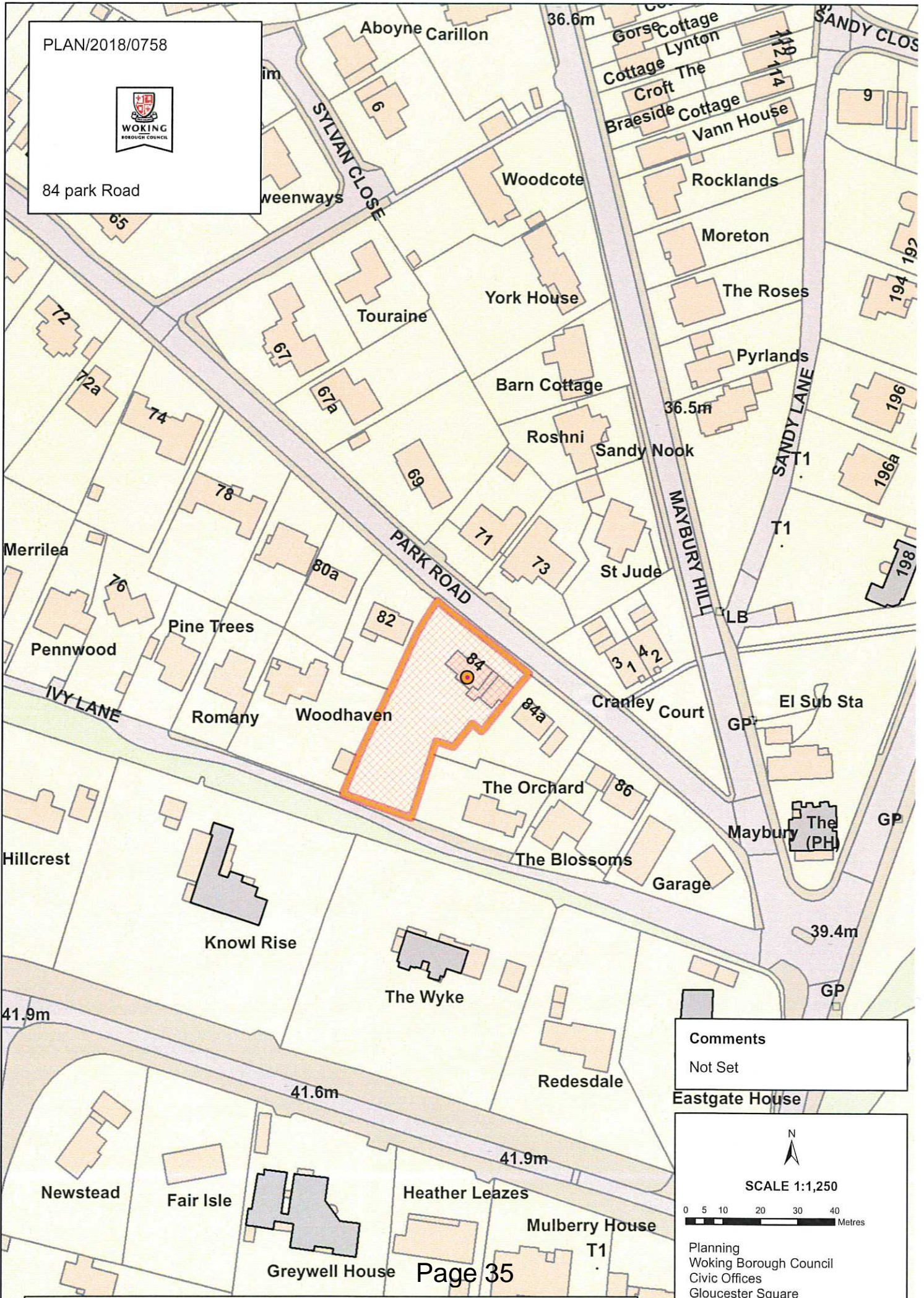
Erection of x3 detached two storey dwellings with associated vehicular access, car parking and landscaping following demolition of x1 existing dwelling.



PLAN/2018/0758

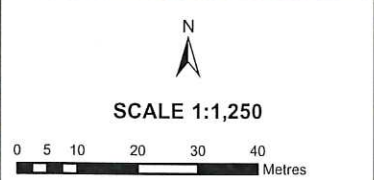


84 park Road



Comments
Not Set

Eastgate House



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

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5b 18/0758 Reg'd: 31.07.18 Expires: 25.09.18 Ward: MH
Nei. 06.09.18 BVPI 13 (Minor Number 8/8 On
Con. Target dwellings) of Weeks Target?
Exp: on Cttee' Yes
Day:

LOCATION: 84 Park Road, Woking, GU22 7DH

PROPOSAL: Erection of x3 detached two storey dwellings with associated vehicular access, car parking and landscaping following demolition of x1 existing dwelling.

TYPE: Full Application

APPLICANT: Age UK Surrey

OFFICER: Benjamin
Bailey

REASON FOR REFERRAL TO COMMITTEE

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

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for the erection of x3 detached two storey dwellings with associated vehicular access, car parking and landscaping following demolition of x1 existing dwelling.

Site Area: 0.1296 ha (1296 sq.m)
Existing units: 1
Proposed units: 3
Existing density: 8 dph (dwellings per hectare)
Proposed density: 24 dph

PLANNING STATUS

- Urban Area
- Proximity to Conservation Area (Hockering Estate)
- Proximity to Locally Listed buildings (Knowl Rise and The Wyke)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

Grant planning permission subject to recommended conditions and SAMM (TBH SPA) contribution secured by S106 Legal Agreement.

SITE DESCRIPTION

The application site is located within the Urban Area within the Mount Hermon area of the Borough. A two storey detached dwelling fronts Park Road to the north of the site, externally finished in brick below a pitched roof supporting clay tiles, along with a further flat-roofed garage section at the east of the building. There is a small wooden shed structure to the west of the dwelling. Small areas of hardstanding associated with the dwelling, including

access and parking (driveway) areas, along with paving, are apparent, being comprised largely of asphalt and concrete. The substantive area of the site forms the existing private garden within the curtilage of the existing dwelling. The northern frontage includes a privet hedge and grass lawns with small ornamental planting beds. To the south of the existing dwelling is amenity grass lawn, shrubs and intermittent privet and mixed hedges. The very southern part of the site is dominated by bracken and ground elder. There is an existing pedestrian access gate onto Ivy Lane to the south. Vehicular access is taken via a crossover onto Park Road.

RELEVANT PLANNING HISTORY

None relevant

CONSULTATIONS

County Highway Authority (CHA) (SCC): The proposed development has been considered by the County Highway Authority, who having assessed the application on safety, capacity and policy grounds, recommends conditions 16, 17 and 18 be attached to any planning permission granted.

Arboricultural Officer: There are a number of fruit and coniferous trees that would need to be removed to facilitate development; they are of low public amenity value and can be mitigated by replacement planting which can be secured via a landscaping condition. The arboricultural information provided by APArboriculture Ref: APA/AP/2018/113 is considered acceptable and should be complied with in full; this includes the pre commencement meeting as indicated (recommended conditions 05 and 13 refer).

Surrey Wildlife Trust: The development should proceed in line with the enhancement recommendations within Section 6.2 of the Ecological Appraisal (recommended conditions 14 and 15 refer).

Waste Services: Plot 1 and 2 bins will need to be presented on Park Road. I can confirm that we would be able to collect the Plot 3 bins from Ivy Lane, with the resident responsible for making them available at this collection point on the scheduled collection day.

(Officer Note: There is an existing pedestrian access gate from the site onto Ivy Lane. The refuse/recycling collection vehicles collect from Ivy Lane as existing. Plot 3 bins would be capable of being presented to Ivy Lane for collection via the existing pedestrian access which can be retained)

REPRESENTATIONS

x19 local properties were sent neighbour notification letters of the application, 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 affecting a Conservation Area due to the close proximity of the Hockering Estate Conservation Area to the south.

x16 letters of objection (x2 of these from the same individual) have been received raising the following main points:

- Tandem style development proposed is contrary to local planning policies and fails to accord with the character of the area
- Long drive access to the rear property which will impact on privacy and noise disturbance

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- Will result in development on greenfield land (the rear garden of the existing property) which is contrary to the NPPF and a brownfield first approach to development
- Woking is delivering against housing targets within the adopted Core Strategy and has a five year housing supply.
(Officer Note: This factor alone is not a reason to refuse planning permission for net dwellings within the Urban Area in instances where material planning considerations are considered to be acceptable. The housing targets are not an upper limit and run across the life of the Core Strategy to 2027. The revised NPPF published on 24 July 2018 sets a Housing Delivery Test which is applicable from November 2018)
- Need for an access drive results in the two properties on the Park Road frontage being located very close together, which is not in keeping with the street scene and the character of the local area
- The site is situated within the Urban Area of Special Residential Character (UASRC) where proposals for residential development are required to maintain the character of the area
(Officer Note: The UASRC designation in former saved policy HSG20 of the Woking Local Plan 1999 was not carried forward in the Woking Core Strategy (2012) and is therefore not extant and not part of the current Development Plan)
- Contrary to Local Plan Policy first established under HSG19 and HSG22
(Officer Note: The policies of the Woking Core Strategy (2012) and Development Management Policies DPD (2016) have now superseded the former saved policies of the Woking Local Plan 1999. Policies HSG19 and HSG22 do not form part of the current Development Plan)
- Contrary to SPG Housing Density (2000)
(Officer Note: This SPG is supplementary to superseded former saved policy HSG19 of the Woking Local Plan 1999 and can therefore be afforded only very limited weight. Policies within the Woking Core Strategy (2012), Development Management Policies DPD (2016) and NPPF (2018) should be afforded significantly greater weight)
- Will result in a density of dwellings per hectare much higher than the area exhibits
- Due to the narrow width of the dwellings, lack of garages, no front garden or plantings only hard standing for cars and height in excess of the surrounding properties, the proposal would result in a discordant feature within the street scene, be out of character with the existing pattern of development within the area and harm the visual amenity of the area.
- Due to the distance between Plot 1 and 2, as well as adjoining houses No.82, No.84a Park Road and Woodhaven, Ivy Lane and The Orchards, Ivy Lane the proposal would give rise to a cramped relationship causing overlooking into the private amenity area of these neighbouring properties
- Have four children and so generally support all building of homes so that one day they too can enjoy home ownership
- Would not provide a suitable amount of amenity space appropriate to the size and type of accommodation provided by the three dwellings which are too large in relation to the size of the gardens.
- Would create a safety hazard due to insufficient parking / turning area at the properties, combined with a proposed additional x9 cars, resulting in these cars having to reverse onto Park Road.
- The height of the proposed houses is 8.5m whereas the heights of the existing neighbouring buildings are circa 7.8m and circa 7.44m respectively, making the new builds 10 to 15% taller than their existing neighbouring houses.
- Removal of all the established trees and a number of hedges would seriously damage the character and visual amenity of the area.

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- The building form and design is the same for all three properties - all other properties on Park Road demonstrate individuality and character which is not apparent in these designs.
- Both properties have dormer windows to the front which Woking Borough Council has previously resisted as a discordant feature within the street scene.
- Does not address the Woking Local Development framework in regard to Housing Mix; the site could accommodate smaller 2 bed or 3 bed houses with suitable garden space which might be suitable for older people that might wish to downsize but still stay within their existing community, as has already happened in Park Road. Additional 5 bed homes would be aimed at the top end of the housing market.
- Proposal for x3 5 bed houses without any garages, instead hard surfaced parking areas in the front of the properties with no front garden will impact on the character and amenity of the area.
- Parking spaces are shown for a total of nine cars, three cars at each property, however their use will require that vehicles are either reversed off the road to park or reversed onto the road as there is no turning space available.
- With Plot 3 clearly fronting Ivy Lane, it should have access to Ivy Lane for vehicles as well as its bins, rather than create even more of a burden on Park Road.
- The submitted application is poorly presented, contains errors, is seriously misleading and has many set phrases that have no real meaning or have any support provided.

(Officer Note: This comment appears to relate to the submitted supporting statement, which is not a validation requirement for an application of this nature under the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015. The application has been assessed on the basis of the plans listed within recommended condition 02).

- Believe the consultation should have consulted more residents of Park Road, who compared to other areas are particularly supportive of their community.

(Officer Note: Neighbour consultations have been undertaken in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Protocol in relation to publicity and neighbour notification for planning applications. x19 local properties were notified by letter and the application has also been advertised by way of site and press notices)

- Concerns regarding access to No.73 Park Road while the building works are taking place and noise etc. during evenings/weekends

(Officer Note: Recommended condition 18 secures the submission of a Construction Transport Management Plan (CTMP) to minimise disruption to other highway users during site works. Informative 07 relates to hours of site works)

- Orientation of Plot 3 may suggest to future occupiers that they can park on Ivy Lane
- Roofs seem to provide a bulk and height that is different to surrounding houses
- Out of keeping with this Conservation Area

(Officer Note: The application site does not fall within a Conservation Area)

- Impact upon surface water drainage
- Removal of trees and hedges reduces nesting places for birds
- Inconsistencies within arboricultural report

(Officer Note: The initial inconsistencies within the arboricultural report have been corrected and the Council's Arboricultural Officer has provided comment on the basis of the corrected arboricultural report)

- The Woking Parking Review 2018 being advertised by Surrey County Council proposes a new parking bay which would go across the proposed driveway to Plot 3.

(Officer Note: The advertising period for the Woking Parking Review 2018 began on 31 August and is due to finish on 28 September 2018. Due to the number of stages in the review, Surrey County Council is not expecting to have completed the whole

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review process before the spring of 2019. The applicant may choose to submit a representation to Surrey County Council objecting to the provision of a parking bay within this location. In any instance, both the new vehicular crossover to Plot 3, and any new parking bay on the carriageway, would be subject to Traffic Regulation Order (TRO) consent, which is a separate process administered by Surrey County Council as the highway authority).

x1 letter of representation (from an individual who subsequently submitted a letter of objection, which is counted above) has been received (which neither clearly objects nor supports the application).

COMMENTARY

During consideration of the application the applicant (at the request of the case officer) has submitted amended drawings in relation to the Plots 1 & 3 elevations and added a further context location plan (PR/09) and context block plan (PR/10) to those plans initially submitted. The additional two plans show contextual information about the proposal in relation to its boundaries and adjacent properties, rather than incorporating changes to the proposal as initially submitted. The amended drawings in relation to the Plots 1 & 3 elevations made the following minor changes, which reduce potential neighbour impact in comparison to the drawings initially submitted:

- Ground floor side-facing kitchen window changed design to high-level sill and annotated to be obscure-glazed
- Utility room door annotated to utilise obscure-glazing
- First floor side-facing en-suite window annotated to be high-level (ie.1.7m above FFL) opening only and obscure-glazed

For these reasons it was not considered necessary to undertake further neighbour consultation on amended and additional drawings.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS20 - Heritage and conservation

CS21 - Design

CS22 - Sustainable construction

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CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

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

DM2 - Trees and landscaping
DM10 - Development on garden land
DM16 - Servicing development
DM20 - Heritage assets and their settings

Supplementary Planning Documents (SPD's)

Design (2015)
Parking Standards (2018)
Outlook, Amenity, Privacy and Daylight (2008)
Climate Change (2013)
Affordable Housing Delivery (2014)

Supplementary Planning Guidance (SPG)

Heritage of Woking (2000)

Other Material Considerations

Planning Practice Guidance (PPG)
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area
Thames Basin Heaths Special Protection Area Avoidance Strategy
Woking Borough Council Strategic Flood Risk Assessment (November 2015)
Community Infrastructure Levy (CIL) Charging Schedule (2015)
Waste and recycling provisions for new residential developments
Technical Housing Standards - Nationally Described Space Standard (March 2015)

PLANNING ISSUES

1. The key planning issues for consideration in determining this planning application are:
 - Principle of development
 - Housing mix
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Heritage
 - Arboriculture
 - Biodiversity and protected species
 - Amenities of future occupiers
 - Highways and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Affordable housing
 - Energy and water consumption
 - Flooding and water managementhaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Background

2. The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and is a material consideration in the determination of this application. However, the starting point for decision making remains the Development Plan, and the revised

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NPPF (2018) is clear at Paragraph 213 that existing Development Plan policies should not be considered out-of-date simply because they were adopted or made prior to 24 July 2018. The degree to which relevant Development Plan policies are consistent with the revised NPPF (2018) has been considered in this instance, and it is concluded that they should be afforded significant weight, with the exception of Policy CS12, the reasons for which are set out within the affordable housing section.

Principle of development

3. The NPPF (2018) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification text to Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling. Paragraph 68 of the NPPF (2018) states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly, and that to promote the development of a good mix of sites local planning authorities should, inter alia, support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.
4. Family accommodation is defined within the Woking Core Strategy (2012) as 2+ bedroom units, which may be houses or flats, exceeding 65 sq.m in floorspace. Policy CS11 sets out that the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss. The existing dwelling to be demolished measures approximately 177 sq.m in floorspace and therefore constitutes a family home for the purposes of Policy CS11. Whilst this is the case x3 five-bedroom houses are proposed which would all measure in excess of 150 sq.m; therefore all constituting family homes. The proposal would result in a net provision of x2 net family homes and would therefore comply with Policy CS11 in this regard.
5. Policy CS10 of the Woking Core Strategy (2012) sets out an indicative density range of between 30 - 40 dph (dwellings per hectare) for infill development within the rest of the Urban Area (ie. those areas outside of Woking Town Centre, West Byfleet District Centre and Local Centres), as in this instance, stating that density will not be justified at less than 30 dph unless higher densities cannot be integrated into the existing urban form.
6. The existing site density is 8 dph, and therefore currently makes very inefficient use of land within the Urban Area. The proposed site density is 24 dph. The existing density of the surrounding area varies between 11 dph and 23 dph. Whilst the resulting site density of 23 dph falls below 30 dph the site is constrained by its tapering shape, which presents a wider frontage to Park Road and a reduced frontage to Ivy Lane. The site is also constrained by the absence of rights to access the site via vehicle from privately maintained Ivy Lane, resulting in all vehicular access, and associated parking provision, having to be accommodated from the publicly maintained carriageway of Park Road. The integration of the proposed site into the existing urban form also has to be factored in. Taking these combined factors into account the resulting site density of 24 dph is considered to be acceptable and would significantly increase the existing site density, thus making more efficient use of land within the Urban Area, regardless.

7. The site comprises the residential curtilage associated with the existing dwelling of No.84 Park Road, which is proposed to be demolished. The site is situated within the Urban Area, outside of fluvial and surface water flood zones, and outside of the 400m (Zone A) exclusion zone of the Thames Basin Heaths Special Protection Area (TBH SPA), where the impacts of new residential development upon the TBH SPA are capable of mitigation through the provisions of the adopted TBH SPA Avoidance Strategy. For these reasons the principle of residential development is considered to be acceptable in this location. Paragraph 70 of the NPPF (2018) states that, "*plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*". Policy DM10 of the Development Management Policies DPD (2016), notes that such development may not be considered favourably if it has a significant adverse impact upon the character or the amenities of existing housing areas. This is assessed in further detail within the paragraphs below.

Housing mix

8. Both Policy CS11 of the Woking Core Strategy (2012), and the Strategic Housing Market Assessment (SHMA) (2015), identify a need for 4+ bedroom dwellings. Policy CS11 also states that the appropriate percentage of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood. As set out previously the proposed site density is considered to remain in character with the area. Woking Town Centre, West Byfleet District Centre and the Local Centres are the main centres of the Borough and currently the focal points for the provision of smaller dwellings (ie. 1 and 2 bedroom). The application site is considered to be appropriate to provide larger dwellings, as proposed in this instance, to enable the overall housing mix of Policy CS11 and the (SHMA) (2015) to be delivered Borough-wide across the life of the Core Strategy to 2027.

Design and impact upon the character of the area

9. The NPPF (2018) sets out that one of the fundamental functions of the planning and development process is to achieve the creation of high quality buildings and places and that good design is a key aspect of sustainable development. Policy CS21 of the Woking Core Strategy (2012) states that development should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
10. The application site comprises the residential curtilage associated with the existing dwelling of No.84 Park Road, which is proposed to be demolished. The proposed dwellings include housing development on garden land to the side and rear of an existing property, albeit this existing property is to be demolished. Policy DM10 of the Development Management Policies DPD (2016) states that housing development on garden land and/or that to the rear or side of an existing property will be supported provided that it meets the other relevant Development Plan policies and that:
 - *it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*
 - *it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;*

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- *the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area; and*
 - *suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality.*
11. The site is extensive in size and uncharacteristic of the surrounding area in respect of its size in proportion to the x1 existing dwelling contained within. The site fronts both Park Road and Ivy Lane and the proposal seeks to actively address both of these site frontages. Two dwellings (Plots 1 and 2) are proposed to front Park Road with one dwelling (Plot 3) fronting Ivy Lane. The Park Road frontage would contain two vehicular accesses, one of which would serve both Plots 1 and 2 and one of which would serve Plot 3.
 12. It is considered that the adopted approach of fronting dwellings onto both Park Road and Ivy Lane is robust and sound in urban design and townscape terms. The existing Ivy Lane frontage of the site is currently uncharacteristic of the surrounding area in that it contains no dwelling fronting Ivy Lane, which is consistently fronted throughout its length on this northern side by existing dwellings albeit at very varied building lines. The site is also the only example in which two existing 'tiers' of development (ie. fronting both Park Road and Ivy Lane) are not apparent within the area.
 13. It is acknowledged that the adopted two 'tier' approach does result in a relatively lengthy access drive to serve Plot 3 (which would front Ivy Lane) from publicly maintained Park Road however the applicant comments that the site does not benefit from a right of vehicular access from privately maintained Ivy Lane (in order to separately serve Plot 3) and therefore the provision of this relatively lengthy access drive from Park Road is the only approach which can facilitate 'two tiers' of development on the site, and therefore make more efficient use of land within the Urban Area to contribute towards the overall housing targets of the Woking Core Strategy (2012) and provide net family dwellings.
 14. Taking this factor into account, combined with the consideration that to achieve just two dwellings on the site (ie. fronting Park Road) would not make efficient use of land within the Urban Area, and that a driveway of a not dissimilar length and siting is located to the north-west side of No.71 Park Road (serving a garage at the rear), it is considered that the Plot 3 driveway would not result in material harm to the character and appearance of the area which could form a defensible basis for potential refusal. It should be noted that this driveway has been annotated as being finished in 'bonded gravel' and that this surfacing material would result in a less harsh appearance than tarmac for example (condition 06 refers). Whilst both Plots 1 and 2 (fronting Park Road) would be served by a single vehicular access from Park Road the arrangement of these plots set close to the road would not give the impression of a cul-de-sac layout and there are other examples of shared access in the vicinity.
 15. The plot widths of both Plots 1 and 2 (discounting the width of the Plot 3 vehicular driveway) would measure approximately 12 metres and 14 metres respectively. Properties fronting Park Road demonstrate plot frontages measuring between approximately 16 metres (No.80a) and 23 metres (No.84a) in width. Whilst Plots 1 and 2 would demonstrate smaller plot frontages, measuring approximately 12 metres and 14 metres in width respectively, these are not considered to be substantially below those prevailing in the area. Furthermore the Park Road frontage would contain two

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dwellings and therefore be comparable to the density of frontages across adjacent No.82, No.80a and No.80 Park Road. The Plot 3 width would encompass the entirety of the approximate 20 metre Ivy Road site frontage. Whilst adjacent Woodhaven demonstrates a large plot frontage width (measuring approximately 33 metres) nearby Romany, Pine Trees and No.76 Ivy Lane demonstrate plot frontage widths measuring between approximately 15 - 16 metres. Plot 3 would exceed these.

16. The depth of plots fronting Park Road and Ivy Lane varies between approximately 26 and 36 metres. In measuring between approximately 25 and 27 metres the proposal would remain consistent with the depth of existing plots within the surrounding area. Overall therefore the proposal is not considered to involve the inappropriate subdivision of an existing curtilage to sizes substantially below that prevailing in the area, and would accord with Policy DM10 in this respect.
17. The existing dwelling at No.84 demonstrates some architectural interest although is not situated within a Conservation Area, Locally or Statutory Listed. No objection can therefore be raised to the principle of its proposed demolition, subject to other planning considerations and the design quality of the proposed replacement dwellings.
18. Park Road consists predominantly of large, detached two storey dwellings of various styles and periods, which are generally set back from the road on relatively spacious plots with semi-mature/mature planting at the front. However building lines are not generally well-defined and spaces between flank elevations and side boundaries vary considerably, although there is generally space to one side or other of dwellings, which is often occupied by a garage or subordinate element.
19. All three dwellings would be two storey in scale, detached and adopt an 'Arts and Crafts' influenced architectural approach, utilising facing brick and vertical tile hanging below tiled roofs, traditional window designs with white frames, modest central gable elements to both the main roof and front porches, and chimney stacks. All three dwellings would measure approximately 8.5 metres to maximum height and adopt barn-hipped, and fully pitched, main roofs with subordinate monopitched single storey rear projections of modest approximate 1.5 metre depths. A hipped single storey canopy would project over two front bay windows, forming a simple central porch and appearing clearly subordinate to the main bulk of the dwellings. The maximum heights (approximately 8.5m) are considered to be acceptable and not considered to appear significantly greater than adjacent No.82 (approximately 7.8m maximum height) and No.84a Park Road (approximately 8.0m maximum height), particularly taking into account that Plots 1 and 2 would be well separated from the neighbouring buildings on either side.
20. Elements to the sides, containing hipped inset dormer windows, would be set-down approximately 1.7 metres from the maximum heights of the dwellings such that they would appear, combined with the approximate 1.5 metre set-backs from the front elevations, sufficiently subordinate to the main bulk of the dwellings. Whilst dormer windows are proposed within these subordinate elements these would serve first floor level accommodation and line through with the first floor level windows within the front elevations, such that they would not appear incongruous within the street scene.
21. Plot 1 (fronting Park Road) and Plot 3 (fronting Ivy Lane) would be identical in scale, form, design and the intended application of external materials although these two dwellings would not be viewed in context with one another as they would front different site frontages and street scenes. This identical nature is therefore not considered to be problematic. Whilst Plots 1 and 2 (both fronting Park Road) would be

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almost identical in scale, form and design the intended application of external materials is proposed to differentiate these two dwellings. Plot 1 would demonstrate a combination of facing brick and vertical tile hanging whereas Plot 2 would utilise only facing brick without vertical tile hanging. Both Plots 1 and 2 would be below tiled roofs and utilise traditional window designs with white frames.

22. Approximately 2.4m separation would be retained between Plots 1 and 2 (fronting Park Road). Whilst the subordinate side element of Plot 1 would be located just below 1.0 metre from the common boundary with No.84a Park Road the main bulk of the Plot 1 dwelling would be located approximately 4.0 metres from this common boundary, which would retain sufficient visual separation overall. Due to the vehicular driveway serving Plot 3 approximately 5.7m separation would be retained between Plot 2 and the common boundary with No.82 Park Road. These varying retained levels of separation are considered to remain consistent with the street scene of Park Road and Plots 1 and 2 would be well separated from the neighbouring buildings on either side. In terms of the approximate 2.4m separation proposed between Plots 1 and 2 (fronting Park Road) it is noted that approximately 2.5m separates No.71 and No.73 Park Road on the directly opposing side of the Park Road carriageway. This level of separation was considered to be acceptable by a Planning Inspector who granted planning permission for No.71 and No.73 Park Road on appeal in 2002 (Ref: APP/A3655/A/01/1076122). This level of separation is therefore considered to be acceptable and accord with the character of the street scene.
23. Plot 3 (fronting Ivy Lane) would retain approximately 6.7 metres separation to the common boundary with Woodhaven and approximately 1.4 metres separation to the common boundary with The Orchard, the dwelling of which is situated in excess of 11.0 metres from the common boundary. Due to these combined considerations Plot 3 is not considered to appear cramped within the Ivy Road street scene. The front building lines of Plots 1 and 2 (fronting Park Road) are considered to make a logical transition between those of existing adjacent No.82 and No.84a Park Road and would reflect the prevailing depth of frontages within the Park Road street scene.
24. Plot 3 would be set back approximately 2.0 metres from the site boundary with Ivy Lane at single storey level and by approximately 2.7 metres at two storey level. It is noted that adjacent The Orchard is set within a similar distance of the Ivy Lane carriageway and that front building lines vary very considerably, such that there is no prevailing building line within Ivy Lane. Given the dense vegetative screening between dwellings fronting Ivy Lane, combined with the separation levels between dwellings, Plot 3 is considered to result in an acceptable impact upon Ivy Lane and would enhance the townscape character of this street scene by introducing a front dwelling elevation where presently there is none, which is contrary to the character of this street scene.
25. Overall the proposal is considered to present a frontage in keeping with the existing street scenes of Park Road and Ivy Lane, including frontage width, building orientation, visual separation between buildings and distance from the roads.
26. Overall the development is considered to respect and make a positive contribution to the street scenes of Park Road and Ivy Lane and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

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Impact upon neighbouring amenity

27. 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.
28. More detailed guidance on assessing neighbouring amenity impacts is provided within SPD Outlook, Amenity, Privacy and Daylight (2008), which sets out 45° and 25° angle tests in terms of potential loss of daylight.

No.82 Park Road:

29. No.82 Park Road is a detached two storey dwelling situated to the west. The side (east) elevation of No.82 contains a fully glazed door and a first floor window. Both of these openings serve a secondary function to a lounge and bedroom respectively, which are primarily served by windows within the rear elevation.
30. Due to the slightly oblique resulting relationship the closest element of Plot 2 (the subordinate element) would be located between approximately 5 and 6 metres from the common boundary with No.82, the side elevation of which is inset approximately 2 metres from the common boundary. The two storey form of Plot 2 would not project significantly beyond either the front or rear building lines of No.82 and would be set in excess of 7 metres from the common boundary in any instance. Whilst Plot 2 would cause a marginal breach of the 25° angle test for loss of daylight to the fully glazed door within the side (east) elevation of No.82 this fully glazed door serves a secondary function to a lounge, the primary window serving which (within the rear elevation) would remain materially unaffected in terms of potential loss of daylight (complies with the 45° test). The lounge would therefore not sustain a significant loss of daylight. Plot 2 passes the 25° angle test with regard to the first floor level side-facing window and therefore no significant loss of daylight would occur to this bedroom window.
31. Taking the above into account, combined with the approximate 6.8m maximum height of the subordinate element of Plot 2 closest to No.82, the approximate 8.5m maximum height of Plot 2, and the form of Plot 2 it is not considered that significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to No.82. No first floor openings would directly face towards No.82 and the ground floor openings would be located sufficiently distant so as to give rise to no harmful loss of privacy to No.82.
32. Plot 1 would be screened from No.82 by Plot 2 (assessed previously) and Plot 3 would be located sufficiently distant in the south-eastern corner of the site so as to give rise to no material neighbouring amenity impact upon No.82.
33. Policy CS21 requires proposals for new development to avoid significant harm to the environment and general amenity resulting from noise. It is acknowledged that the Plot 3 driveway would occur within close proximity to the common boundary with No.82 however this driveway would serve only x1 dwelling (Plot 3) and is therefore not considered to give rise to significant harm to the amenity of No.82 resulting from noise and disturbance. It is also noted that a driveway to the north-western side of No.71 (which leads to a garage at the rear) demonstrates a similar relationship with No.69 Park Road. Overall the impact upon the neighbouring amenity of No.82 Park Road is considered to be acceptable.

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No.84a Park Road:

34. No.84a Park Road is a detached two storey dwelling located to the east. The side (west) elevation of the main (dual-pitched) part of No.84a contains a ground and second floor window. The ground floor window serves a secondary function to a lounge which is primarily served by a window within the rear elevation. The second floor window serves a loft which does not provide habitable floorspace. There is also a side (west) window within the gabled front projection of No.84a which serves a staircase (non-habitable). Between the side (west) elevation of No.84a and the common boundary with the site is a planting bed and path laid to paving slabs which links to a patio area to the rear.
35. The subordinate element (closest to No.84a) of Plot 1 would be inset approximately 0.8m from the common boundary and project approximately 3.3m beyond the rear elevation of No.84a. Whilst this is the case this element would remain approximately 5.0m from the side elevation of No.84a and demonstrate an approximate 6.8m maximum height, which would pitch down to an approximate 4.5m rear eaves height. The main element of Plot 1 (maximum height of approximately 8.5m) would be inset a further approximate 3.0m from the common boundary, as would the monopitched single storey rear projection. Whilst Plot 1 would clearly be readily apparent from the rear garden/patio area of No.84a due to the above combined factors it is not considered that a significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, or a harmful loss of sunlight, would occur to No.84a.
36. The two storey form of Plot 1 would not project beyond either of the front building lines (main element or gabled front projection) of No.84a and no conflict of the 25° test would occur to the window within the gabled front projection, albeit this window serves a staircase (non-habitable). Whilst Plot 1 would cause a breach of the 25° angle test for loss of daylight to the window within the side (west) elevation of No.84a this window serves a secondary function to a lounge, the primary window serving which (within the rear elevation) would remain materially unaffected in terms of potential loss of daylight (passes the 45° test). Overall therefore the lounge would not sustain a significant loss of daylight.
37. No first floor openings would directly face towards No.84a. Whilst a ground floor window and doorway would be located within the side-facing (east) elevation of Plot 1 the doorway would serve a utility room, and therefore likely to experience only intermittent use, and the glazing within would be obscure-glazed. The window would serve a secondary function to floor to ceiling windows within the rear elevation serving an open plan kitchen/dining room and would be high-level and obscure-glazed (condition 20 refers). Furthermore, these windows would be located approximately 0.8m inset from the common boundary and are likely to be screened by common boundary treatment (condition 08 refers).
38. Whilst Plot 1 would introduce first floor rear-facing windows within closer proximity to the common boundary with No.84a than existing the closest habitable room window (bedroom 5) would be located approximately 4.8m inset from the common boundary; any such overlooking from first floor level would therefore be sufficiently oblique so as to not result in a significantly harmful loss of privacy to the rear garden/patio of No.84a. Furthermore the site is located within the Urban Area in a suburban context where some expectation of limited overlooking exists.

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39. Plot 2 would be screened from No.84a by Plot 1 (assessed previously) and Plot 3 would be located sufficiently distant, and at a sufficiently oblique angle, in the south-eastern corner of the site so as to give rise to no material neighbouring amenity impact upon No.84a. Overall the impact upon the neighbouring amenity of No.84a Park Road is considered to be acceptable.

Nos.71 and 73 Park Road:

40. Nos.71 and 73 Park Road are detached two storey dwellings situated on the opposite (northern) side of the carriageway of Park Road and were granted planning permission at appeal in 2002 (Ref: PLAN/2001/0577) as part of a development of four dwellings.
41. The two storey form of Plots 1 and 2 would be set approximately 7.0m back from the footway, approximately 16.0m from the front boundaries, and approximately 24.0m from the closest point of the front elevations, of Nos.71 and 73 Park Road. Taking into account the overall form and scale of Plots 1 and 2 (maximum height of approximately 8.5m) no significantly harmful impact by reason of potential overbearing effect due to bulk, proximity or loss of outlook is considered to occur to Nos.71 and 73. Plots 1 and 2 do not breach a 25° angle taken from the centre point of the ground floor openings within the front elevations of Nos.71 and 73 and therefore no significantly harmful loss of daylight is considered to occur.
42. SPD Outlook, Amenity, Privacy and Daylight (2008) recommends a minimum separation distance for achieving privacy of 10.0m for two storey front to front elevation relationships. The proposal would significantly exceed this and therefore no harmful loss of privacy or overlooking is considered to occur to Nos.71 and 73 Park Road. Plot 3 would be screened from Nos.71 and 73 Park Road by Plots 1 and 2 and sited sufficient distance away to result in no material impact to these dwellings. Overall the impact upon the neighbouring amenity of Nos.71 and 73 Park Road is considered to be acceptable.

The Orchard, Ivy Lane:

43. The Orchard, Ivy Lane is a detached two storey dwelling located towards the east of its plot. The garden area wraps around the side (west) and rear of The Orchard and there are side-facing (west) openings within The Orchard although it has not been possible to establish whether these side-facing openings serve habitable rooms. Plot 3 would be sited approximately 1.3m inset of the common boundary although approximately 14.0m from the side (west) elevation of The Orchard. Whilst Plot 3 would clearly be readily apparent from the side garden/side elevation (west) of The Orchard due to the above factors, combined with the form and scale of Plot 3, it is not considered that a significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, or a harmful loss of sunlight, would occur to The Orchard.
44. Assuming a 'worst case' scenario, that is the openings within the side (west) elevation of The Orchard serve as single aspect to habitable rooms, Plot 3 nonetheless complies with the 25° angle test and therefore no harmful loss of daylight is considered to occur to The Orchard. A single window at both ground and first floor levels within Plot 3 would face directly towards the common boundary with The Orchard however the ground floor window would be located approximately 1.3m inset of the common boundary and the first floor window would serve an en-suite and is annotated to be obscure-glazed and high-level (ie. 1.7m above FFL) opening only to

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preserve the privacy of The Orchard. Subject to recommended condition 20 no significantly harmful loss of privacy is considered to occur to The Orchard.

45. Plots 1 and 2 would be located sufficiently distant, and at sufficiently oblique angles, in the northern part of the site so as to give rise to no material neighbouring amenity impact upon The Orchard. Overall the impact upon the neighbouring amenity of The Orchard is considered to be acceptable.

Woodhaven, Ivy Lane:

46. Woodhaven, Ivy Lane is a substantial detached two storey dwelling located towards the north-western corner of its plot. There is a detached garage close to the south-western corner of its plot adjacent to the common boundary with the site. The dwelling of Woodhaven is located approximately 16.0m inset from the common boundary. Furthermore the siting of Plot 3 would be offset in comparison to the siting of Woodhaven and Plot 3 would be inset approximately 6.7m from the common boundary. For these reasons, combined with the scale and form of Plot 3, it is not considered that significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to Woodhaven. No first floor openings would directly face towards Woodhaven and the ground floor openings would be located sufficiently distant so as to give rise to no harmful loss of privacy to Woodhaven.
47. It is acknowledged that the Plot 3 driveway would run within close proximity to part of the common boundary with Woodhaven however this driveway would serve only x1 dwelling. Furthermore the dwelling of Woodhaven is located approximately 16.0m from the common boundary. For these reasons the Plot 3 driveway is not considered to give rise to significant harm to the amenity of Woodhaven resulting from noise and disturbance. Overall the impact upon the neighbouring amenity of Woodhaven is considered to be acceptable.

Knowl Rise and The Wyke, Hockering Road:

48. Knowl Rise and The Wyke, Hockering Road are substantial detached dwellings situated to the south on the opposite side of the Ivy Lane carriageway to Plot 3. There is significant vegetative screening, and boundary fencing, between the carriageway of Ivy Lane and these dwellings. There is also a change in ground levels which results in the dwellings of Knowl Rise and The Wyke being relatively indiscernible from Ivy Lane (from pedestrian eye level). The northern part of the curtilage of Knowl Rise appears to be utilised for car parking and the northern part of the curtilage at The Wyke laid to lawn and forming part of a very substantial private garden.
49. The two storey form of Plot 3 would be set approximately 2.7m back from the site boundary with Ivy Lane, which is in turn approximately 9.0m from the boundary of the curtilages of Knowl Rise and The Wyke, the dwellings of which are inset between approximately 18.0m and 20.0m further south. Plot 3 would demonstrate a similar relationship to The Wyke as the existing dwelling of The Orchard on Ivy Lane and would demonstrate a maximum height measuring approximately 8.5m. Due to these combined factors it is not considered that Plot 3 would result in significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.
50. Plots 1 and 2 would be located sufficiently distant so as to give rise to no material neighbouring amenity impact upon Knowl Rise and The Wyke. Overall the impact

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upon the neighbouring amenity of Knowl Rise and The Wyke is considered to be acceptable.

Heritage

51. There are no statutory listed buildings within, or within proximity of, the site and the site is not located within a Conservation Area (CA). However the Hockering Estate CA is located to the south, on the opposite side of the Ivy Lane carriageway, and the closest properties within the Hockering Estate CA (Knowl Rise and The Wyke) to proposed Plot 3 are both Locally Listed buildings.
52. For the purposes of the NPPF (2018) Locally Listed buildings are a non-designated heritage asset although Conservation Areas are a designated heritage asset. In relation to non-designated heritage assets (the Locally Listed buildings) Paragraph 197 of the NPPF (2018) states that in weighing applications that directly or indirectly affect non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policy CS20 of the Woking Core Strategy (2012) and Policy DM20 of the Development Management Policies DPD (2016) both relate to heritage assets and Policy DM20 states that proposals will be required to preserve and/or enhance the heritage asset, including its setting.
53. In terms of the non-designated heritage assets Knowl Rise is Locally Listed as a Building of Architectural Significance and The Wyke as a Building of Townscape Merit. The significance of the Hockering Estate CA (designated heritage asset) is as a medium sized early inter-war private housing estate which is well defined and characterised by substantial individually designed houses each set in generous curtilages within a mature sylvan landscape.
54. The proposal would not directly affect either the nearby designated heritage asset of the Hockering Estate CA, or the nearby non-designated heritage assets of Locally Listed Knowl Rise and The Wyke, although proposed Plot 3 has the potential to affect the setting (an indirect effect) of these assets.
55. The boundary of the Hockering Estate Conservation Area is situated to the south, on the opposite side of the Ivy Lane carriageway, to Plot 3. There is significant vegetative screening between the carriageway of Ivy Lane and Conservation Area boundary. There is also a change in ground levels which results in the Locally Listed buildings of Knowl Rise and The Wyke being relatively indiscernible from Ivy Lane (from pedestrian eye level). There is also close-boarded boundary fencing demarcating the northern boundaries of the residential curtilages of these two dwellings, which also forms the boundary of the Hockering Estate CA. Given these factors there is limited inter-visibility between the site and the nearby heritage assets. Furthermore the site is considered to have no strong visual or physical relationship with these heritage assets and is not considered to have an economic, social or historical relationship with these heritage assets.
56. Proposed Plot 3 would also demonstrate a similar siting, scale and overall relationship with these heritage assets as the existing dwelling of The Orchard, Ivy Lane. Overall no harm or loss to the significance of the designated heritage asset of the Hockering Estate CA, or the non-designated heritage assets of Locally Listed Knowl Rise and The Wyke, is considered to arise as a result of the proposal.

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Arboriculture

57. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to include the retention of any trees of public amenity value. Policy DM2 of the Development Management Policies DPD (2016) states that the Council will require any trees to be retained to be adequately protected to avoid damage during demolition and construction. The application has been submitted with a tree survey, arboricultural impact assessment and arboricultural method statement. There are no trees protected by Tree Preservation Order (TPO) within, or adjacent to, the site, nor is the site located within a Conservation Area.
58. Although x13 trees would be removed to facilitate the proposal x7 of these (T5, T6, T7, T11, T12, T13 and T23) are fruit trees (pear and apple), which are not considered to represent a material planning constraint. x1 tree (T19) is dead and its removal constitutes good arboricultural practice regardless of the proposals. Of the remaining x5 trees to be removed (T8, T9, T16 and G21 (G21 is a group comprising x1 Bay Laurel and x1 Portugal Laurel) only T16 and G21 are of moderate quality and value with T8 and T9 of low quality and value. Overall the trees to be removed are of relatively modest landscape significance and, subject to some new tree planting during the landscaping phase of the works (recommended condition 05 refers) the proposal tree removal is not considered to give rise to a significant adverse impact on the wider long term character and amenities of the area.
59. The new dwelling foundations of Plot 3 would incur to a minor extent (<2%) at the Root Protection Area (RPA) margin of the Sycamore (T14) located within the curtilage of adjacent Woodhaven. The arboricultural report makes provision for construction of the new foundations of Plot 3 within this RPA under direct supervision by the appointed arboricultural consultant to ensure no adverse impact upon this tree. There are a number of Privet and mixed hedges surrounding and within the site; the submitted tree protection plan shows some of these hedges to be removed both partially and wholly and some to be retained. Whilst hedges are generally not considered to represent a material planning constraint the majority of hedges, including those fronting Park Road (with the exception of vehicular access points) are shown within this plan to be retained.
60. The Council's Arboricultural Officer comments that there are a number of fruit and coniferous trees that would need to be removed to facilitate development but they are of low public amenity value and therefore this loss can be mitigated by replacement planting secured via a landscaping condition (condition 05 refers). The Council's Arboricultural Officer considers the submitted arboricultural information to be acceptable and should be complied with in full, including the pre-commencement meeting as indicated. This can be secured via recommended condition 13.
61. Overall, in arboricultural terms the proposed development is considered to be acceptable and, subject to recommended conditions, to comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the provisions of the NPPF (2018).

Biodiversity and protected species

62. The NPPF (2018) 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

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established before planning permission is granted. This approach is reflected within Policy CS7 of the Woking Core Strategy (2012).

63. The application has been submitted with an ecological appraisal. The site largely comprises amenity grass lawn with shrub, hedge and tree planting, typical of residential curtilages within the Urban Area. There is bracken and ground elder within the southern portion of the site.
64. The existing dwelling to be demolished was subject to internal and external inspection and the ecological appraisal concludes that the building appears largely unsuitable for bats and does not support features that could conceal individual bats. No evidence of any use by roosting bats was recorded within the building and no other significant structures are present which could provide potential opportunities for roosting bats. No features within trees of suitable maturity were observed which could provide potential opportunities for roosting bats. The submitted ecological appraisal sets out that no evidence for any use of the site by Badger was recorded during the survey work undertaken. No evidence of any other protected, rare, or notable mammal species was recorded within the site.
65. Overall the habitats present within the site are considered to present no more than low to negligible ecological value. The submitted ecological appraisal sets out mitigation measures in relation to general construction safeguards and working practices, timing of works for nesting birds and invasive species safeguards, which can be secured via recommended condition 14. The submitted ecological appraisal also sets out ecological enhancements, including the provision of bat and bird boxes, which can be secured via recommended condition 15. It should also be noted that recommended condition 05 will secure the submission of a detailed planting scheme which will serve to mitigate the trees and hedges to be removed and provide enhancement where possible.
66. Surrey Wildlife Trust has been consulted and recommends that the development should proceed in line with the enhancement recommendations within section 6.2 of the ecological appraisal, which can be secured via recommended conditions.
67. Overall, subject to recommended conditions 05, 14 and 15, the impact of the proposal with regard to biodiversity and protected species is considered to be acceptable and to comply with Policy CS7 of the Woking Core Strategy (2012), the provisions of the NPPF (2018) and Circular 06/05 - Biodiversity and Geological Conservation.

Amenities of future occupiers

68. There would be no conflict of the 25° angle taken from the ground floor openings within the rear elevations of Plots 1 and 2 and Plot 3 respectively. Furthermore there would be no conflict of the 25° angle taken from the ground floor openings within the front elevations of Plots 1 - 3 (inclusive). Therefore a good standard of outlook and daylight would be achieved to all habitable rooms within all three dwellings.
69. All three proposed five-bedroom dwellings would measure in excess of 150 sq.m in gross floor space. Although not locally adopted these gross floor spaces would exceed the relevant minimum requirements of the Technical housing standards - nationally described space standard (March 2015) for two storey five-bedroom dwellings and are therefore considered to provide a good standard of residential amenity.

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70. SPD Outlook, Amenity, Privacy and Daylight (2008) sets out that large family dwelling houses (which are defined for this purpose as being in excess of 150 sq.m gross floorspace) should provide a suitable area of private garden amenity in scale with the building (e.g. greater than the gross floor area of the building). Whilst this is the case it should be noted that the proposed dwellings measure a modest 10 - 11 sq.m in excess of 150 sq.m in gross floorspace. The following table sets out the gross floorspace, building footprints and private garden areas of each proposed dwelling:

Plot no.	Gross floorspace (approx.)	Building footprint (approx.)	Private garden area (approx.)
1	161 sq.m	102 sq.m	108 sq.m
2	160 sq.m	101 sq.m	117 sq.m
3	161 sq.m	102 sq.m	195 sq.m

71. As can be seen from the table the private garden areas of Plots 1 and 2 would not be greater than the gross floor areas of the proposed dwellings but would be greater than the building footprints. The rear garden areas would measure between 10 and 11 metres in depth and between 9 and 12 metres in width. It is also noted that Plots 1 and 2 would benefit from predominantly south-facing rear gardens, which would provide ample space for sitting-out, children's play, drying clothes and growing plants. The size of the rear gardens proposed also has to be balanced with the provision of sufficient car parking and it is noted that the proposed site density is 24 dph, below the indicative 30 dph minimum density threshold. Taking these factors into account the size of the rear garden areas is considered to be acceptable and to provide a good standard of amenity to future occupiers.
72. In terms of privacy between Plots 1 and 2 (fronting Park Road) and Plot 3 (fronting Ivy Lane) SPD Outlook, Amenity, Privacy and Daylight (2008) recommends a minimum separation distance of 20.0m for two storey back to back elevation relationships and of 10.0m for two storey back to boundary relationships. Plots 1 and 2 would maintain approximately 11.6m two storey separation to the common boundary with Plot 3. Plot 3 would maintain a minimum of approximately 12.0m two storey back to boundary separation with the common boundary of Plot 1. Approximately 23.0m two storey back to back separation (at the closest point) would be retained between Plots 1 and 2 and Plot 3. Furthermore there would be a somewhat oblique relationship between the first floor rear-facing windows within Plots 1 and 2 and Plot 3 which would serve to increase the sense of privacy between these dwellings. Overall all resulting separation distances between the three proposed dwellings would exceed the minimum recommended distances for achieving privacy set out by SPD Outlook, Amenity, Privacy and Daylight (2008) and therefore the relationship, in terms of potential overlooking and loss of privacy, between the three proposed dwellings is considered to be acceptable.
73. Overall the three proposed dwellings are all considered to provide a good standard of amenity to future occupiers.

Highways and parking implications

74. The NPPF (2018) promotes sustainable transport. Paragraph 109 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS18 of the Woking Core Strategy (2012) aims to locate most new development within the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling.

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75. The proposal would remove the existing vehicular crossover towards the east of the site frontage on Park Road and replace this with two vehicular crossovers, one of which would be positioned relatively centrally within the Park Road frontage (to serve both Plots 1 and 2) and one of which would be positioned towards the western edge of the Park Road frontage (to serve Plot 3).
76. SPD Parking Standards (2018) sets out minimum on-site vehicle parking requirements of x3 spaces for each 5+ bedroom house, as in this instance. The proposal would facilitate the on-site parking of x3 cars for each proposed dwelling in accordance with the relevant minimum requirement of SPD Parking Standards (2018).
77. The Plot 3 driveway would enable cars to access and egress Plot 3 in a forward gear because a vehicle turning area would be provided on-site between the garden areas of Plot 2 and Plot 3. Some letters of representation comment that the parking arrangement for Plots 1 and 2 would require vehicles at these dwellings to reverse onto Park Road. It should be noted that 6.0m would be retained between the closest parking spaces (annotated as space 3 on plan) shown serving Plot 1 and Plot 2, which would be sufficient to enable vehicles parked within these closest spaces to reverse back from the space onto the shared driveway and egress the site in a forward gear. There is no requirement within SPD Parking Standards (2018) for cars to be able to leave a site in a forward gear and whilst any cars parked within space 3 (as annotated on plan) would be required to move to enable cars parked within space 1 (as annotated on plan) to leave the site again this is not contrary to any guidance within SPD Parking Standards (2018). The existing single vehicular crossover and driveway to the site also requires vehicles to access the driveway in reverse gear, or to reverse onto Park Road, when egressing. Whilst the vehicular crossover serving Plots 1 and 2 would serve x2 dwellings this would not represent a material increase in terms of vehicles potentially reversing onto Park Road in comparison to the existing situation.
78. SPD Parking Standards (2018) also sets out cycle parking standards of x2 cycle spaces per dwelling. There is considered to be sufficient space within the respective rear/side garden areas to provide secure cycle parking to serve each of the proposed x3 dwellings. Further details of such can be secured via recommended condition 07.
79. The proposal has been considered by the County Highway Authority (CHA) (SCC) who, having assessed the application on safety, capacity and policy grounds, raises no objection subject to recommended conditions 16, 17 and 18. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car/cycle parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the NPPF (2018).

Thames Basin Heaths Special Protection Area (TBH SPA)

80. The Special Protection Areas (SPAs) in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres, of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).
81. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of

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the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £2,082 (ie. £1,041 x 2) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy (April 2018 update) as a result of the uplift of x2 4 & over bedroom dwellings which would arise from the proposal. This would need to be secured through a S106 Legal Agreement.

82. Subject to the completion of an appropriate S106 Legal Agreement, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBH SPA and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

Affordable housing

83. Policy CS12 of the Woking Core Strategy (2012) states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
84. However, Paragraph 63 of the NPPF (2018) sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
85. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

Energy and water consumption

86. Planning policies relating to energy and water consumption 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 110 litres per person per day water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (conditions 10 and 11 refer).

Flooding and water management

87. The site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. Parts of the carriageway of Park Road are identified as being at a 1 in 1000 year and 1 in 100 year risk of surface water flooding respectively with a small part of the Ivy Lane carriageway identified as being at a 1 in 1000 year risk of surface water flooding. No other surface water flood risk within, or adjacent to, the site is identified within the Council's Strategic Flood Risk Assessment (November 2015). Given these factors surface water flood risk is not considered to represent a planning constraint although condition 09 is recommended to ensure that no increased risk of surface water flooding arises as a result of the proposed development. The proposal is considered to comply with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018) in terms of flooding and water management.

LOCAL FINANCE CONSIDERATIONS

88. The development would be liable for Community Infrastructure Levy (CIL) to the sum of **£48,906** (316.9 sq.m net floorspace) (including the April 2018 Indexation).

CONCLUSION

89. Overall the principle of development is considered to be acceptable. Furthermore, subject to recommended conditions, the development is considered to result in acceptable impacts with regard to design and the character of the area, neighbouring amenity, heritage, arboriculture, biodiversity and protected species, amenities of future occupiers, highways and parking implications, affordable housing, energy and water consumption and flooding and water management. Thames Basin Heaths Special Protection Area (TBH SPA) will be addressed via the Legal Agreement.
90. The proposal is therefore considered to accord with Sections 2, 5, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework (NPPF) (2018), Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS20, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Policies DM2, DM10, DM16 and DM20 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents (SPD's) Design (2015), Parking Standards (2018), Outlook, Amenity, Privacy and Daylight (2008), Climate Change (2013) and Affordable Housing Delivery (2014), Supplementary Planning Guidance (SPG) Heritage of Woking (2000), the Planning Practice Guidance (PPG), South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area, Thames Basin Heaths Special Protection Area Avoidance Strategy and Woking Borough Council Strategic Flood Risk Assessment (November 2015).

BACKGROUND PAPERS

Site visit photographs
 Site Notice (Development affecting a Conservation Area - dated 15.08.2018)
 Letters of representation
 Consultation response from County Highway Authority (CHA) (SCC)
 Consultation response from Arboricultural Officer
 Consultation response from Surrey Wildlife Trust
 Consultation response from Waste Services

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£2082 SAMM (TBH SPA) contribution.	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

RECOMMENDATION

Grant planning permission subject to the following conditions and SAMM (TBH SPA) contribution secured by way of S106 Legal Agreement:

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

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

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

ENC-280218-ENC-4BB6 (Topographical), dated March 2018 and received by the Local Planning Authority on 17.07.2018.

ENC-280218-ENC-4BB6-MB (Measured Building), dated March 2018 and received by the Local Planning Authority on 17.07.2018.

PR/01 (Proposed Site Plan), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/02 (Site Location Plan), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/03 (Proposed Plans Plots 1 & 3), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/4 Rev A (Proposed Elevations Plots 1 & 3), dated June 2018 and received by the Local Planning Authority on 03.09.2018.

PR/05 (Proposed Plans Plot 2), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/06 (Proposed Elevations Plot 2), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/07 (Street Scene), dated June 2018 and received by the Local Planning Authority on 17.07.2018.

PR/08 (Roof Plan (1:500 scale)), dated June 2018 and received by the Local Planning Authority on 17.07.2018.

PR/08 (Roof Plan (1:100 scale)), dated June 2018 and received by the Local Planning Authority on 31.07.2018.

PR/09 (Context Location Plan), dated June 2018 and received by the Local Planning Authority on 03.09.2018.

PR/10 (Context Block Plan), dated June 2018 and received by the Local Planning Authority on 03.09.2018.

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

03. ++ Notwithstanding the external material details annotated on the approved plans/documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the development hereby permitted details and a written specification of the materials to be used in the external elevations of the dwellings hereby permitted shall be

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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 character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

04. ++ The development hereby permitted shall not commence (with the exception of demolition and site preparation works) until details of the proposed finished ground levels (including proposed spot levels annotated against the submitted existing spot levels across the site) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved site levels.

Reason: To ensure a satisfactory form of development, protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

05. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the dwellings hereby permitted a detailed planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed planting scheme shall specify species, planting sizes, spaces and numbers of trees/shrubs/hedges to be planted. The detailed planting scheme shall include full details of any tree pits (including sections) as may be required. All new planting shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwellings or the completion of the development, whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

06. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the installation of any facing 'hard' landscape works hereby permitted full details and/or samples of the facing materials to be used for the 'hard' landscape works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include resin bonded gravel to the driveway and parking areas as annotated on the approved plans listed within this notice. The 'hard' landscape works shall be carried out in accordance with the approved details and completed before the first occupation of any of the dwellings hereby permitted and permanently retained thereafter.

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Reason: To protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

07. ++ Prior to the application/installation of any external facing materials to the dwellings hereby permitted details of secure, covered cycle storage (accommodating a minimum of x2 cycles per dwelling) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage 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 unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that satisfactory facilities for the storage of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out within Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF (2018),

08. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the application/installation of any external facing materials to the dwellings hereby permitted details of any modifications to boundary treatments (including the subdivision of the application site between the proposed x3 dwellings) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary modifications and treatments shall be implemented in full prior to the first occupation of the development hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

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

09. ++ Prior to the commencement of the development hereby permitted (with the exception of demolition and site preparation works) details of a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the dwellings hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase surface water flood risk in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

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

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- 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), SPD Climate Change (2013) and the provisions of the NPPF (2018).

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

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

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2013) and the provisions of the NPPF (2018).

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

Reason: In accordance with the NPPF (2018) 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 contamination.

13. Tree protective measures shall be carried out in strict accordance with the Arboricultural Report (Ref: APA/AP/2018/113, dated 4th July 2018) and the Tree Protection Plan (Ref: TPP/APA/AP/2018/113) provided by APArboriculture. A pre-commencement site meeting shall be held between the Council's Arboricultural Officer, the project Arboricultural consultant and Project Manager whereupon any arboricultural supervision can be agreed and any changes to tree protection details can be amended and agreed. No works or demolition shall take place until the tree

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protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority. The works shall be carried out as approved and the tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the provisions of the NPPF (2018).

14. The development hereby permitted shall be undertaken in strict accordance with the Mitigation Measures (MM1, MM2 and MM3) as set out within Section 6 of the Ecological Appraisal by Aspect Ecology Ltd (Project No: 1005438), dated July 2018.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policy CS7 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

15. ++ Prior to the application/installation of any external facing materials to the dwellings hereby permitted a scheme for the enhancement of biodiversity on the development site shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme of biodiversity enhancements shall be in accordance with the Ecological Enhancements as set out within Section 6 of the Ecological Appraisal by Aspect Ecology Ltd (Project No: 1005438), dated July 2018 and include the following:
- Provision of bird and bat boxes (EE1 and EE2)
 - Compensation for the trees and hedges that are proposed to be removed. Replacement planting should comprise native species when planting new trees and shrubs, preferably of local provenance and should focus on nectar-rich flowers and/or berries as these can be of considerable value to wildlife.

The biodiversity enhancements shall thereafter be carried out in accordance with a timeframe to be submitted to and agreed in writing by the Local Planning Authority with the details of biodiversity enhancements. Thereafter the biodiversity enhancements shall be permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policy CS7 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

16. No part of the development hereby permitted shall be first occupied unless and until the proposed vehicular accesses to Park Road have been constructed in accordance with the approved plans listed within Condition 02 of this notice. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

17. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans listed within condition 02 of this notice for vehicles to be parked and for vehicles to turn. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purposes unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

18. ++ The development hereby permitted shall not commence (including demolition and site preparation works) until a Construction Transport Management Plan (CTMP), to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the demolition and construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause undue inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018). This is a pre-commencement condition to ensure that demolition and site preparation works do not prejudice highway safety nor cause undue inconvenience to other highway users.

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

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

20. Prior to the first occupation of the development hereby permitted where annotated on the approved plan numbered/titled 'PR/4 Rev A (Proposed Elevations Plots 1 & 3)' window(s) and door(s) shall be glazed entirely with obscure glass and shall be non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Once installed the window(s) and door(s) shall be permanently retained in that condition unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the privacy and residential amenity of adjacent dwellings, and between future occupiers of Plots 1 and 2 hereby permitted, in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

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

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2015 (as amended) (or any orders amending or re-enacting that Order with or without modification(s)) no extension(s), enlargement(s) or the provision of any other building(s) within the curtilage(s) other than that expressly authorised by this permission (with the exception of any building(s) or structure(s) approved pursuant to condition 07 (cycle storage) of this notice) shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the residential amenities of the adjacent properties, to the character of the area and provision of an appropriate level of private garden amenity space to serve the dwellings hereby permitted and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

22. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification(s)) no window(s), dormer window(s), rooflight(s) or other additional opening(s) other than those expressly authorised by this permission shall be formed at first floor level or above within any elevation (including the roof slopes) of any of the dwellings hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further windows and other openings at first floor level or above could cause detriment to the residential amenities of the adjacent properties and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF (2018). The applicant sought pre-application advice from the Local Planning Authority prior to submission of the application. The application was submitted in line with the pre-application advice and was therefore considered to be acceptable.
02. The applicants attention is specifically drawn to the planning conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the planning permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be allowed when submitting details in response to planning conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
03. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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

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

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

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

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

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

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

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

04. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
05. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
06. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>

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07. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Council's Environmental Health Service prior to commencement of works.
08. The applicant is advised that 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.
09. The applicant is advised that the term 'fixed' or 'non-opening window refers to a window where the glazing is fitted directly into a permanent fixed frame which contains no opening or openable casement or other device or mechanism to permit opening. Fixing an openable casement with screws or bolts into the frame is not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
10. The planning permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see:
www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
11. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
12. 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).
13. This decision notice should be read in conjunction with the related S106 Legal Agreement.

SECTION B

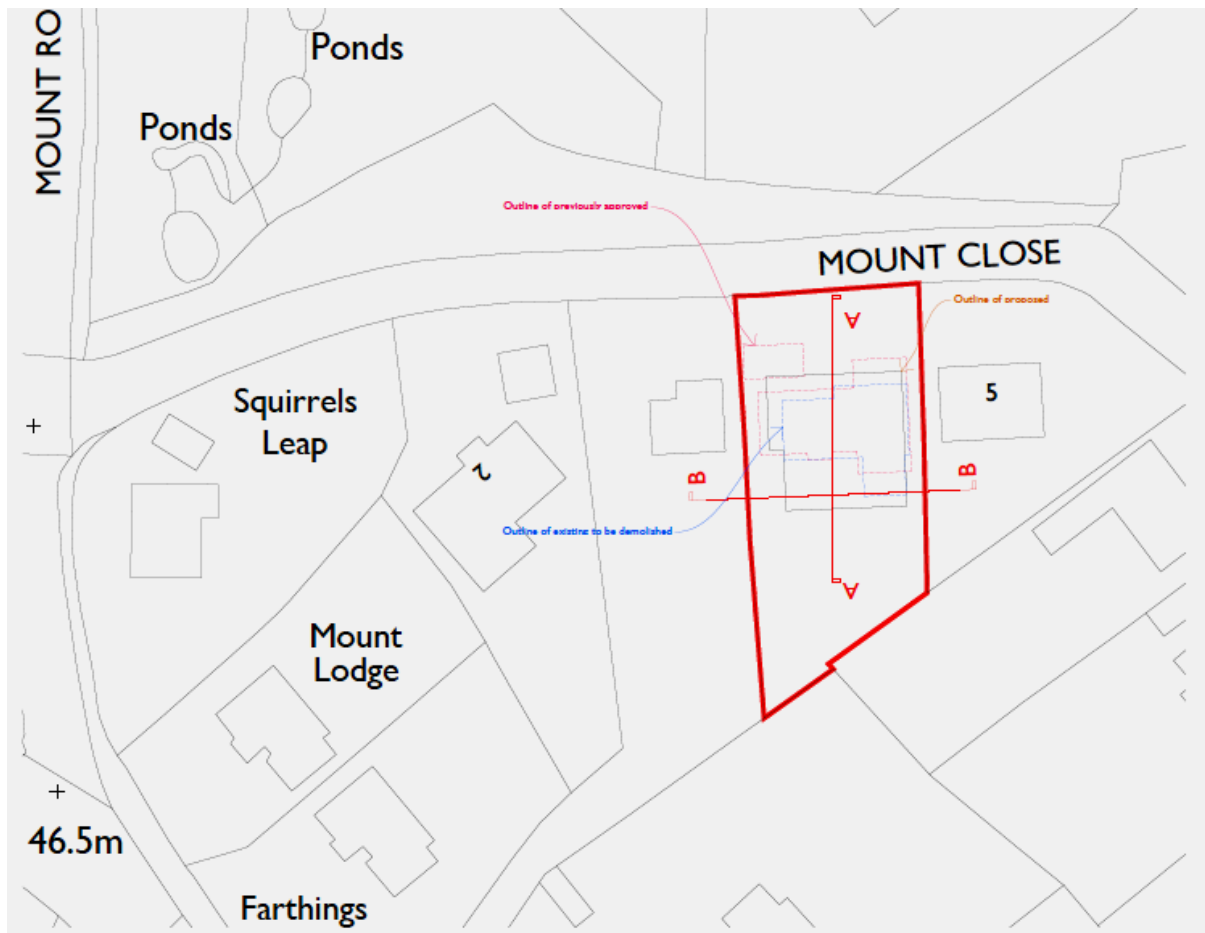
**APPLICATIONS WHICH WILL BE
THE SUBJECT OF A PRESENTATION
BY OFFICERS**

(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)

Pippins, 4 Mount Close, Hook Heath, Woking

PLAN/2018/0657

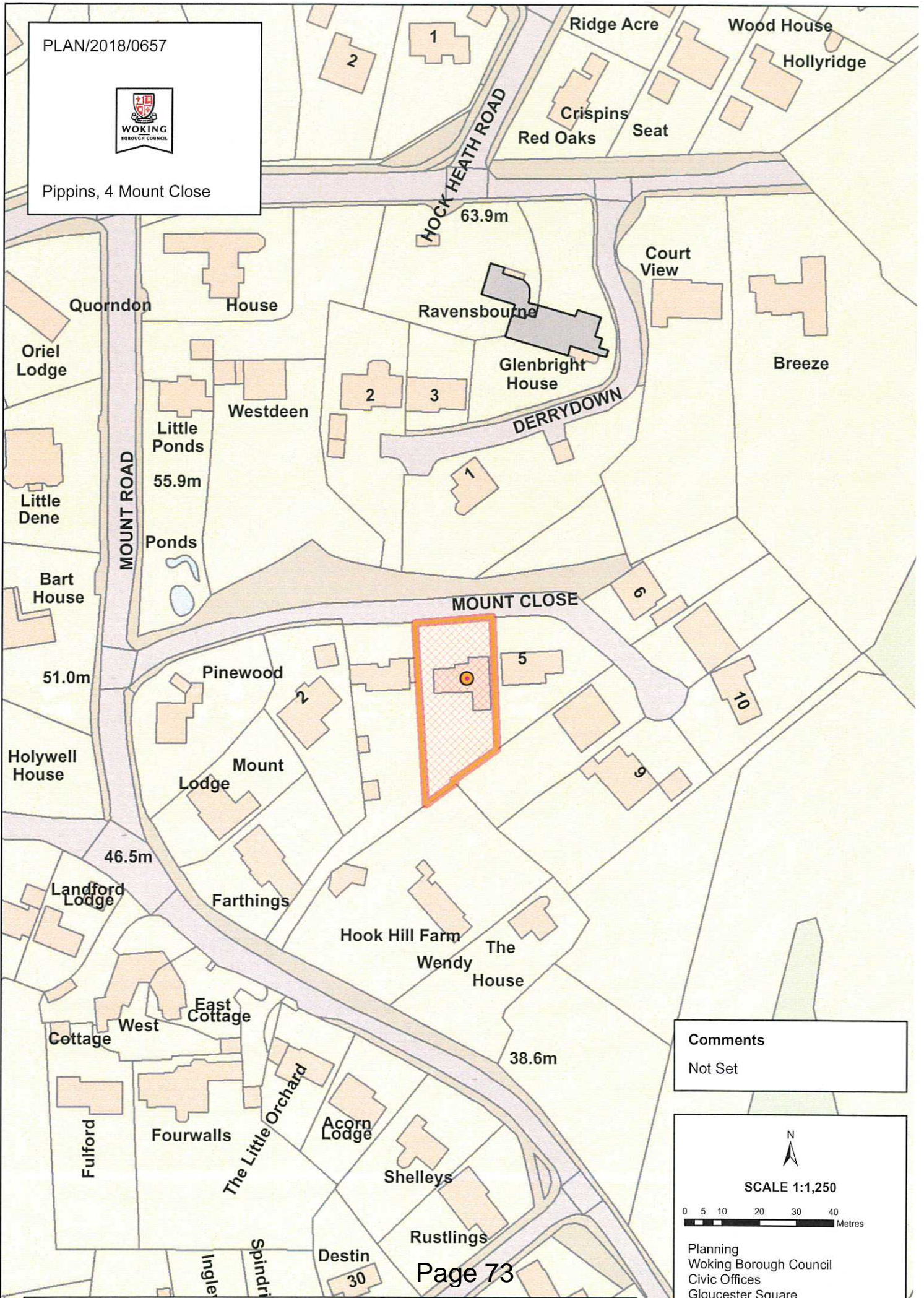
Demolition of existing 4 bedroom dwelling and the erection of a 5 bedroom dwelling.



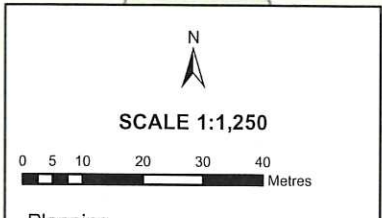
PLAN/2018/0657



Pippins, 4 Mount Close



Comments
Not Set



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

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5c 18/0657 Reg'd: 16.07.18 Expires: 28.09.18 Ward: HE
Nei. 07.08.18 BVPI 13 (Minor Number 10/10 On
Con. Target dwellings) of Weeks Target?
Exp: on Cttee' Yes
Day:

LOCATION: Pippins, 4 Mount Close, Hook Heath, Woking, GU22 0PZ
PROPOSAL: Demolition of existing 4 bedroom dwelling and the erection of a 5 bedroom dwelling.
TYPE: Full Application
APPLICANT: Paul and Olga Cragg **OFFICER:** Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

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

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for the demolition of existing 4 bedroom dwelling and the erection of a 5 bedroom dwelling.

Site Area: 0.0855 ha (855 sq.m)
Existing units: 1
Proposed units: 1
Existing density: 12 dph (dwellings per hectare)
Proposed density: 12 dph

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

The application site lies within the residential cul-de-sac of Mount Close. It comprises of a detached two storey dwelling which is set down at a lower level from the carriageway. The frontage of the site is open and contains a garden and sloping driveway. The rear garden falls steeply from north to south and is bounded by vegetation, wooden fencing and a brick wall. Residential properties adjoin all boundaries of the rear garden.

COMMENTARY

During consideration of the application the applicant (at the request of the case officer) has submitted amended plans and added a further section plan (Section BB) to those plans initially submitted. However, these amended plans only show additional, contextual information about the proposal in relation to its boundaries and adjacent properties, rather than incorporating changes to the proposal as initially submitted. It was therefore not considered necessary to undertake further neighbour consultation on amended plans.

RELEVANT PLANNING HISTORY

PLAN/2016/1142 - Erection of five bedroom detached three storey dwelling, single garage and detached pool house following demolition of the existing dwelling (amended plans). Permitted subject to conditions (17.03.2017)

CONSULTATIONS

County Highway Authority (CHA) (SCC): The proposed development is located on a private road that is not under the jurisdiction of the CHA. The proposed development is not likely to have an impact on the local highway network, therefore the CHA has no requirements.

Arboricultural Officer: Any trees previously noted on site have now been removed, therefore there are no arboricultural objections to the proposed.

Hook Heath Neighbourhood Forum: No comments received.

REPRESENTATIONS

x12 local properties were sent neighbour notification letters of the application, in addition to the application being advertised on the Council's website.

x1 letter of objection has been received raising the following main points:

- Whilst we have no objections in principle to constructing a new house we feel the current plans would result in a loss of privacy. Specifically:
 - The significant amount of glazed area across all floors on the southern elevation.
 - The existence and location of a balcony in the plans.
 - The increased footprint of the house bringing it closer to the property boundary lines.
- The topography of the land needs to be considered when approving any plans given the significant height difference between properties.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018)

Section 2 - Achieving sustainable development

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS9 - Flooding and water management

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CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DMP DPD) (2016)
DM2 - Trees and landscaping

Hook Heath Neighbourhood Plan (2015)
BE1 - Design of New Developments
BE2 - Off-road Parking

Supplementary Planning Documents (SPD's)
Design (2015)
Parking Standards (2018)
Outlook, Amenity, Privacy and Daylight (2008)
Climate Change (2013)

Other Material Considerations
Planning Practice Guidance (PPG)
Woking Borough Council Strategic Flood Risk Assessment (November 2015)
Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

1. The key planning issues for consideration in determining this planning application are:
 - Principle of development
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Highways and parking implications
 - Energy and water consumption
 - Flooding and water management
 - Thames Basin Heaths Special Protection Area (TBH SPA)having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Background

2. The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and is a material consideration in the determination of this application. However, the starting point for decision making remains the Development Plan, and the revised NPPF (2018) is clear at Paragraph 213 that existing Development Plan policies should not be considered out-of-date simply because they were adopted or made prior to 24 July 2018. The degree to which relevant Development Plan policies are consistent with the revised NPPF (2018) has been considered in this instance, and it is concluded that they should be afforded significant weight.

Principle of development

3. The application site falls within the Urban Area where the principle of replacement dwellings is considered to be acceptable subject to the material planning considerations as set out within the paragraphs below.

Design and impact upon the character of the area

4. The NPPF (2018) sets out that one of the fundamental functions of the planning and development process is to achieve the creation of high quality buildings and places and that good design is a key aspect of sustainable development. Policy CS21 of the Woking Core Strategy (2012) states that development should respect and make a positive contribution to the street scene and the character of the area, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
5. Policy BE1 of the Hook Heath Neighbourhood Plan (2015) states that new development should maintain or enhance the character of the area. All development 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;
 - ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials;
 - maintain residential privacy and the character of the area.
6. In this case, the area falls within an Arcadian typology as described within both SPD Design (2015) and the Hook Heath Neighbourhood Plan (2015). The surrounding area is generally characterised by substantial detached two storey dwellings (some of which also provide accommodation within the roof) set within relatively large plots with generally open frontages. There are ground level changes within Mount Close which factor significantly in the appearance of the cul-de-sac. Within the prevailing generalisation of two storey detached dwellings there is a significant variation of architectural styles. Consequently, there is no dominant or prevailing design narrative within Mount Close.
7. The principle of replacing the traditional existing dwelling with a dwelling utilising a contemporary flat roof design and large extents of glazing has previously been accepted by the Local Planning Authority in granting extant planning permission reference PLAN/2016/1142, which forms a significant material planning consideration in determining the current application. It should also be noted that extant PLAN/2016/1142 included the provision of a detached single garage (to the front) and a detached pool house (at the terminus of the rear garden), neither of which are included within the current application. Due to the mix of style and dwelling designs within Mount Close it is difficult to identify a truly local distinctiveness beyond the broad characteristic of detached two storey dwellings. The existing dwelling is not of an uncommon or unusual design and its value in architectural and townscape terms is relatively limited, such that its proposed demolition cannot be resisted subject to the design quality of the proposed replacement dwelling.
8. The replacement dwelling would appear as a two storey dwelling from Mount Close (which would be lower in height than the adjoining properties of No.3 and No.5) and as a three storey dwelling from the rear garden. This 'tiered' approach is consistent with the extant planning permission (Ref: PLAN/2016/1142) on the site. The proposed

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replacement dwelling would also be set down lower than the Mount Close carriageway due to the change in ground levels, as per the existing arrangement.

9. The contemporary flat roof form would result in the maximum height presented to Mount Close being closely comparable to the eaves height of the existing dwelling and the bulk and mass associated with the existing pitched roof would not be evident. At the front the first floor level would cantilever (supported by two rendered piers) forwards of the ground floor level by between approximately 1.5m and 2.7m (due to the staggered ground floor level front building line). The cantilevered element would approximately 'line through' with the front building lines of adjacent No.3 and No.5 and add articulation, depth and shadow to the front elevation, which would be externally finished in a render frame wrapping around large extents of glazing and wood cladding (likely to be Western Red Cedar although condition 03 is recommended to secure further details of external materials). The use of render is already prevalent within the Mount Close street scene and the proposed sedum roof and wood cladding would contribute to the sylvan and verdant character of this part of Hook Heath.
10. Retained separation distances to the common side boundaries with adjacent No.3 and No.5 would measure approximately 2.5m and 2.3m respectively. It is considered that these distances would be sufficient to ensure an adequate degree of visual separation is retained reflective of the character of the area and Mount Close street scene.
11. The main element of the replacement dwelling would measure approximately 8.5m in depth along the elevation presented to No.3, then step in by approximately 1.3m and project a further approximate 3.5m in depth. This 'stepped' approach would reduce the perceived depth of this side elevation when viewed from Mount Close, albeit it would be set lower than the carriageway. The depth of the main element would not stagger along the elevation presented to No.5. However the perception of this approximate 11.8m depth would be reduced by the first floor level cantilever at the front, the relatively modest flat roof height of this element and the set down nature of the proposed replacement dwelling in relation to the carriageway.
12. At the rear a subordinate two storey element would contain a lower ground floor level and part of the ground floor level (also providing an external terrace at ground floor level). This element would measure approximately 3.8m in depth and would be 'stepped' in by approximately 2.5m from the eastern elevation presented to No.5 and by approximately 6.3m from the western elevation presented to No.3. The lower ground floor level would be contained within partially excavated ground and lead onto a small patio area. Stairs would lead from the external terrace (at ground floor level) to the small patio area at lower ground floor level. The main form of the existing dwelling is two storeys and a subordinate rear projection is evident which is effectively two storeys in height when taking into account the sloping ground level at the rear. The external scale of the replacement dwelling would remain comparable to the existing situation (ie. a two storey main form and a two storey subordinate rear projection). Although greater in width than the existing subordinate rear projection, and providing accommodation, the 'stepped' approach to the rear of the proposed replacement dwelling is considered to be well designed and to respond in an appropriate manner to the fall in ground level which occurs from north to south through the site.
13. The rear elevation utilises a render frame wrapping around large extents of glazing and wood cladding (likely to be Western Red Cedar although condition 03 is recommended to secure further details of external materials) as per the front elevation although utilises a contemporary grey or dark brick to 'ground' the lower ground floor level, which would be partly excavated into the sloping topography of the site. This

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contemporary brick is continued into the side elevations for the lower ground floor level with the side elevations utilising wood cladding at ground floor level and render at first floor level. Overall, as per the front elevation, the rear elevation is considered to achieve a high quality contemporary design approach and would be articulated through the staggered projections and heights of the different elements, which would create shadow and add further depth to the building.

14. There are no protected trees within, or adjacent to, the site. The Council's Arboricultural Officer has advised that there are no arboricultural objections to the proposal.
15. Overall, although representing a contemporary intervention, the proposed replacement dwelling is considered to achieve a high quality contemporary design approach, to respect and make a positive contribution to the street scene of Mount Close and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015), Policy BE1 of the Hook Heath Neighbourhood Plan (2015) and the provisions of the NPPF (2018).

Impact upon neighbouring amenity

16. 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.
17. More detailed guidance on assessing neighbouring amenity impacts is provided within SPD Outlook, Amenity, Privacy and Daylight (2008), which sets out a 45° angle test in terms of potential loss of daylight. That is, where built form is proposed to project beyond openings within neighbouring dwellings (ie. they project at 90° to the opening in question) significant loss of daylight will occur if the centre of affected windows within the front or rear elevations (or a point 2.0m in height above the ground for floor to ceiling windows) lies within a zone measured at 45° in both plan and elevation.

No.3 Mount Close (Pentowan)

18. No.3 Mount Close is a detached two storey dwelling situated to the west, which benefits from an attached single storey element to its eastern side (abutting part of the common boundary with the site) shown to accommodate a store to the front and a bedroom/study to the rear within the approved plans for planning permission reference PLAN/2017/1236, which is in the process of being implemented. The replacement dwelling passes the 45° angle test with regard to the front and rear windows/doors within No.3 and therefore no significantly harmful loss of daylight is considered to occur to the rooms served by these openings. There is a single first floor level window within the eastern (side) elevation of No.3, however this window is shown to serve circulation space (non-habitable) within the approved plans for planning permission reference PLAN/2017/1236 (which is in the process of being implemented). It is therefore considered that the proposed replacement dwelling would not cause a significant loss of daylight to habitable spaces within No.3.
19. The main (ground and first floor) element of the proposed replacement dwelling would be sited between approximately 2.0m and 3.5m from the common boundary with No.3, due to the staggered nature of the western elevation of this element. Whilst this

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would be approximately 1.5m closer than the existing relationship the first floor element of the replacement dwelling would remain largely in line with the main (two storey) rear building line of No.3 at this point, before stepping back an additional approximate 1.6m from the common boundary in order to reduce the impact of the further approximate 3.5m deep projection at first floor level, which would subsequently remain approximately 3.5m away from the common boundary.

20. The lower ground floor element would be set approximately 3.5m from the common boundary and utilise the sloping topography of the site such that this element would not result in bulk and mass which would be particularly apparent from No.3. Whilst a largely glazed projection at ground floor level would occur atop the lower ground floor element this would be set approximately 8.5m from the common boundary and remain approximately level with the ground floor of No.3. An external terrace would also be provided at ground floor level atop the lower ground floor element although remain approximately 3.5m from the common boundary. External steps would lead from this external terrace down to the garden and a small patio area outside the lower ground floor element. Stepped planters are proposed to maintain an approximate 2.0m buffer between these external steps and the common boundary to prevent overlooking to No.3. New fencing is also proposed along part of the common boundary with No.3 to prevent overlooking from the external terrace.
21. Whilst the external terrace will be raised in relation to the sloping rear garden of the application property it should be noted that the finished level of this external terrace would be approximate to that of the ground floor level of No.3. Furthermore the rear garden of No.3 is also 'stepped' in that it is formed of a patio area (retained by a stone wall) largely level with the ground floor dwelling accommodation and a lawned area further south set at a lower level. The mass and bulk of the lower ground floor level proposed at the application property will be similar to the patio area at No.3 (retained by a stone wall) albeit that it will provide internal accommodation. The ground floor level rear projection would be similar to a single storey rear extension and the external terrace similar to the patio area at No.3. For these cumulative reasons it is not considered that the proposed replacement dwelling would give rise to significantly harmful overbearing effect due to bulk, proximity or loss of outlook to No.3.
22. With the exception of the largely glazed projection at ground floor level and the external terrace previously discussed no windows or doors would face directly towards the common boundary with No.3 and therefore no significantly harmful loss of privacy is considered to occur to No.3.
23. The replacement dwelling would be situated largely to the east of No.3, which benefits from a predominantly south-facing private rear garden and rear elevation and no habitable room openings within its eastern elevation. Taking into account these factors, combined with the topography of both the application site and the residential curtilage of No.3, and the scale and form of the proposal, it is not considered that the proposed replacement dwelling would result in a significantly harmful loss of sunlight or overshadowing to No.3.
24. Overall the proposed replacement dwelling is considered to achieve a satisfactory relationship to adjoining No.3 Mount Close, 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.

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No.5 Mount Close

25. No.5 Mount Close is a detached two storey dwelling situated to the east. The proposed replacement dwelling passes the 45° angle test with regard to the front and rear windows/doors within No.5 and therefore no significantly harmful loss of daylight is considered to occur to the rooms served by these openings. There are a number of ground floor windows within the western side elevation of No.5 however these are either secondary windows or serve non-habitable rooms. The proposal is therefore not considered to result in a significantly harmful loss of daylight to No.5.
26. No.5 Mount Close benefits from a raised decking area to the rear which is predominantly south facing. Whilst the replacement dwelling would extend a further approximate 2.2m at first floor level than existing it would be re-sited a further approximate 0.5m from the common boundary in comparison to the existing. It is also a material consideration that the level of first floor projection beyond the rear building line of No.5 remains almost identical to that previously considered to be acceptable (approximately 2.0m) in permitting extant PLAN/2016/1142, which would have resulted in the replacement dwelling permitted under that application being re-sited approximately 0.8m closer to No.5 than the existing dwelling.
27. Whilst the lower ground floor level/ground floor level rear projection would project approximately 1.6m further than the existing subordinate rear projection the higher ground floor element would be set back from the common boundary by a further approximate 2.6m in comparison to the existing rear projection. Separation distances of approximately 2.5m would be retained between the main massing (first floor) of the replacement dwelling, and of approximately 5.0m between the ground floor level of the rear projection, and the common boundary with No.5. Again the finished level of the ground floor of the replacement dwelling would not be significantly higher than the ground floor, and raised decking, level of No.5. The proposal would also result in the removal of a ground floor side-facing window (within the existing rear projection) which overlooks the raised decking area of No.5 at present. Whilst the rear projection containing the ground floor level (brick finish) would likely be evident from the private rear garden area of No.5 (the lawned area of which is set at a lower level than the raised decked area) this element would remain approximately 2.5m from the common boundary and reach a maximum height of approximately 2.4m above ground level, such that any impact of this element is not considered to be materially harmful to the private rear garden of No.5.
28. The largely glazed projection at ground floor level (which would occur atop the lower ground floor element) would be set approximately 5.0m from the common boundary and present a render wall (measuring approximately 2.7m in height) containing no openings within its eastern elevation. The separation distances and comparative heights would ensure no significantly harmful overbearing effect to No.5 arising from this element and the blank render wall would prevent any harmful loss of privacy arising to No.5 due to use of this largely glazed projection and external terrace to the west of this.
29. A single first floor level window (serving a bathroom) within the eastern elevation would face towards the common boundary with No.5 however this window is shown with a high-level sill such that no outlook would be achievable directly towards No.5 (condition 14 is recommended to secure this). For these cumulative reasons it is not considered that the replacement dwelling would give rise to significantly harmful overbearing effect upon No.5 due to bulk, proximity or loss of outlook over and above that which presently exists, nor any significantly harmful loss of privacy.

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30. The proposed replacement dwelling would be situated largely to the west of No.5, which benefits from a predominantly south-facing private rear garden and rear elevation and no single aspect habitable room openings within its western elevation. Taking into account these factors, combined with the topography of both the application site and the residential curtilage of No.5, and the scale and form of the proposal, it is not considered that the replacement dwelling would result in a significantly harmful loss of sunlight or overshadowing to No.5.
31. Overall the replacement dwelling is considered to achieve a satisfactory relationship to adjoining No.5 Mount Close, 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.

Loss of privacy / overlooking to No.3 and No.5 Mount Close:

32. It is noted that the rear (south) elevation would contain a large extent of glazing arising from the contemporary design of the proposal. Whilst this is the case it is considered that there would not be direct overlooking or loss of privacy caused to the adjoining properties of No.3 and No.5 Mount Close because the rear glazing would face south directly over the private rear garden of the application property. Whilst it is noted that there would be a level of perceived overlooking/loss of privacy, this would be from oblique angles towards the adjoining rear gardens and is a situation which exists presently from the rear elevation of the existing dwelling and one that is a common relationship within suburban areas such as this.

No.7 Mount Close

33. No.7 Mount Close is a two storey detached dwelling situated to the east, south-east of No.5. No.7 is orientated at an oblique angle in relation to the application property with its rear elevation facing predominantly south-west over a rear garden measuring approximately 30.0m in depth. The south-western corner of the rear garden of No.7 adjoins the rear boundary of the application site. A degree of overlooking presently exists from windows within the rear elevation of the existing dwelling of No.4 towards this south-western corner of the rear garden of No.7.
34. Windows at first floor level within the replacement dwelling would remain between approximately 15.5m and 23.5m from the obliquely angled common boundary with No.7 whilst the largely glazed projection at ground floor level, and the external terrace, would remain between approximately 13.5m and 19.5m from the obliquely angled common boundary with No.7. Whilst it is noted that the south-western corner of the rear garden of No.7 is set a lower ground level than the replacement dwelling taking into account the combined factors of the retained levels of separation set out previously, the existing relationship between windows within the rear of the existing dwelling of the application property and the rear garden of No.7, and that the affected part of the rear garden of No.7 represents an area towards the terminus of an approximately 30.0m deep rear garden it is not considered that the replacement dwelling would result in a significantly harmful loss of privacy or overlooking towards the rear garden of No.7 over and above the existing situation.

Hook Hill Farm:

35. A small portion of the rear garden boundary of Hook Hill Farm adjoins the application site. The replacement dwelling would be sited approximately 21.0m from this common

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boundary at its closest point and is therefore not considered to cause significantly harmful potential overlooking or loss of privacy to Hook Hill Farm.

36. Overall, in light of the above, the replacement dwelling is considered to achieve a satisfactory relationship to adjoining properties, avoiding significantly harmful impact, and is considered to comply with Policy CS21 of the Woking Core Strategy (2012), Policy BE1 of the Hook Heath Neighbourhood Plan (2015), SPD's Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

Amenities of future occupiers

37. The replacement dwelling is considered to achieve a high standard of outlook, daylight and sunlight to habitable rooms and the rear garden area. Furthermore, in measuring approximately 342 sq.m internal floor area, the replacement dwelling would significantly exceed the relevant minimum gross internal floor area recommended by the Technical housing standards - nationally described space standard (March 2015) and would therefore provide a high standard of overall residential amenity.
38. SPD Outlook, Amenity, Privacy and Daylight (2008) sets out recommended minimum garden amenity areas for large family dwelling houses (eg. over 150 sq.m gross floorspace), as in this instance, stating that a suitable area of private garden amenity in scale with the building (eg. greater than the gross floor area of the building) should be provided.
39. The resulting rear garden amenity area (that area laid to lawn and planting) would measure approximately 321 sq.m although when the ground floor level external terrace is also included (approximately 22 sq.m) this area increases to approximately 343 sq.m, which would accord with the approximate 342 sq.m gross floorspace. Whilst it is noted that the rear garden amenity area slopes this is the existing situation due to the inherent topography of the site. Overall the replacement dwelling is considered to provide a high standard of residential amenity to future occupiers.

Highways and parking implications

40. Policy CS18 of the Woking Core Strategy (2012) aims to locate most new development within the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling.
41. The proposal seeks the repositioning of the existing vehicular crossover further towards the eastern end of the site frontage from the privately maintained road of Mount Close, which falls outside the jurisdiction of the County Highway Authority (CHA). The vehicular crossover repositioning is not considered to raise any significant highway safety issues. The CHA have been consulted and raise no objection.
42. SPD Parking Standards (2018) sets out minimum on-site vehicle parking requirements of x3 spaces for each 5+ bedroom house. Policy BE2 of the Hook Heath Neighbourhood Plan (2015) seeks x3 on site car parking spaces for 4 bedroom plus dwellings. Including the integral garage (accounting for x1 parking space in line with the SPD) and driveway the proposal would facilitate the on-site parking of x3 cars in accordance with SPD Parking Standards (2018).

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43. SPD Parking Standards (2018) also sets out cycle parking standards of x2 cycle spaces per dwelling. There is considered to be sufficient space within the integral garage to provide secure cycle parking to serve the replacement dwelling.
44. Given the relatively restricted nature of the application site, a Construction Transport Management Plan (CTMP) condition is recommended to minimise disruption during the course of demolition and construction works (condition 09 refers), as was attached to extant PLAN/2016/1142. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the NPPF (2018).

Energy and water consumption

45. 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 110 litres per person per day water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (conditions 07 and 08 refer).

Flooding and water management

46. The site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. There are no areas identified as being at risk of surface water flooding within, or adjacent to, the site (including this section of the carriageway of Mount Close) within the Council's Strategic Flood Risk Assessment (November 2015). Given these factors surface water flood risk is not considered to represent a planning constraint and it is noted that no planning condition relating to surface water flood risk was attached to extant PLAN/2016/1142, which proposed a similar level of development. The proposal is therefore considered to comply with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018) in terms of flooding and water management.

Thames Basin Heaths Special Protection Area (TBH SPA)

47. 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.

LOCAL FINANCE CONSIDERATIONS

48. The proposed development would be Community Infrastructure Levy (CIL) liable to the sum of **£19,136** (including the April 2018 Indexation). However the applicant intends to submit CIL Form 7: Self Build Exemption Claim and would therefore be exempt from CIL providing a 'disqualifying event' does not occur.

CONCLUSION

49. Overall the principle of development is considered to be acceptable. Furthermore, subject to recommended conditions, the development is considered to result in acceptable impacts with regard to design and impact upon the character of the area, neighbouring amenity, amenities of future occupiers, highways and parking implications, energy and water consumption, flooding and water management and the Thames Basin Heaths Special Protection Area (TBH SPA).
50. The proposal is therefore considered to accord with Sections 2, 12, 14 and 15 of the National Planning Policy Framework (NPPF) (2018), Policies CS1, CS9, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Policies BE1 and BE2 of the Hook Heath Neighbourhood Plan (2015), Supplementary Planning Documents (SPD's) Design (2015), Parking Standards (2018), Outlook, Amenity, Privacy and Daylight (2008) and Climate Change (2013), Planning Practice Guidance (PPG), Woking Borough Council Strategic Flood Risk Assessment (November 2015) and Community Infrastructure Levy (CIL) Charging Schedule (2015).

BACKGROUND PAPERS

Site visit photographs

x1 Letter of representation

Consultation response from County Highway Authority (CHA) (SCC)

Consultation response from Arboricultural Officer

PLAN/2016/1142 File

RECOMMENDATION

Grant planning permission subject to the following conditions:

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

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

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

1594-PA-001 (Topographical Survey & Existing Location Plan), dated 12.17 and received by the Local Planning Authority on 05.07.2018.

1594-PA-002 (Existing Lower Ground Floor Plan), dated 12.17 and received by the Local Planning Authority on 05.07.2018.

1594-PA-003 (Existing Ground Floor Plan), dated 12.17 and received by the Local Planning Authority on 05.07.2018.

1594-PA-004 (Existing First Floor Plan), dated 12.17 and received by the Local Planning Authority on 05.07.2018.

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1594-PA-005 (Existing Section & Site Plan), dated 12.17 and received by the Local Planning Authority on 05.07.2018.

1594-PA-006 (Existing Elevations), dated 12.17 and received by the Local Planning Authority on 05.07.2018.

1594-PA-010 Rev A (Proposed Lower Ground Floor Plan), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

1594-PA-011 Rev A (Proposed Ground Floor Plan), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

1594-PA-012 Rev A (Proposed First Floor Plan), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

1594-PA-013 Rev A (Proposed Roof Plan), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

1594-PA-014 Rev A (Proposed Site Plan), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

1594-PA-015 Rev A (Proposed Section AA), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

1594-PA-016 (Proposed North & East Elevations), dated 12.17 and received by the Local Planning Authority on 03.09.2018.

1594-PA-017 (Proposed South & West Elevations), dated 12.17 and received by the Local Planning Authority on 03.09.2018.

1594-PA-020 Rev A (Proposed Section BB), dated 08.18 and received by the Local Planning Authority on 03.09.2018.

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

03. ++ Notwithstanding the external material details annotated on the approved plans/documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the development hereby permitted details and a written specification of the materials to be used in the external elevations of the replacement dwelling hereby permitted 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 character and appearance of Mount Close and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015), Policy BE1 of the Hook Heath Neighbourhood Plan (2015) and the provisions of the NPPF (2018).

04. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the installation of any facing 'hard' landscape works hereby permitted full details and/or samples of the facing materials to be used for the 'hard' landscape works shall be

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submitted to and approved in writing by the Local Planning Authority. The 'hard' landscape works shall be carried out in accordance with the approved details and completed before the first occupation of the replacement dwelling hereby permitted and permanently retained thereafter.

Reason: To protect the character and appearance of Mount Close and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015), Policy BE1 of the Hook Heath Neighbourhood Plan (2015) and the provisions of the NPPF (2018).

05. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the replacement dwelling hereby permitted a detailed planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed planting scheme shall specify species, planting sizes, spaces and numbers of trees/shrubs/hedges to be planted. The detailed planting scheme shall include full details of any tree pits (including sections) as may be required. All new planting shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the replacement dwelling 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 first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of Mount Close and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015), Policy BE1 of the Hook Heath Neighbourhood Plan (2015) and the provisions of the NPPF (2018).

06. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the application/installation of any external facing materials to the replacement dwelling hereby permitted details of any modifications to boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary modifications and treatments shall be implemented in full prior to the first occupation of the replacement dwelling hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure adequate security and a satisfactory appearance of the completed development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

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

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

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

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

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

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

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

- 09. ++ The development hereby permitted shall not commence (including demolition and site preparation works) until a Construction Transport Management Plan (CTMP), to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the demolition and construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause undue inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2018). This is a pre-commencement condition to ensure that demolition and site preparation works do not prejudice highway safety nor cause undue inconvenience to other highway users.

- 10. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans listed within condition 02 for vehicles to be parked. Thereafter the parking areas shall be permanently retained and maintained for their designated purposes.

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Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF (2018).

11. The development hereby permitted shall not be first occupied until the integral garage shown on the approved plans listed within condition 02 is available for the parking of vehicles (and the storage of cycles) ancillary and incidental to the use of the replacement dwelling. Thereafter the integral garage shall be retained solely for those purposes and made available to the occupiers of the replacement dwelling at all times for parking (and cycle storage) purposes unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve the residential amenity of the surrounding area and ensure the provision of adequate off-street parking facilities in accordance with Policies CS18 and CS21 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and Policy BE2 of the Hook Heath Neighbourhood Plan (2015).

12. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, 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(s)) no extension(s), enlargement(s) or the provision of any other building(s) within the curtilage other than that expressly authorised by this permission shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the residential amenities of the adjacent properties, to the character of the area and provision of an appropriate level of private garden amenity space to serve the replacement dwelling hereby permitted and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD's Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

13. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification(s)) no window(s), dormer window(s), rooflight(s) or other additional opening(s) other than those expressly authorised by this permission shall be formed at ground or first floor levels within the western and eastern (side-facing) elevations of the replacement dwelling hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further windows and other openings at ground and first floor levels could cause detriment to the residential amenities of the adjacent properties and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD's Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

14. The development hereby permitted shall not be first occupied until the first floor level window within the eastern (side-facing) elevation demonstrates a minimum internal sill height of 1.7 metres above the finished floor level of the room in which the window is

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installed. Once installed the window shall be permanently retained in that condition unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve the residential amenities of adjacent No.5 Mount Close from potential loss of privacy and overlooking in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

15. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) amending or re-enacting that Order with or without modification(s)), the sedum roof areas (for the avoidance of doubt shown coloured green on the approved plan numbered/titled 1594-PA-013 Rev A (Proposed Roof Plan)) of the replacement dwelling hereby permitted shall not be used as balconies, roof terraces, sitting or standing out areas or similar amenity areas nor shall any railings or other means of enclosure be erected on top of or attached to the side of these areas (other than as may be shown on the approved plans listed within condition 02 of this notice) without the grant of further specific planning permission by the Local Planning Authority.

Reason: To preserve the residential amenities of adjacent No.3 Mount Close and No.5 Mount Close from potential loss of privacy and overlooking in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD's Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF (2018). Following the submission of further contextual information after initial submission the application was considered to be acceptable.
02. The applicants attention is specifically drawn to the planning conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the planning permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be allowed when submitting details in response to planning conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
03. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from:

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

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

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

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

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

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

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

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

04. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
05. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
06. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>
07. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should

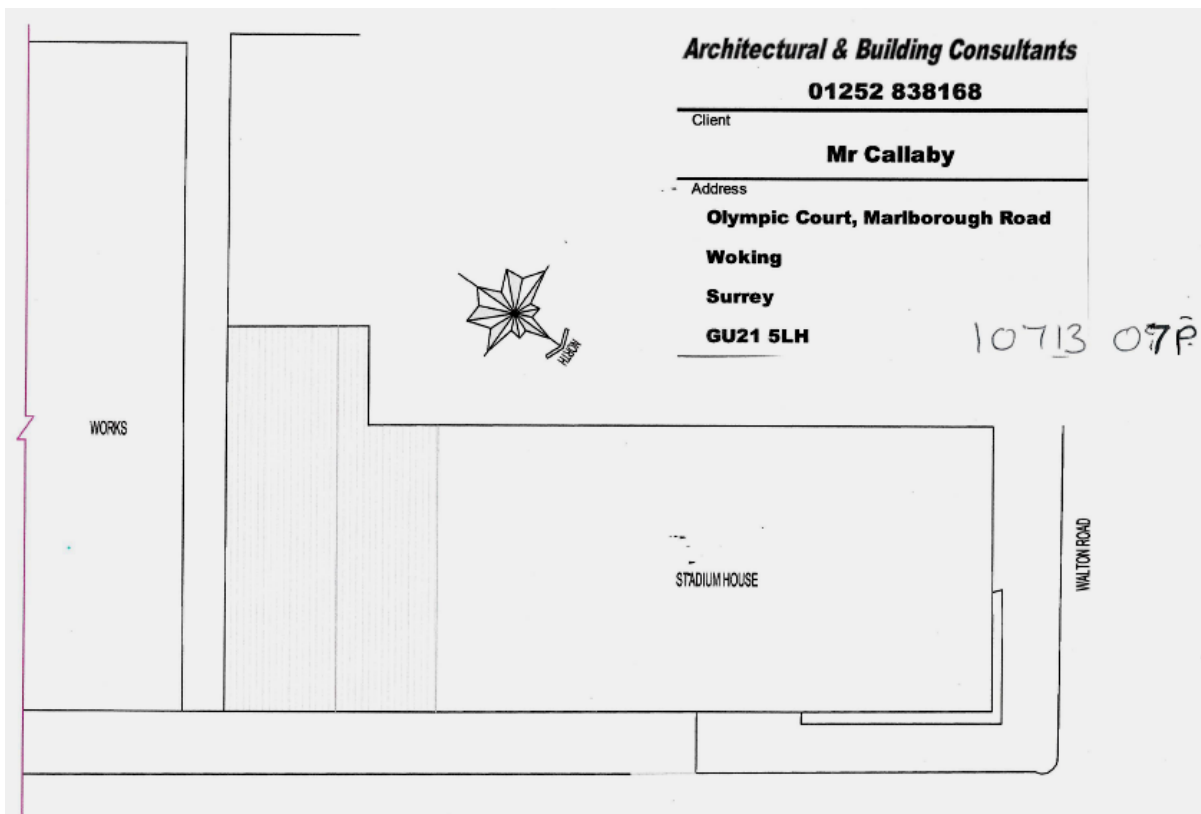
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be obtained from the Council's Environmental Health Service prior to commencement of works.

Olympic Court, Marlborough Road, Woking

PLAN/2018/0699

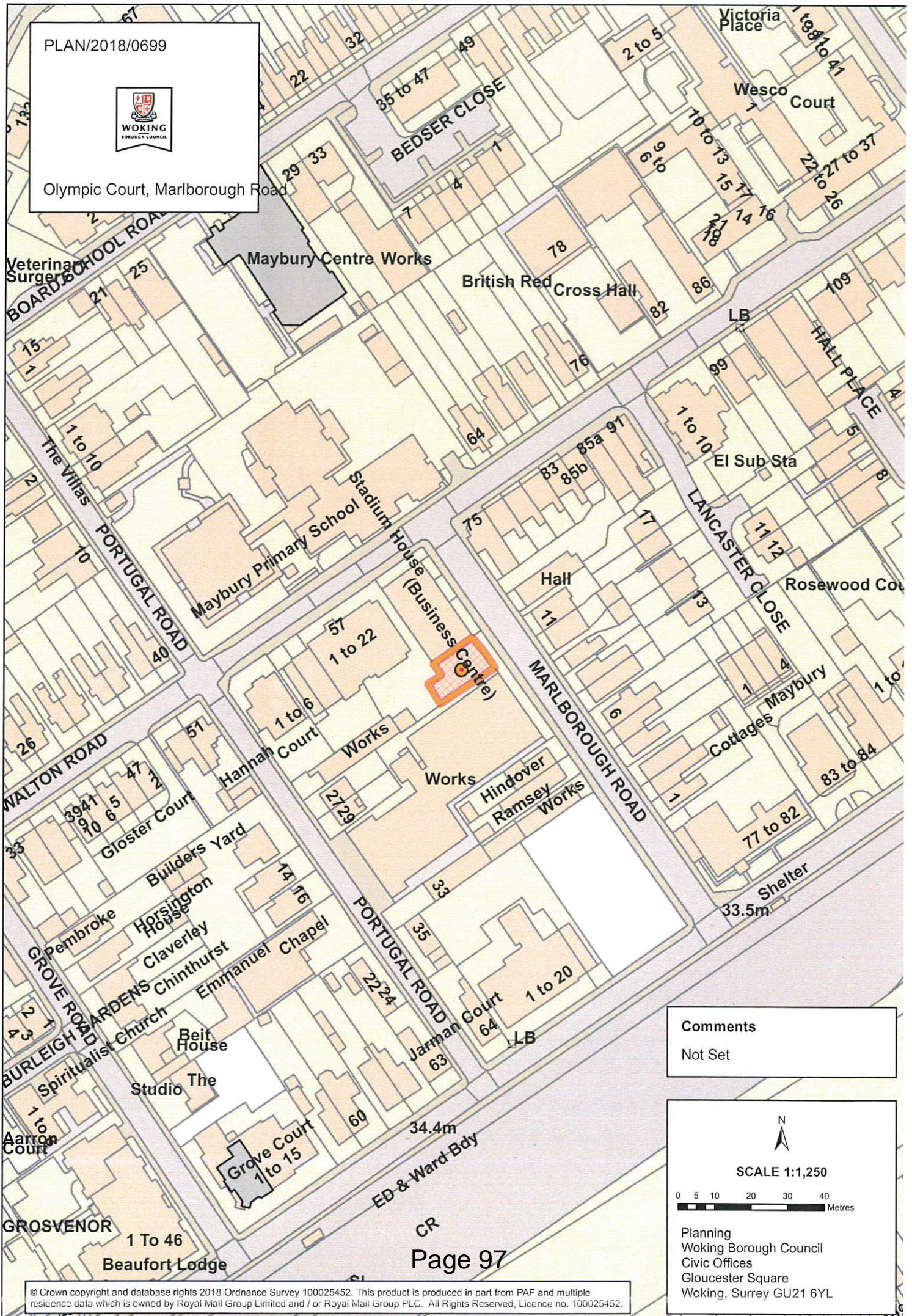
Proposed new roof with accommodation to create x2 one bedroom flats.



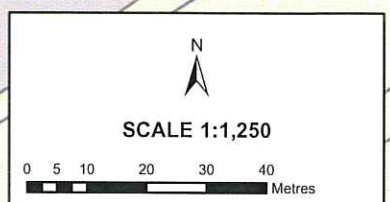
PLAN/2018/0699



Olympic Court, Marlborough Road



Comments
Not Set



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

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5d 18/0699 Reg'd: 12.07.18 Expires: 06.09.18 Ward: C
Nei. 09.08.18 BVPI 13 (Minor Number 11/8 On
Con. Target dwellings) of Weeks Target? No
Exp: on Cttee'
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LOCATION: Olympic Court, Marlborough Road, Woking, GU21 5LH

PROPOSAL: Proposed new roof with accommodation to create x2 one bedroom flats.

TYPE: Full Application

APPLICANT: Mr Jeremy Callaby

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

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

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for a proposed new roof with accommodation to create x2 one bedroom flats.

Site Area: 0.0162 ha (162 sq.m)
Existing units: 3
Proposed units: 5 (+2)
Existing density: 185 dph (dwellings per hectare)
Proposed density: 308 dph

PLANNING STATUS

- Urban Area
- Priority Place (Maybury and Sheerwater)
- Neighbourhood Centre (Walton Road)
- High Density Residential Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Contaminated Land suspected

RECOMMENDATION

Grant planning permission subject to recommended conditions and SAMM (TBH SPA) contribution secured by S106 Legal Agreement.

SITE DESCRIPTION

The application site comprises a two storey building which contains x3 existing flats (x1 flat at ground floor and x2 flats at first floor). The building is externally finished in render and presents a clad gable to Marlborough Road. An area to the front of the main building entrance and ground floor flat is enclosed by railings and laid to block paving. An internal ground floor area is utilised for refuse/recycling bin storage and accessed via double doors

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facing onto Marlborough Road. The application site is adjoined by Stadium House to the north, providing flats over x3 storeys and a large commercial building to the south, which currently houses a Lok N Store facility.

RELEVANT PLANNING HISTORY

PLAN/2017/1332 - Conversion of ground floor storage area into 1No 1 bedroom flat and relocation of refuse bin store with associated external alterations.
Refused (19.01.2018) for the reasons below:

- 01. The development would cause harm to the living conditions of future residential occupiers through a severe restriction in terms of outlook and light and would therefore fail to provide a good quality of accommodation and good standard of amenity for future residential occupiers. The development would fail to accord with Policy CS21 of the Woking Core Strategy (2012), Paragraph 17 of the National Planning Policy Framework (NPPF) (2012) and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008).*
- 02. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional dwelling would not have a significant impact upon the Thames Basin Heaths Special Protection Area (TBH SPA). The development would fail to accord with Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy, Saved Policy NRM6 of the South East Plan (2009) and The Conservation of Habitats and Species Regulations 2017 (SI No.1012 - the "Habitats Regulations").*

PLAN/2017/0179 - Conversion of ground floor storage area into 1no. 1 bedroom flat and relocation of refuse bin store with associated external alterations.
Refused (28.04.2017) for the reasons below: Appeal Dismissed (25.09.2017) (Appeal Ref: APP/A3655/W/17/3176058)

- 01. The lack of natural light and outlook to the substantive habitable floorspace within the proposed residential unit would exacerbate the sense of enclosure resulting from the reliance upon high-level windows. The proposal would therefore fail to provide a good quality of accommodation and good standard of amenity for future residential occupiers contrary to the core principles of the National Planning Policy Framework (2012) (paragraph 17), Policy CS21 of the Woking Core Strategy (2012) and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)'.*
- 02. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional residential unit would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy, Saved Policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 - the "Habitats Regulations").*

PLAN/2016/1297 - Conversion of ground floor storage area into 1No. 1 Bedroom flat and relocation of refuse bin store with associated external alterations.
Refused (17.01.2017) for the reasons below:

- 01. The lack of natural light and outlook to habitable rooms within the proposed residential unit would exacerbate the sense of enclosure resulting from the reliance*

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upon high-level windows and the presence of the cantilever of the first floor level above and beyond the front elevation of the residential unit. The proposal would therefore fail to provide a good quality of accommodation and good standard of amenity for future residential occupiers contrary to the core principles of the National Planning Policy Framework (2012) (paragraph 17), policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)'.

02. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional residential unit would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy 2012, the Thames Basin Heaths Avoidance Strategy, saved Policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 – the "Habitats Regulations").*

PLAN/2015/0503 - Proposed internal alterations to convert ground floor storage space into studio flat and relocation of refuse bins.

Refused (26.06.2015) for the reasons below:

01. *The proposal by virtue of its design and layout will result in:*

- a. a lack of privacy for future occupiers of the proposed flat*
- b. an adverse impact upon the privacy of the adjoining property's amenity space; and*
- c. an inadequate quality of private amenity space for the proposed flat.*

The proposal therefore represents an unacceptable form of development which is considered to be contrary to the Woking Core Strategy 2012 Policy CS21 (Design) and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) both of which seek to ensure appropriate private amenity space is provided and that there is no loss of privacy or inappropriate relationships between buildings as a result of development proposals.

02. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy (2010 - 2015) and saved Policy NRM6 of the South East Plan (2009).*

PLAN/2015/0001 - Internal alterations to convert storage space at ground floor into 1No flat and relocation of refuse bins.

Refused (19.03.2015) for the reasons below:

01. *The proposal by virtue of its design and layout will result in:*

- a. a lack of privacy for future occupiers of the proposed flat*
- b. an adverse impact upon the privacy of the adjoining property's amenity space; and*
- c. an inadequate quality of private amenity space for the proposed flat.*

The proposal therefore represents an unacceptable form of development which is considered to be contrary to the Woking Core Strategy 2012 Policy CS21 (Design)

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and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) both of which seek to ensure appropriate private amenity space is provided and that there is no loss of privacy or inappropriate relationships between building as a result of development proposals.

02. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards affordable housing, it cannot be determined that the proposed additional dwellings would make sufficient contributions towards affordable housing. The proposal is therefore considered to be contrary to Policy CS12 of the Woking Core Strategy (2012).*
03. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy (2010 - 2015) and saved Policy NRM6 of the South East Plan (2009).*

PLAN/2012/0122 - Extension and alterations to allow conversion of existing office building to 3 x flats.

Permitted subject to conditions and legal agreement (03.10.2012)

PLAN/2010/0507 - Proposed conversion to create 4No flats.

Refused (12.08.2010) for the reasons below:

01. *The proposal by reason of its design and layout represents an overdevelopment of the site, not providing a suitable residential layout in terms of adequate daylight, outlook, amenity and bin storage for the future occupiers of the proposed residential accommodation contrary to Policies BE1 and HSG21 of the Woking Borough Local Plan 1999 and the Councils Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight'.*
02. *In the absence of a completed S.106 agreement, it has not been demonstrated that the proposal addresses the requirements of Policy NE1 of the Woking Borough Local Plan 1999 nor the Habitat Regulations in respect of its impact on the Thames Basin Heaths Special Protection Area.*

PLAN/2009/0872 - Proposed conversion and extension of building to create six studio flats.

Refused (16.12.2009) for the reasons below:

01. *The proposal by reason of its design and layout represents an overdevelopment of the site, not providing adequate daylight, outlook and amenity for the future occupiers of the proposed residential accommodation and would result in an unacceptable level of overlooking to the adjacent site 57-59 Walton Road contrary to Policies HSG18 and HSG21 of the Woking Borough Local Plan 1999 and the Councils Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight'.*
02. *In the absence of a completed S.106 agreement, it has not been demonstrated that the proposal addresses the requirements of Policy NE1 of the Woking Borough Local Plan 1999 nor the Habitat Regulations in respect of its impact on the Thames Basin Heaths Special Protection Area.*

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PLAN/2009/0235 - Proposed roof extension to allow conversion of existing building to create six one bedroom flats.

Refused (26.05.2009) for the reasons below: Dismissed at Appeal (17.06.2010)

01. The proposal by reason of its design and layout represents an overdevelopment of the site, not providing adequate daylight, outlook and amenity for the future occupiers of the proposed residential accommodation and the size and position of the bin store results in an unacceptable and detrimental impact on the street scene contrary to Policies BE1, HSG18 and HSG21 of the Woking Borough Local Plan 1999 and the Councils Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight'.

02. In the absence of a completed S.106 agreement, it has not been demonstrated that the proposal addresses the requirements of Policy NE1 of the Woking Borough Local Plan 1999 nor the Habitat Regulations in respect of its impact on the Thames Basin Heaths Special Protection Area.

CONSULTATIONS

County Highway Authority (CHA) (SCC): The proposed development has been considered by the County Highway Authority, who having assessed the application on safety, capacity and policy grounds, recommends condition 05 attached to any planning permission granted.

Contaminated Land Officer: No contaminated land related conditions recommended.

REPRESENTATIONS

x56 local properties were sent neighbour notification letters of the application, in addition to the application being advertised on the Council's website.

x0 letters of representation have been received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS4 - Local and Neighbourhood Centres and shopping parades

CS5 - Priority Places

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

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CS21 - Design
CS22 - Sustainable construction
CS25 - Presumption in favour of sustainable development

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

DM8 - Land contamination and hazards
DM16 - Servicing development

Supplementary Planning Documents (SPD's)

Design (2015)
Parking Standards (2018)
Outlook, Amenity, Privacy and Daylight (2008)
Climate Change (2013)
Affordable Housing Delivery (2014)

Other Material Considerations

Planning Practice Guidance (PPG)
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area
Thames Basin Heaths Special Protection Area Avoidance Strategy
Woking Borough Council Strategic Flood Risk Assessment (November 2015)
Community Infrastructure Levy (CIL) Charging Schedule (2015)
Waste and recycling provisions for new residential developments
Technical Housing Standards - Nationally Described Space Standard (March 2015)

PLANNING ISSUES

1. The key planning issues for consideration in determining this planning application are:
 - Principle of development
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Parking, highways implications and alternative modes of travel
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Affordable housing
 - Other matters
 - Local finance considerationshaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Background

2. The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and is a material consideration in the determination of this application. However, the starting point for decision making remains the Development Plan, and the revised NPPF (2018) is clear at Paragraph 213 that existing Development Plan policies should not be considered out-of-date simply because they were adopted or made prior to 24 July 2018. The degree to which relevant Development Plan policies are consistent with the revised NPPF (2018) has been considered in this instance, and it is concluded that they should be afforded significant weight, with the exception of Policy CS12, the reasons for which are set out within the affordable housing section.

Principle of development

3. The NPPF (2018) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification text to Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling.
4. Olympic Court is within the Urban Area within close proximity to Woking Town Centre, outside of fluvial and surface water flood zones, and outside of the 400m (Zone A) exclusion zone of the Thames Basin Heaths Special Protection Area (TBH SPA), where the impacts of new residential development upon the TBH SPA are capable of mitigation through the provisions of the adopted TBH SPA Avoidance Strategy. Furthermore Olympic Court is within the Walton Road Neighbourhood Centre and within a Priority Place (Maybury and Sheerwater). Policy CS4 sets out an indicative housing development amount of x250 units within Local and Neighbourhood Centres over the life of the Core Strategy (to 2027), which the proposal would contribute towards. Policy CS5 sets out that the Council will enable the provision of around an additional x250 new homes in Maybury and Sheerwater to 2027, which the proposal would again contribute towards.
5. Olympic Court also falls within a High Density Residential Area, as defined on the Council's Proposals Map. Policy CS10 of the Woking Core Strategy (2012) states that density should exceed 40 dwellings per hectare and the reasoned justification text to Policy CS10 states that development proposals within the High Density Residential Area will be permitted at densities generally in excess of 70 dph in order to make the most efficient use of land. The existing density of the application site is 185 dph (x3 flats). The resulting density would amount to 308 dph (x5 flats), in excess of 40 dph as required by Policy CS10 and making efficient use of land within the Urban Area within close proximity to Woking Town Centre.
6. The predominant surrounding land use is residential and the existing building to which the application relates has previously been converted to residential use to provide x3 existing flats. Overall therefore the principle of the development is acceptable, subject to other material planning considerations which will be addressed.

Design and impact upon the character of the area

7. The NPPF (2018) sets out that one of the fundamental functions of the planning and development process is to achieve the creation of high quality buildings and places and that good design is a key aspect of sustainable development. Policy CS21 of the Woking Core Strategy (2012) states that development should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
8. This area of Woking has been developed and re-developed over the years since the arrival of the railway. Large areas of the original Late Victorian/Edwardian development have been retained but there has been piecemeal redevelopment of plots and conversion to other uses. Modern redevelopment is still ongoing. Besides residential land uses within the immediate area include schools, care homes and commercial premises. The mix of building ages and types within the area does not

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create visual unity, although some streets where there has been little redevelopment are more unified. The application property is two storeys in height, presenting a clad gable to Marlborough Road and is adjoined by Stadium House to the north, which provides flats over x3 storeys and a large commercial building to the south, which currently houses a Lok N Store self storage facility.

9. The proposed second floor roof extension has been designed to continue the roof form of adjacent Stadium House and would contain x2 front dormer windows and x2 rear dormer windows reflective of the design, scale and form of the existing dormer windows apparent at adjacent Stadium House. This is considered to be an appropriate design rationale and the resulting Olympic Court building is considered to integrate into the existing form and scale of adjacent Stadium House. The adjoining property on the opposite side, the Lok N Store self storage premises, is of a greater scale and width than Olympic Court, and therefore the resulting side elevation, although greater in height, would not appear unduly prominent or discordant within the immediate street scene context.
10. The submitted proposed front elevation shows the first floor level fenestration at Olympic Court to line through with that existing at adjacent Stadium House, which is not currently the case. The alterations to the existing first floor level fenestration at Olympic Court would result in a more consistent appearance to both buildings (Olympic Court and Stadium House), which would become attached at roof level and effectively read as one continuous building within the Marlborough Road street scene.
11. A partial ground floor plan has been submitted which demonstrates that there is sufficient space for the storage of general waste, recycling and food waste bins, in accordance with the Council's guidance document 'Waste and recycling provisions for new residential developments', to serve the proposed x2 flats, in addition to those x3 flats already within Olympic Court, within the existing internal storage area. Similarly, this partial ground floor plan also demonstrates that there is sufficient space within this existing internal storage area to accommodate the provision of secure and covered cycle storage for x2 cycles for each of the x2 proposed flats in accordance with SPD Parking Standards (2018). These matters are secured via recommended conditions 04 and 05.
12. Furthermore Paragraph 118 of the NPPF (2018) sets out that planning decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. These requirements are all considered to be met in this instance.
13. Overall the development is considered to respect and make a positive contribution to the street scene of Marlborough Road and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF) (2018).

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Impact upon neighbouring amenity

14. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. More detailed guidance on assessing neighbouring amenity impacts is provided within SPD Outlook, Amenity, Privacy and Daylight (2008).

Nos.10 and 11 Marlborough Road:

15. Nos.10 and 11 Marlborough Road are a pair of two storey semi-detached dwellings located on the opposing side of the Marlborough Road carriageway. Approximately 16.5 metre separation would be retained between the front elevations of Nos.10 and 11 and the proposed second floor roof extension. Taking into account the maximum approximate 9.0 metre height of the resulting Olympic Court building, combined with the location of the site within a High Density Residential Area, it is not considered that a significantly harmful overbearing effect due to bulk, proximity or outlook would occur to Nos.10 and 11 Marlborough Road.
16. In terms of daylight to Nos.10 and 11 SPD Outlook, Amenity, Privacy and Daylight (2008) sets out that, in relationships such as this, suitable daylight to an existing dwelling is achieved where an unobstructed vertical angle of 25° can be drawn from the middle of the existing opening towards the proposed development. The proposed second floor roof extension would comply with this 25° angle test and therefore no significantly harmful loss of daylight is considered to occur to Nos.10 and 11 Marlborough Road. Given the scale and form of the proposal, and the separation retained to Nos.10 and 11, no significantly harmful loss of sunlight is considered to occur.
17. The proposed second floor roof extension would result in x2 new dormer windows within the front roofscape (serving living rooms) facing towards Nos.10 and 11. SPD Outlook, Amenity, Privacy and Daylight (2008) sets out recommended minimum separation distances for achieving privacy, requiring 15 metres for three storey and over front - to - front elevation relationships. At approximately 16.5m the proposal would comply with this guidance and therefore no significantly harmful loss of privacy is considered to arise to Nos.10 and 11. Overall the impact upon the residential amenity of Nos.10 and 11 Marlborough Road is considered to be acceptable.

Tudor Court, No.57 Walton Road:

18. Tudor Court, No.57 Walton Road is a retirement housing block containing apartments. To the rear of Olympic Court is a communal amenity space serving Tudor Court with a car parking area to the south-west of this. The existing rear projection of Olympic Court would be reduced in overall height and a gable terminating in a reduced eaves height formed.
19. The proposed second floor roof extension would continue the existing form and scale of the rear roof scape of adjacent Stadium House. Given these factors, combined with the communal nature of the area to the rear of Tudor Court, it is not considered that a significantly harmful overbearing effect due to bulk or proximity would occur to this communal amenity space. Given the separation retained to the building of Tudor Court it is not considered that a significantly harmful impact would occur to the accommodation within Tudor Court.

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20. Whilst x2 new rear dormer windows would face over the area to the rear of Tudor Court (serving bedrooms) it is not considered that any additional overlooking of this area would result in significant harm to existing or future occupiers of Tudor Court. The communal amenity space impacted to the rear of Tudor Court is communal in nature and there are already first floor windows within both Olympic Court and adjacent Stadium House which overlook this communal amenity space. Furthermore there are windows within the side elevation of the Lok N Store self storage premises which also overlook this communal amenity space.
21. Olympic Court is sited predominantly to the east of the communal amenity area serving Tudor Court. Whilst there would potentially be some additional overshadowing of this communal amenity area, arising from the increased bulk of the proposed second floor roof extension, any such additional overshadowing would likely be restricted to early morning and limited in area such that it is not considered to give rise to significantly harmful impact. Overall it is considered that the impact upon the residential amenity of Tudor Court is acceptable.

Lok N Store, Marlborough Road:

22. Whilst the adjacent Lok N Store building demonstrates side elevation windows facing towards Olympic Court having regard to the commercial nature of this premises no significant concerns arise with regard to the impact upon the Lok N Store in terms of loss of potential loss of daylight, sunlight or overbearing effect. The proposed second floor roof extension would include x2 windows facing towards the Lok N Store building however these x2 windows would serve either non-habitable space (bathroom) or a secondary function to a kitchen and are annotated on the submitted plans to be obscure-glazed and high-level opening, which can be secured via recommended condition 6. These factors would ensure that no mutual loss of privacy would occur between the Lok N Store self storage premises and the proposed x2 flats and that any potential future redevelopment of the Lok N Store site would not be compromised.

Stadium House, Marlborough Road:

23. The proposed second floor roof extension would attach to the existing roof of adjacent Stadium House, which contains no openings, and therefore no concerns arise in terms of the impact upon this building in terms of potential loss of privacy, daylight or sunlight, or overbearing effect.

No.25 Portugal Road:

24. No.25 Portugal Road is a single storey workshop situated on the north-eastern side of Portugal Road, to the rear of Olympic Court, and beyond the intervening Tudor Court communal amenity space. Given the single storey and non-residential nature of No.25 Portugal Road it is not considered that significant harmful impact, particularly in terms of potential overlooking or loss of privacy to No.25, would occur as a result of the proposed second floor roof extension.

Amenities of future occupiers

25. It is considered that a good standard of outlook, daylight and sunlight would be achieved to habitable rooms (ie. the living rooms and bedrooms). The x2 proposed one bedroom flats would measure approximately 52 sq.m. and 48 sq.m. in gross floor space respectively. Although not locally adopted these gross floor spaces exceed the relevant minimum requirements of the Technical housing standards - nationally

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described space standard (March 2015) for one storey 1 bedroom dwellings and are therefore considered to provide a good standard of residential amenity.

26. Whilst the kitchens would be located towards the centre of the floor plans the layout of the proposed x2 flats is such that these would be small galley-type kitchens which would be directly linked to the living rooms, which are likely to be well daylight.
27. SPD Outlook, Amenity, Privacy and Daylight (2008) states that "*dwellings specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and any other forms of dwelling less than 65sq.m. floorspace*". Both of the x2 proposed one bedroom flats would measure below 65 sq.m floor space and therefore do not require any specific area to be set aside as private amenity space.

Parking, highways implications and alternative modes of travel

28. The NPPF (2018) promotes sustainable transport. Paragraph 109 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS18 of the Woking Core Strategy (2012) aims to locate most new development within the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling.
29. SPD Parking Standards (2018) sets out minimum on-site vehicle parking requirements of 0.5 spaces for each 1 bedroom flat. The overall relevant minimum parking standard would therefore be 1 parking space (ie. 0.5 space x 2 flats = 1 space). Whilst SPD Parking Standards (2018) sets out that on site provision below minimum standards will be considered for development within Woking Town Centre Olympic Court does not fall within Woking Town Centre, as defined on the Council's Proposals Map, although is within easy walking/cycling distance of Woking Town Centre.
30. It is not possible in this instance to provide x1 on-site parking space in line with the minimum requirements of SPD Parking Standards (2018). Whilst this is the case, Olympic Court is located within close proximity to Woking Town Centre, with its wide range of amenities and public transport connections. Existing car parking restrictions are in force along Marlborough Road, and nearby Walton Road, Maybury Road and Portugal Road. These carriageways fall within Controlled Parking Zone 2 (CPZ 2) and are subject to parking restrictions between 0830 and 1800 on Mondays to Saturdays (inclusive).
31. Walking and cycling provide important alternatives to the private car and should also be encouraged to form part of longer journeys via public transport. The local highway network is subject to a network of good quality footways and pedestrian crossing facilities, which connect to Woking Town Centre and various public transport connections. The wider pedestrian and cycle infrastructure within Woking Town Centre is currently undergoing significant public realm improvements.
32. Woking rail station is located a walking distance of approximately 625 metres from the site (a circa 8 minute walk) and is accessible from the site via the existing network of footways and pedestrian crossings. This distance is well within an 800 metre 'acceptable' walking distance as recommended by the Chartered Institute of Highways and Transportation (CIHT) and this rail station provides access to a wide range of high-frequency South Western Railway services to various local and regional destinations, which includes fast, direct services to Clapham Junction and London

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Waterloo and services to Guildford, Surbiton, Weybridge, Alton and Portsmouth Harbour.

33. The nearest bus stops to the application site are located on Maybury Road, approximately 120 metres to the south-east of the site, and on Walton Road, approximately 191 metres to the north-east of the site. Both bus stops are well within the CIHT's recommended 400 metres walking distance to a bus stop and collectively serve local bus routes 436 and 456 in both directions. Overall it is evident that there are a wide range of alternative modes of travel (ie. walking, cycling, rail and bus) to the private car available within the local area.
34. SPD Parking Standards (2018) sets out cycle parking standards of x2 cycle spaces per dwelling. A partial ground floor plan has been submitted which demonstrates that there is sufficient space within the existing internal storage area to accommodate the provision of secure and covered cycle storage for x2 cycles for each of the x2 proposed flats in accordance with SPD Parking Standards (2018). This provision is secured via recommended condition 05.
35. Given these combined factors it is not considered that the shortfall of x1 car parking space, in comparison to the requirements of SPD Parking Standards (2018), would give rise to material planning harm in terms of the safety and operation of the adjoining public highway or in terms of harm to nearby and neighbouring amenity. Furthermore, this factor also has to be weighed against the provision of x2 net dwellings, which would contribute towards the Council's housing land supply, within a sustainable location a short distance from Woking Town Centre.

Thames Basin Heaths Special Protection Area (TBH SPA)

36. The Special Protection Areas (SPAs) in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres, of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).
37. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £1006 (ie. £503 x 2) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy (April 2018 update) as a result of the uplift of x2 studio/one bedroom dwellings which would arise from the proposal. This would need to be secured through a S106 Legal Agreement.
38. Subject to the completion of an appropriate S106 Legal Agreement, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBH SPA and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

Affordable housing

39. Policy CS12 of the Woking Core Strategy (2012) states that all new residential development will be expected to contribute towards the provision of affordable

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housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.

40. However, Paragraph 63 of the NPPF (2018) sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
41. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

Other matters

42. Policy CS22 of the Woking Core Strategy (2012), relating to energy and water consumption, does not explicitly state that it relates to extensions to existing buildings. Therefore it is not considered reasonable or necessary to recommend any planning conditions relating to energy and water consumption.
43. The application site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. Part of the carriageway of Marlborough Road is identified as being at a 1 in 1000 year risk of surface water flooding although no other surface water flood risk within, or adjacent to, the site is identified within the Council's Strategic Flood Risk Assessment (November 2015). The proposed development is very unlikely to increase the existing surface water discharge rates from the site because the rooftop nature of the extension will not increase the footprint of the existing building. No surface water drainage implications are therefore considered to arise and the development is considered to comply with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

LOCAL FINANCE CONSIDERATIONS

44. The development would be liable for Community Infrastructure Levy (CIL) to the sum of **£10,186** (110 sq.m net floorspace) (including the April 2018 Indexation).

CONCLUSION

45. Overall, subject to recommended conditions, the principle of development is considered to be acceptable. Furthermore the development is considered to result in acceptable impacts with regard to design and the character of the area, neighbouring amenity, amenities of future occupiers, parking, highways implications and alternative modes of travel. Thames Basin Heaths Special Protection Area (TBH SPA) will be addressed via the Legal Agreement.
46. The proposal is therefore considered to accord with Sections 2, 5, 9, 11, 12, 14 and 15 of the National Planning Policy Framework (NPPF) (2018), Policies CS1, CS4, CS5, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22 and CS25 of the Woking Core Strategy (2012), Policies DM8 and DM16 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents (SPD's) Design (2015), Parking Standards (2018), Outlook, Amenity, Privacy and Daylight (2008), Climate Change (2013) and Affordable Housing Delivery (2014), the Planning Practice Guidance (PPG), South East Plan (2009) (Saved policy)

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NRM6 - Thames Basin Heaths Special Protection Area, Thames Basin Heaths Special Protection Area Avoidance Strategy and Woking Borough Council Strategic Flood Risk Assessment (November 2015).

BACKGROUND PAPERS

Site visit photographs

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

Consultation response from Contaminated Land Officer

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£1006 SAMP (TBH SPA) contribution.	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

RECOMMENDATION

Grant planning permission subject to the following conditions and SAMP (TBH SPA) contribution secured by way of S106 Legal Agreement:

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

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

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

10713 01 P (Existing Elevations), undated and received by the Local Planning Authority on 03.07.2018.

10713 02 P A (Existing/Proposed First Floor Plan), undated and received by the Local Planning Authority on 03.07.2018.

10713 02 P (Proposed Bin and Cycle Storage), undated and received by the Local Planning Authority on 07.09.2018.

10713 03 P (Proposed Block Plan and Proposed Front Elevation), undated and received by the Local Planning Authority on 03.07.2018.

10713 04 P B (Proposed Elevations - Side and Rear), undated and received by the Local Planning Authority on 21.08.2018.

10713 05 P B (Proposed Second Floor Plan), undated and received by the Local Planning Authority on 21.08.2018.

10713 06 P (Location Plan), undated and received by the Local Planning Authority on 03.07.2018.

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10713 07 P (Proposed Site Plan), undated and received by the Local Planning Authority on 03.07.2018.

Existing Roof Plan, undated and received by the Local Planning Authority on 11.07.2018.

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

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

Reason: To protect the character and appearance of Marlborough Road and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

04. Prior to the first occupation of the development hereby permitted general waste, recycling and food waste storage facilities shall be provided in accordance with the approved plan numbered/titled '10713 02 P (Proposed Bin and Cycle Storage)' and shall thereafter be permanently retained for use by occupiers of the development hereby permitted.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area, especially nuisance by reason of smell, insects or rodent pests in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

05. Prior to the first occupation of the development hereby permitted x4 secure cycle storage spaces (x2 cycle storage spaces to serve each of the x2 additional flats) shall be provided in accordance with the approved plan numbered/titled '10713 02 P (Proposed Bin and Cycle Storage)' and shall thereafter be permanently retained for use by occupiers of the development hereby permitted.

Reason: To ensure that satisfactory facilities for the secure and covered storage of cycles are provided to encourage travel by sustainable means other than the private car in accordance with the principles set out within Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

06. Prior to the first occupation of the development hereby permitted as annotated on the approved plans numbered '10713 04 P B' and '10713 05 P B' the window(s) within the south-eastern (side) elevation of the development hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Once installed the window(s) shall be permanently retained in that condition unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties, and to avoid undue prejudice to any potential future redevelopment of adjoining properties, in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF (2018). The applicant sought pre-application advice from the Local Planning Authority prior to submission of the application. The application was submitted in line with the pre-application advice and was therefore considered to be acceptable.
02. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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

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

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

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

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

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

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

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

03. 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.
04. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into

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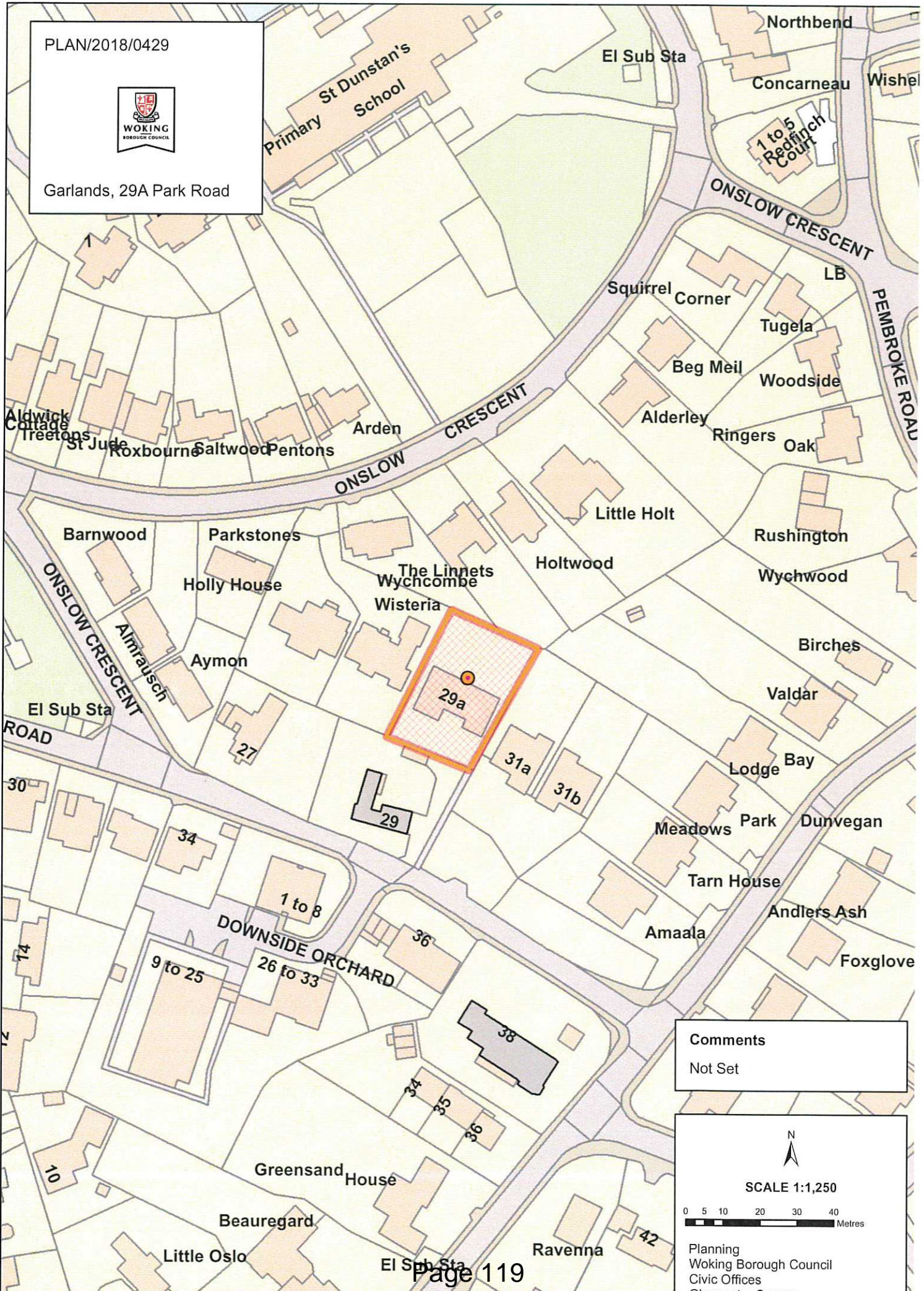
any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.

05. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>
06. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Council's Environmental Health Service prior to commencement of works.
07. The applicant is advised that 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.
08. The applicant is advised that the term 'fixed' or 'non-opening window refers to a window where the glazing is fitted directly into a permanent fixed frame which contains no opening or openable casement or other device or mechanism to permit opening. Fixing an openable casement with screws or bolts into the frame is not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
09. This decision notice should be read in conjunction with the related Legal Agreement.

PLAN/2018/0429



Garlands, 29A Park Road



Comments
Not Set

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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

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5e 18/0429 Reg'd: 02.05.18 Expires: 27.06.18 Ward: MH
Nei. 17.07.18 BVPI Minor Number >8 On No
Con. Target dwellings -13 of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Garlands, 29a Park Road, Woking, GU22 7BX

PROPOSAL: Erection of a two storey detached replacement dwelling (5x bed) following demolition of existing dwelling (Amended Plans and Description)

TYPE: Full Planning Application

APPLICANT: Mr and Mrs Giovanni Di Palma

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey replacement dwelling following demolition of the existing bungalow. The proposed dwelling would have five bedrooms and an integral garage and would be built in a traditional style. The existing vehicular access onto Park Road would be utilised.

PLANNING STATUS

- Urban Area
- Adjacent to Grade II listed building
- Tree Preservation Order
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a single storey three bedroom dwelling dating from the 1970s/1980s. The dwelling is finished in brick with a relatively shallow hipped roof and has a simple design. The site is in a 'backland' position and shares its access with No.29 Park Road which is sited directly in front of the proposal site and fronts onto Park Road, this building is Grade II listed. The surrounding area is generally characterised by large detached two storey dwellings set in generously sized plots with mature tree cover; the surrounding area is therefore spacious and verdant in nature.

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PLANNING HISTORY

- 79/0323 – Erection of detached single storey dwelling and shared access – Permitted 19/06/1979
- 78/0548 – Erection of detached dwelling and garage – Refused

CONSULTATIONS

- **County Highway Authority:** No objection subject to conditions.
- **Arboricultural Officer:** No objection subject to conditions.
- **Conservation Consultant:** No objection.

BACKGROUND

Following concerns raised by the Case Officer regarding the impact on the setting of the nearby listed building and the impact on neighbours, amended plans were received on 23/08/2018 which made the following amendments:

- Reduction in overall height of proposed building by from 9.4m to 8.1m
- Removal of second floor accommodation and windows
- Amendment to position and width of dwelling and addition of two storey side projection with integral garage
- One front gable amended to a hipped roof form
- First floor front elevation moved further away from rear boundary of No.29 Park Road

The proposal has been assessed based on these plans.

REPRESENTATIONS

3x representations received in response to the original application raising the following concerns:

- Proposal would cause loss of light
- Proposal would cause overlooking and loss of privacy
- Proposed landscaping would cause loss of light
- Proposal is effectively a three storey building
- The size of the current building fits well with the location, the resulting building would be 2.5x storeys
- The use of the driveway would impact on neighbouring garden through traffic noise (*Officer note: the driveway would be in a similar position to the existing and as the proposal relates to a replacement dwelling, the proposal is not considered to materially increase traffic movements to the point where they would unduly impact on neighbours*)

Neighbours were re-consulted on amended plans which reduced the overall height and scale of the proposed building. One further representation was received raising the following concerns:

- Proposal would cause loss of light, including to our rear garden
- Proposed building would be even closer to our boundary

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018):

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

- CS1 - A Spatial strategy for Woking Borough
- CS10 - Housing provision and distribution
- CS11 - Housing Mix
- CS18 - Transport and accessibility
- CS20 - Heritage and Conservation
- CS21 - Design
- CS22 - Sustainable construction
- CS24 - Woking's landscape and townscape
- CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

- DM2 - Trees and Landscaping
- DM20 - Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

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

In addition to the above Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

PLANNING ISSUES

Impact on Character:

1. The proposal is for the erection of a two storey replacement dwelling in place of the existing single storey dwelling. The existing dwelling is a large bungalow with relatively shallow hipped roofs dating from the 1970s/1980s. The existing building is considered to hold limited architectural merit and its demolition and replacement can therefore be considered acceptable in principle subject to the scale and design of the replacement dwelling and its impact on the character of the surrounding area.
2. The proposal site is in a 'backland' position and shares its access with No.29 Park Road. The dwelling however forms one of a line of dwellings from the north-west to the south-east including Holly House and Wisteria which are accessed from Onslow Crescent to the north-west and No.31a and No.31b Park Road to the south-east. These are all two storey dwellings dating from the past 10 years and are built in a traditional style. The proposed dwelling would be two storeys with a ridge height of

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8.1m which is lower than neighbouring dwellings either side. The proposed dwelling would therefore be consistent with the character and pattern of development in the area which is predominately characterised by two storey dwellings. The proposed dwelling would be positioned 3.6m from the western boundary and 1.8m from the eastern boundary which is considered to result in acceptable visual separation between dwellings.

3. The proposed replacement dwelling has been designed in a traditional style with gable and hipped roof features along with bay windows, sash-style windows, decorative ridge tiles and a mixture of brickwork and tile hanging. A two storey side-projection features an integral garage and front-facing dormer window and this element would be set-back 5m from the principal front elevation with a reduced height compared to the main dwelling. The dwelling features crown roof elements however these are not considered to be readily appreciable from ground level and the central crown roof is set-down from the main ridge lines. Overall the proposed replacement dwelling is considered a visually acceptable form of development which would respect the character and pattern of development in the area.

Impact on Setting of Grade II Listed Building:

4. The proposal site is located behind No.29 Park Road which is a Grade II listed building dating from the C17 with later extensions. The building is timber framed and characterised by modest cottage-like proportions and is positioned relatively close to Park Road; the building stands apart from surrounding development and clearly pre-dates the buildings around it. The setting of the listed building has clearly changed over time and is currently in a suburban setting. The space around the building serves to set the building apart from surrounding development which is suburban in nature. The NPPF (2018) attaches great weight to the desirability of preserving and enhancing Heritage Assets and Woking Core Strategy (2012) policy CS20 'Heritage and Conservation' requires development to preserve the character and setting of listed buildings. Furthermore Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have '*special regard to the desirability of preserving the building or its setting...*'. Any proposal would therefore need to preserve the setting of the listed building and significant weight should be given to this consideration.
5. The proposal site has a close relationship with the listed building as the site is located directly behind the building and the two sites share the same vehicular access. To the rear of the listed building is a detached garage 7m in length with a dual-pitched roof which is located on the boundary with the proposal site and a boundary fence and landscaping separates the two properties.
6. The existing building is a single storey building with relatively shallow roof pitches and a maximum ridge height of 5.6m. The existing building therefore has a limited impact on the setting of the listed building and is not prominent in views of the listed building from Park Road.
7. The proposed replacement dwelling would be two storeys and would be 2.5m greater in height and bulk compared to the existing (8.1m in maximum height compared to the existing 5.6m). Several amendments to the scheme have been secured during the application in order to reduce the height, bulk and massing of the dwelling in order to preserve the setting of the listed building (see 'Background' section). The part of the roof most visible from Park Road would be hipped away from Park Road which is considered to limit the perception of bulk and scale when viewed from the south.

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8. The bulk and scale of the dwelling has been broken up with hipped roof elements, a staggered front elevation and relatively low eaves levels. The overall resulting effect is considered to be of a well-proportioned dwelling of an appropriate bulk and scale for its context. The proposed dwelling would be approximately 20m from the rear projecting element of the listed building at its nearest point and approximately 25m from the main body of the listed building fronting Park Road. It is also borne in mind that the proposed dwelling is located between two storey dwellings either side of it with a ridge height which is which between 1m-1.2m lower than its neighbours. The ridge height of the proposed dwelling would be approximately 0.9m higher than that of the listed building which is approximately 7.2m in height. Notwithstanding the difference in height, the separation distance to the listed building is considered to diminish the potential overbearing visual impact of the proposed dwelling on the setting of the listed building.
9. The design of the building along with the separation distance from the listed building and taking account of the context of the proposal site, is considered to result in a development which preserves the setting of the listed building. The proposal is not considered to dominate views of the listed building and would be viewed in the context of similar dwellings nearby. Furthermore, the setting of the listed building is considered to be primarily derived from the space around it within its own plot and its landscaped frontage rather than an absence of development behind it. The Council's Conservation Consultant has been consulted and raises no objection.
10. Overall the proposed development is considered to preserve the setting of the listed building at No.29 Park Road and therefore accords with Core Strategy (2012) policy CS20, Woking DMP DPD (2016) policy DM20 and the National Planning Policy Framework (2018).

Impact on Neighbours:

No.29 Park Road:

11. No.29 Park Road is located directly in front of the proposal site to the south. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) recommends minimum separation distances for different relationships including 20m for rear-to-rear relationships and 10m for front-to-boundary relationships. The proposal site has a front-to-rear relationship with No.29 Park Road; whilst there is no recommended minimum distance for this relationship it is considered appropriate to apply the most generous distance of 20m in this instance.
12. The first floor windows would be positioned a minimum of 10m from the rear boundary of No.29 and the principal rear elevation of this neighbour is positioned a further 16m from the boundary with the proposal site at its nearest point. There would therefore be a minimum of 26m between the front elevation of the proposed dwelling and the rear elevation of No.29. Overall the separation distances involved are considered to result in an acceptable impact on No.29 in terms of loss of light, overbearing and overlooking impact.

No.31a Park Road:

13. The proposed dwelling would be located 1.8m from the boundary with No.31a Park Road at its nearest point, which itself is located 2.2m from the boundary to the south-east. This neighbour features a ground floor side-facing window understood to serve a single aspect study, which is regarded as a habitable room. Whilst the two storey side

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garage projection would be located 1.8m from the boundary, this element is set-back 5m from the front elevation and is not located opposite the window in question. The main body of the dwelling would be located opposite the window however this would be located 7.4m from the boundary and 9.6m from the window itself. The proposal would pass the '25° test' in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' (2008) and so is not considered to result in an undue loss of light or overbearing impact on this window. The rear of the proposed dwelling would project 4.4m beyond that of No.31a however the proposal would pass the '45° test' in plan and elevation form with this neighbour.

14. The proposed dwelling features first floor side-facing rooflights however as these all serve non-habitable rooms or are secondary windows, these can be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking.

Wisteria, Onslow Crescent:

15. This neighbour is located to the north-west and has the opposite orientation to the proposed dwelling. This neighbour features a single storey side projection which is located 2.6m from the boundary at its nearest point and 6.2m from the proposed dwelling itself.
16. The front elevation of the proposed dwelling would project 1.6m beyond the rear elevation of this neighbour however the separation distance results in the proposal passing the '45° test' in plan and elevation form as set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and is not considered to result in an undue overbearing or loss of light impact on the rear-facing windows of Wisteria.
17. This neighbour features no side-facing window openings apart from a glazed door which is understood to serve a utility room. The single storey element does feature rooflights however the rooflights are understood to serve a large open-plan living area served by windows on the rear elevation as well as a roof lantern. In any case, if the '25° test' is applied to the rooflights in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008), the proposal would pass this test. This neighbour also features a first floor side-facing window however this is obscurely glazed and serves a non-habitable room. Overall the proposal is not therefore considered to result in an undue loss of light or overbearing impact on this neighbour.
18. The proposed dwelling features first floor side-facing rooflights however as these all serve non-habitable rooms or as secondary windows, these can be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking. The dwelling would include front and rear facing windows at first floor level however any views from these would be typical of a residential area and are not considered to result in an undue overlooking or loss of privacy impact.

The Linnets, Wychcombe and Holtwood, Onslow Crescent:

19. The proposal has a rear-to-rear relationship with neighbours to the north who front onto Onslow Crescent and back onto the proposal site. These neighbours are orientated at roughly at a 30° angle relative to the proposal site but do face towards the proposal site. The proposed development would introduce first floor accommodation and rear-facing windows however these would be positioned a minimum of 17m from the rear boundary of the site and would be sited approximately 25m from the rear elevation of Wychcombe, 35m from The Linnets and 39m from Holtwood. These separation distances exceed the recommended minimum of 20m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and the

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proposal is considered to form an acceptable relationship with these neighbours and is not considered to result in an undue overlooking, overbearing or loss of light impact on these neighbours. The insertion of second floor windows in the future can be restricted by condition.

20. Considering the points discussed above, overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours and accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2018).

Standard of Accommodation:

21. As the proposed dwelling sits approximately on the same footprint of the existing dwelling, the proposal would not materially reduce the size or quality of the rear amenity space compared to the existing situation. The proposed dwelling would feature a rectangular rear amenity space of approximately 425m². This exceeds the internal floor area of the proposed dwelling (355m²) and so is considered to achieve an acceptable size and quality of amenity space for residents in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The dwelling itself would achieve a good quality of internal accommodation with good outlooks to habitable rooms.
22. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Impact on Trees:

23. There is a mature Oak tree to the rear of the plot which is protected by a Tree Preservation Order and there are also other mature trees both on and off-site; the construction of the proposed development has the potential to impact on the rooting areas of these trees. Detailed information has been provided detailing how trees would be retained and protected during construction; the Council's Arboricultural Officer considers the information acceptable in principle but requires further detailed information relating to the location of any new drainage or service runs serving the development. Subject to conditions, the proposal is considered to have an acceptable impact on trees.

Transportation Impact:

24. The proposed dwelling would feature an integral garage and space to the frontage sufficient to accommodate parking for at least three cars in accordance with the Council's Parking Standards SPD (2018). The proposal would utilise the existing shared vehicular access onto Park Road and overall the proposal is considered to have an acceptable transportation impact compared to the existing situation. In terms of cycle parking, the property has a large integral garage and ample space to the rear for outbuildings for cycle storage. The County Highway Authority raises no objection to the proposal subject to a condition securing a Construction Transport Management Plan. Subject to this condition, the proposal is considered to have an acceptable transportation impact.

Sustainability:

25. 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

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will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.

26. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

Community Infrastructure Levy:

27. The proposal would be liable to make a CIL contribution of £19,290.87 based on a net increase in floor area of 125m². The applicant has however submitted a self-build exemption form claiming relief from CIL. Notwithstanding this, the LPA must assess the application for exemption separately and the applicant must submit a Commencement of Development Notice prior to any commencement of development.

CONCLUSION

28. Overall, the proposed replacement dwelling is considered to constitute an acceptable form of development which would have an acceptable impact on the character of the surrounding area, on the amenities of neighbours and on trees. The proposal is considered to preserve the setting of the listed building at No.29 Park Road and significant weight has been afforded to the setting of the listed building. The proposal therefore accords with Core Strategy (2012) policies CS21, CS20, CS24 and CS25, Woking DMP DPD (2016) policies DM2 and DM20, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the National Planning Policy Framework (2018) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations
4. Listed Building Site Notice dated 17/05/2018
5. Arboricultural Report from APArboriculture dated 17/04/2018 ref: APA/AP/2018/064 Rev.A

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.

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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:

CDA-245-006 Rev.A (Existing Site Plan and Location Plan) received by the LPA on 01/05/2018

CDA-245-SK3 Rev.C (Proposed South & East Elevations) received by the LPA on 23/08/2018

CDA-245-SK1 Rev.B ((Proposed Ground & First Floor Plans)) received by the LPA on 24/07/2018

CDA-245-SK2 Rev.C (Proposed Roof Plan) received by the LPA on 23/08/2018

CDA-245-SK4 Rev.B (Proposed North & West Elevations) received by the LPA on 24/07/2018

CDA-245-SK5 Rev.C (Proposed Street Scene) received by the LPA on 28/08/2018

CDA-245-SK6 Rev.A (Site Plan as Proposed) received by the LPA on 03/09/2018

CDA-245-SK10 (Existing Elevations) received by the LPA on 03/09/2018

CDA-245-SK10 (Existing Plans and Elevations) received by the LPA on 03/09/2018

CDA-245-SK11 (Existing Roof Plan) received by the LPA on 03/09/2018

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

3. ++Prior to the commencement of any above-ground works in connection with the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

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

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

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

5. The development hereby permitted shall take place in strict accordance with the Arboricultural Impact Assessment and Method Statement from APArboriculture dated 17/04/2018 ref: APA/AP/2018/064 Rev.A, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

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

6. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B and C of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or addition to the dwellinghouse hereby permitted, other than those expressly authorised by this permission, shall be carried out without planning permission being first obtained from the Local Planning Authority.

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

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no window, rooflight or other additional openings, other than those expressly authorised by this permission, shall be formed in any elevation or roof slope of the development hereby permitted at first floor level or above without planning permission being first obtained from the Local Planning Authority.

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

8. The first floor rooflights in the south-east and north-west facing roof slopes of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the rooflights which can be opened are more than 1.7 metres above the floor levels of the rooms in which the rooflights are installed. Once installed the rooflights shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

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 submitted information shall include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway

The development shall thereafter be implemented in accordance with the approved details during the construction of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

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

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

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- 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.

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

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

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

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

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

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

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

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

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

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

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

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

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

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

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

6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

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

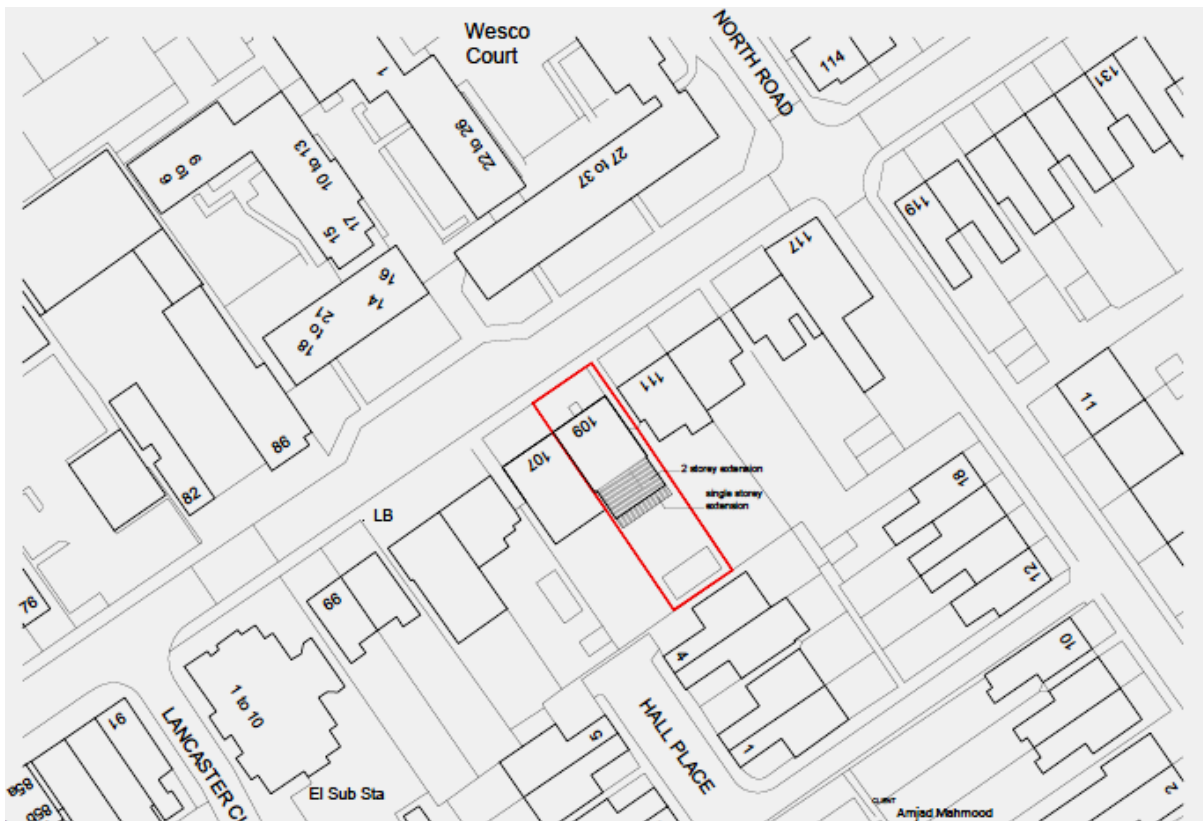
8.00 a.m. - 1.00 p.m. Saturday

and not at all on Sundays and Bank Holidays.

109 Walton Road, Woking

PLAN/2018/0759

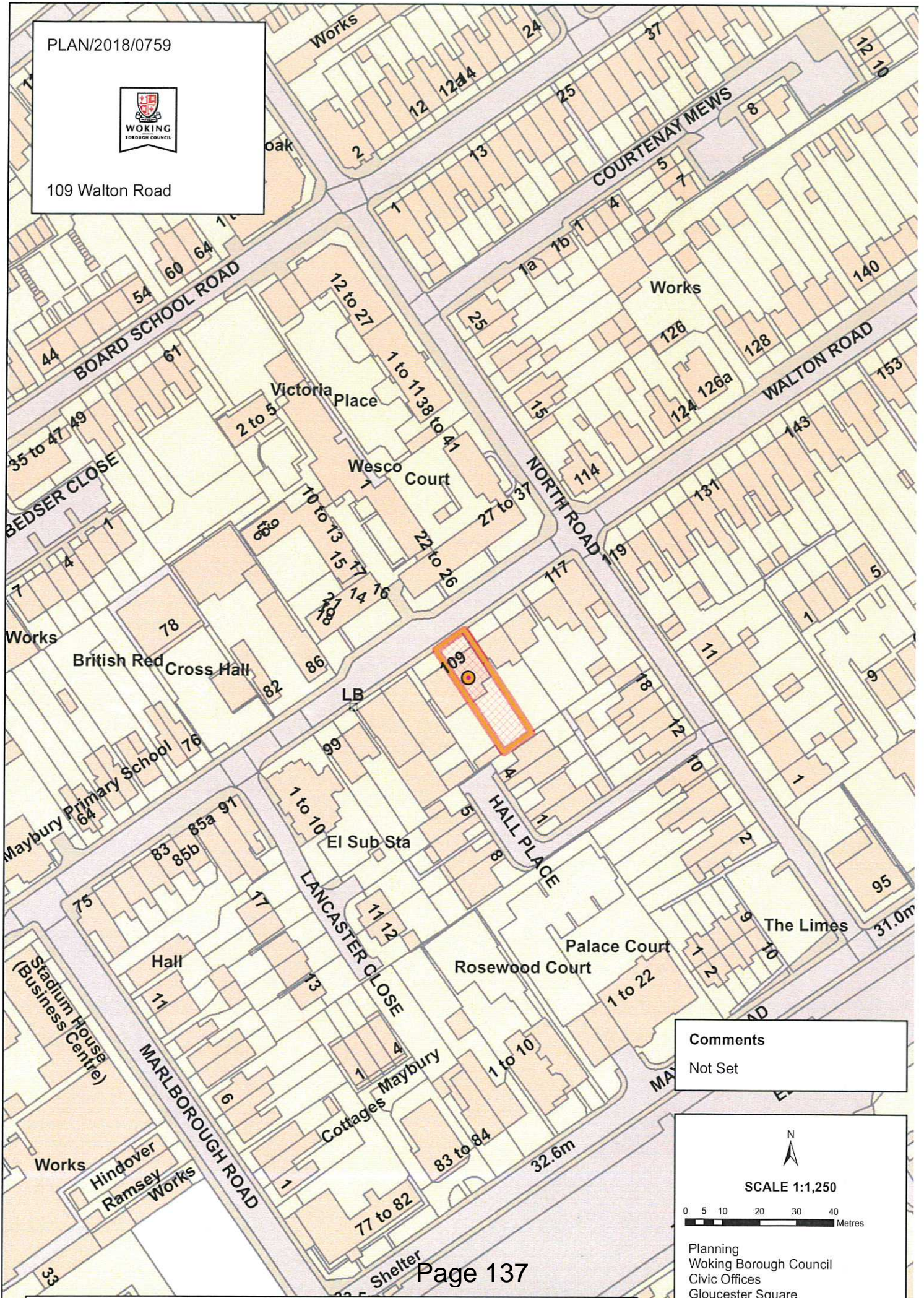
Subdivision of existing 4 bedroom dwelling into two x 1 bedroom flats and a one x 3 bedroom flat with associated erection of part two storey, part single storey rear extension, single storey outbuilding and external alterations



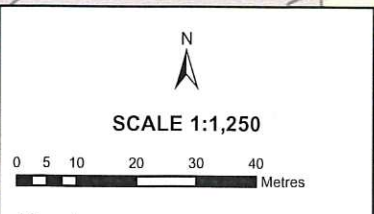
PLAN/2018/0759



109 Walton Road



Comments
Not Set



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

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5f 18/0759 Reg'd: 26.07.18 Expires: 20.09.18 Ward: C
Nei. 30.08.18 BVPI Minor Number of >8 On No
Con. Target Weeks on Target?
Exp: Cttee' Day:

LOCATION: 109 Walton Road, Woking, Surrey, GU21 5DW

PROPOSAL: Subdivision of existing 4 bedroom dwelling into two x 1 bedroom flats and a one x 3 bedroom flat with associated erection of part two storey, part single storey rear extension, single storey outbuilding and external alterations.

TYPE: FULL

APPLICANT: Mr Amjad Mahmood

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the subdivision of one residential unit to 3 residential units which falls outside of the scheme of delegated powers.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks planning permission for the change of use from one 4 bedroom house into two 1 bedroom flats and one 3 bedroom flat with associated erection of part two storey, part single storey rear extension, single storey outbuilding and external alterations.

Site Area: 0.0306ha (306 sq.m)
Existing units: 1
Proposed units: 3
Existing density: 33 dph (dwellings per hectare)
Proposed density: 98 dph

PLANNING STATUS

- Urban Area
- Neighbourhood Centre
- High Density Residential Area
- Priority Place
- High Accessibility Zone
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B

RECOMMENDATION

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

SITE DESCRIPTION

No.109 Walton Road forms one half of a two storey semi-detached pair. The main massing of the property is set beneath a dual-pitched roof with a non-original flat-roofed two storey extension to the rear. A conservatory addition also occurs to the rear. The property is externally finished in a combination of facing brick and render under a tiled roof. The rear amenity area is laid to a combination of lawn and hardstanding.

PLANNING HISTORY

PLAN/21016/0973 - Change of use from 1No. 4 bedroom house to 2No. retail units (use class A1) and 1No. 3 bedroom flat with associated erection of part two storey, part single storey rear extension and external alterations – Permitted 20.10.2016

PLAN/1991/0986 (No.107/109) - Conversion of existing dwellings to guest house/hotel together with erection of a two storey rear extension and provision of car parking to the rear - Refused 05.12.1991

PLAN/1990/0016 - Erection of a two storey rear extension - Permitted 18.05.1990

No.107 Walton Road:

PLAN/2008/0249 - Change of use from a 2 bed house to 2No. shops on the ground floor (A1 use) and a first floor 3 bed flat above (C3 use) (Amendment to PLAN/2006/1143 dated 21/12/06) - Permitted 29.04.2008

PLAN/2006/1143 - Two storey rear extension to provide 2No. shops on the ground floor, first floor as living accommodation following demolition of outhouse (amended description) - Permitted 21.12.2006

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a part two storey part single storey rear extension and subdivision of existing 4 bedroom dwelling into two 1 bedroom flats and one 3 bedroom flat with external alterations. Erection of a single storey outbuilding to provide secure cycle storage and waste storage facilities is also proposed.

CONSULTATIONS

Highway Authority: No objection subject to conditions (17.08.18)

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012
Section 2 – Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
Section 9 – Promoting sustainable transport
Section 12 – Achieving well-designed places

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Core Strategy Publication Document 2012

- CS1 – A Spatial Strategy for Woking Borough
- CS8 – Thames Basin Heaths Special Protection
- CS10 – Housing provision and distribution
- CS11 – Housing mix
- CS12 – Affordable Housing
- CS17 – Open space, green infrastructure, sport and recreation
- CS18 – Transport and Accessibility
- CS21 – Design
- CS25 – Presumption in Favour of Sustainable Development

Development Management Policies DPD 2016

- DM9 - Flats Above Shops and Ancillary Accommodation
- DM11 - Sub-divisions, Specialist Housing, Conversions and Loss of Housing

Supplementary Planning Guidance

- Supplementary Planning Document 'Parking Standards' 2018
- Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
- Supplementary Planning Document 'Design' 2014

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

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; principle of development, whether the proposal will have an acceptable impact on the character of the existing dwelling and character of surrounding area, whether the extensions and subdivision will materially harm the amenities enjoyed by surrounding neighbours, whether the subdivision will result in a satisfactory residential environment, housing mix, impact on parking, affordable housing, impact on Thames Basin Heaths Special Protection Area and local finance considerations.

Principle of Development

2. Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that "*family accommodation will be taken to mean...all flats with two bedrooms or more and exceeding 65 sq.m. gross floor space*". Policy DM11 of the Development Management Policies DPD states that "*development which would lead to the net loss of dwellings (including affordable housing), in particular, of a family home, will be resisted*". Policy CS11 of the Woking Core Strategy 2012 states that "*the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units*". The existing dwelling of No.109 Walton Road provides approximately 149 sq.m. of GIA and four bedrooms; the existing dwelling therefore qualifies as 'family accommodation'. The proposed flat at first floor level would measure approximately 94 sq.m. and would provide three bedrooms; the proposed flat would therefore also qualify as 'family accommodation', meaning that there would be no loss of 'family accommodation' as a result of the proposal. There would also be no loss of existing housing as a number of units (3 units proposed) would be provided in place of the existing single dwelling.
3. Further to the above, the site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer

zone. Policy CS10 of the Woking Core Strategy 2012 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of residential development in this location is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on the Character of Existing Dwelling/Character of the Surrounding Area

4. One of the core principles of the National Planning Policy Framework 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..
5. The existing dwelling demonstrates a two storey flat-roofed extension which terminates above the eaves level. This existing extension is considered detrimental to the overall appearance of the property although does not appear within the street scene of Walton Road. The proposal would demolish part of this extension and construct a two storey extension spanning the width of the property beneath a half-hipped roof. A single storey element would occur to the rear of this utilising a mono-pitched roof form. The two storey element of the proposed extension is substantial in scale (projecting 3.3 metre beyond the rear building line of the existing rear extension and approximately 7.5 metre beyond the rear building line of the original property). Whilst this is the case, the proposed extension would not appear within the street scene of Walton Road and would project approximately 0.7 metre (at two storey level) beyond the rear building line of an existing extension at adjacent No.107 (Ref: PLAN/2008/0249), which itself projects approximately 6.8 metres in depth from the original rear building line of No.107. Whilst the proposal would fail to appear clearly subordinate to the host property by reason of its scale, depth and height, it would nevertheless be commensurate with the development previously permitted at adjacent No.107 (which now forms part of the character of the immediate area) in terms of depth, height and width. Additionally, due to its siting to the rear, and the screening afforded by existing adjacent built form fronting Walton Road, and dwellings fronting Hall Place to the rear, the proposal would not appear unduly prominent from surrounding public realm and would result in limited impact upon the character and appearance of the immediate area.
6. The single storey element of the rear extension would appear clearly subordinate by reason of its single storey scale and would utilise a simple mono-pitched roof form and typical depth for such projections. In light of these considerations outlined, the proposal would not have an adverse impact on the existing dwelling and for the same reasons it would not adversely impact on the appearance of the area.
7. A single storey outbuilding is proposed in the rear amenity space to facilitate refuse storage and secure cycle storage. The building would measure 3 metres in width, 2 metres in depth and stand at a height of 2.4 metres adopting a timber cladded façade. The structure would incorporate a typical outbuilding appearance and form a primary/secondary relationship with the main building which would not be out of character with a number of properties along Walton Road.

Impact on Neighbouring Amenities

8. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties

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avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. Policy CS21 is enhanced by Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

9. The property is neighboured to the east by No.111 Walton Road and to the west by No.107 Walton Road. The impacts upon these properties will be addressed in turn.
10. No.107 Walton Road is situated to the west and forms the opposing half of the semi-detached pair. No.107 has previously undergone a two storey extension to the rear (Ref: PLAN/2008/0249) and accommodates two retail units on the ground floor and a first floor three bedroom flat at first floor level. The two storey element of the proposed rear extension would project approximately 0.7 metres beyond the existing rear building line of the extension at No.107 although would be sited adjacent to the common boundary. However, given this limited 0.7 metre projection, it is not considered that a significantly harmful overbearing effect, by reason of bulk, proximity or outlook, would occur to the rear-facing first floor windows within No.107. In terms of potential impact upon levels of daylight to the first floor level rear-facing openings SPD 'Outlook, Amenity, Privacy and Daylight' 2008 states that "*significant loss of daylight will occur if the centre of the affected window (or a point 2m in height above the ground for floor to ceiling windows) lies within a zone measured at 45° in both plan and elevation*". The proposal passes the 45° angle test in terms of the first floor level openings within the rear elevation of No.107; no significantly harmful loss of daylight is therefore considered to occur to this residential unit.
11. The single storey element of the proposed rear extension would project a further 2.6 metres beyond the two storey element, utilising a monopitched roof form demonstrating a 3.6 metre maximum height and 2.6 metre eaves height. Ground floor openings within the rear elevation of No.107 serve either the two retail units or circulation space. Given these factors no significantly harmful impact, in terms of potential loss of daylight or overbearing effect is considered to occur to these ground floor openings or the rear amenity area.
12. No.111/111A Walton Road is situated to the east and has previously been extended to the rear and contains two 2 Bedroom flats (one at ground floor and one at first floor).
13. The closest (to No.109) section of the rear elevation of No.111/111A contains ground and first floor windows which both serve kitchens, which are considered habitable rooms in this instance given their layout and floor area. The ground floor kitchen is also served by a side-facing doorway and the first floor kitchen also served by a side-facing window; however given the siting and relationship of these openings in relation to the existing building of No.109 the primary source of outlook and daylight is gained via the rear-facing openings. In terms of potential loss of light to No.111/111A, SPD 'Outlook, Amenity, Privacy and Daylight' 2008 states that "*significant loss of daylight will occur if the centre of the affected window lies within a zone measured at 45° in both plan and elevation*". The proposal passes the 45° test with regard to both the ground and first floor rear-facing kitchen windows and therefore no significantly harmful loss of light is considered to occur to these windows. The impact upon the outlook of side-facing openings serving the kitchens would not materially decrease over and above the existing situation with sufficient outlook retained through the rear-facing windows. The proposal would occur opposite side-facing openings serving living rooms at both ground and first floor within No.111/111A; a doorway at ground and window at first. However both of these living rooms are served by rear-facing windows which would remain unaffected by the proposal in terms of the 45° test; sufficient daylight would therefore be retained to these living rooms.

14. The proposal would increase the existing two storey depth to the rear by approximately 3.4 metres (with a further 2.6 metre deep single storey element to the rear of this). These projections would be sited approximately 1.1 metres from the common boundary with No.111/111A, and approximately 2.5 metres from the side (south-west) building line of No.111/111A. The two storey element would project approximately 4.8 metres beyond the section of the rear elevation of No.111/111A containing the rear-facing kitchen windows, and approximately 2.5 metres beyond the section of the rear elevation of No.111/111A containing the rear-facing living room windows. Whilst these projections are relatively significant it must be noted that the separation to the closest point of the ground floor window would measure approximately 3.7 metres. Given these levels of separation, combined with the consideration that the area immediately to the rear of No.111/111A (on the south-western side) does not appear to function as primary outdoor amenity space, it is considered, on balance, that a significantly harmful impact, by reason of overbearing effect due to bulk, proximity or outlook, would not occur to No.111/111A which would substantiate grounds for refusal contrary to Policy CS21.
15. Flanked along the rear boundary by the two storey side gable wall of No.4 Hall Place, the proposed outbuilding is not considered to impact on the amenities of the occupiers of this property. To the south-west, No.107 includes a similar detached outbuilding of approximately 2.5 metres in height with 2 metre high close timber board fencing separating properties. The proposal would be positioned along the rear boundary opposite the side elevation of this shed and approximately 14 metres from the rear elevation of this dwelling. Given its positioning, existing boundary treatments and distance from the neighbouring dwelling, the outbuilding is not considered to be overbearing or cause loss of light to this property.
16. The property to the north-east is also bound by 2 metres high timber fencing with a separation distance of approximately 9 metres between the proposed outbuilding and the rear elevation of No.111/111A. Set towards the shared north-eastern boundary of the site, the proposal is not seen to infringe on the amenities enjoyed by the occupiers of this property given its positioning, scale and existing boundaries.

Layout and Creation of Acceptable Residential Development for Proposed Occupiers

17. One of the core planning principles of the National Planning Policy Framework 2018 is to ensure high quality buildings and places in which to live and work. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD 2008 seeks to ensure satisfactory levels of outlook for all residential development. Whilst the Council has no minimum dwelling size policy requirement, the 2015 National Technical Housing Standards provide a useful guide to reasonable minimum internal floor areas for different types of accommodation; for example a minimum of 50 sq.m for one bedroom flats housing two people. Furthermore, Woking Development Management Policies DPD 2016 Policy DM11 states that the subdivision of existing dwellings to flats should only be considered acceptable where, among other criteria, "*a good quality of accommodation is provided by meeting any relevant housing standards*".
18. The proposed units will be split between ground and first floors with the three bedroom unit located at first floor level. The Technical Housing Standards - Nationally Described Space Standard (March 2015) identifies a minimum gross internal floor area (GIA sq.m.), for three bedroom, 4 person, 1 storey dwellings, measuring 74 sq.m. (and a minimum for three bedroom, 6 person, 1 storey dwellings, measuring 95 sq.m.). The proposed flat at first floor level would measure approximately 95 sq.m. and would therefore accord with the relevant space

standards as required by Policy DM9 of the Development Management Policies DPD 2016.

19. The proposed ground floor would cater for two new residential units each providing one bedroom. Internal floor areas of 46.8 sq. m and 53.1 sq.m meet the minimum standards. The flat towards the rear on the ground floor would include a well lit bedroom and living/kitchen area which opens out onto the rear amenity space. The flat towards the front of the building would include a living/kitchen space with a single aspect outlook onto Walton Road. It is noted in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 that *"rooms over 5m deep will always be difficult to light adequately from a single elevation"*. Whilst it is acknowledged that the kitchen element of this residential unit will receive less light than the living space and bedroom, it also has to be noted that this layout is not uncharacteristic for flatted units. The BRE 'Site Layout Planning for Daylight and Sunlight – A guide to good practice' 2011 states that *"if the layout means that a small internal galley-type kitchen is inevitable, it should be directly linked to a well daylight living room"*. The kitchen area proposed within the flat would be internally linked to the living space which is lit from the principal elevation and therefore light penetration would carry through to the kitchen.

20. The depth of the rear communal amenity space would be reduced to approximately 12.5 metres with the erection of a single storey outbuilding which would further reduce the useable amenity space (by approximately 6 sq.m) The rear ground floor unit can gain direct access to the rear amenity space from a rear door while the front ground floor unit and first floor unit would access it via the side gate. This area is considered to be sufficient to provide a suitable sunlit area of predominantly soft landscaped amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of the family and tenants it is intended to support, having regard to the locational characteristics of the site. The provision for communal space is outlined in Section 4 of the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 which states that *'all forms of dwelling need to have sufficient space around them for general amenity purpose'*. The rear amenity space covers approximately 72 sq.m which although does not meet the standards (30sq.m for each dwelling up to 2 storeys high thereby amounting to a suggested amount of 90 sq.m) it should be borne in mind that the proposal site is within a designated Neighbourhood Centre and a designated High Density Residential Area where the requirements for private amenity space can be more flexible as outlined in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). A condition has been attached to secure appropriate soft and hard landscaping details and ensure an appropriate buffer between the rear fenestration on the ground floor flat and the amenity space (Condition 5).

Housing Mix

21. Policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA); the overall need set out in the policy is 19% one bed, 28% two bed, 39% three bed and 14% four+ bed. There is therefore an identified need for family accommodation; in particular three bed units followed by two bedroom units with a lower need for one and four bedroom units. Furthermore the proposal site is within the Canalside area of the borough (previously within the Maybury ward prior to the ward boundary review) which is identified as a 'Priority Place' by Policy CS5 of the Core Strategy 2012 which requires planning decisions to seek to redress identified local issues, including housing. This policy seeks to redress the tenure imbalance in the area by providing more family accommodation.

22. The proposal would deliver one 3 bedroom unit retaining family accommodation and two additional 1 bedroom units as part of the proposal and so there would not be a net reduction in the number of family sized-dwellings and there would be a net increase of two 1 bedroom units contributing to the housing provision. The proposed housing mix is therefore considered acceptable.

Impact on Parking

23. The site is located within close proximity of Woking Town Centre, with its range of amenities and public transport connections, and within the designated Neighbourhood Centre along part of Walton Road. In terms of residential accommodation, no on-site car parking exists at present. The proposal would provide one 3 bedroom residential unit at first floor level and two 1 bedroom units at ground floor level therefore resulting in an uplift of two 1 bedroom units and a reduction in the number of bedrooms within the family accommodation.
24. The Council's Supplementary Planning Document 'Parking Standards' 2018 indicates a minimum parking provision of 0.5 parking spaces per 1 bedroom flat/apartment/maisonette which results in a total required provision of 1 additional parking space given the uplift in 2 additional one bedroom flats. There is no additional parking provision proposed under this application. Walton Road is with a CPZ (Controlled Parking Zone) where on-street parking is controlled and managed. While the parking requirements as per the SPD seeks 1 additional off-street parking space which cannot be demonstrated in this case, restrictions to on-street parking are enforced along Walton Road so as to prevent overspill parking in the area. Further to this, it has to be noted that Walton Road is located just outside the defined Town Centre and considered a highly sustainable location in close proximity to the town centre and a number of transport hubs including the train station. As such, given the highly accessible location of the proposed development, as well as the CPZ along Walton Road, it is not considered that the additional 2 residential units, which requires a minimum parking provision of 1 additional parking space, would cause detrimental planning harm, due to the lack of parking provision, in terms of impact on amenity or overdevelopment of the site.
25. The County Highway Authority have been consulted on this application and raise no objection to the scheme provided the secure parking for the bicycles within the rear amenity space is provided, retained and maintained prior to the first occupation of the proposed residential units (Condition 4).

Affordable Housing

26. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
27. However, Paragraph 63 of the NPPF 2018 sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
28. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy 2012 it is considered that more significant weight should be

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afforded to the policies within the NPPF 2018. The proposal is not major development and therefore no affordable housing contribution is sought.

Thames Basins Heath Special Protection Area

29. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2010. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.
30. The applicant has agreed to make a SAMM contribution of £1,006 (£503 per 1 bed unit) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of two 1 bedroom units that would arise from the proposal. The applicant is prepared to enter into a S106 Legal Agreement to secure this financial contribution.
31. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

Local Finance Considerations

32. The proposed increase in residential floor area does not exceed 100 sq.m (+57 sq.m) however as the proposal results in the creation of new dwellings, the proposal would be liable on the net increase in floor area of 57 sq.m created by the proposal. This equates to a total of £8,842.93 including 2018 indexation.

Conclusion

33. In conclusion, the principle of development is considered to be acceptable. Subject to recommended conditions the proposal is considered to result in an acceptable impact in terms of design and impact upon the character of the area and an acceptable impact upon neighbouring amenity. While the development does not meet the recommendations outlined in the 'Parking Standards' SPD 2018, it is not considered that this would cause planning harm with the restrictions to on-street parking in the area and its sustainable location.
34. The proposal is considered to be an acceptable form of development that complies with provisions outlined in the National Planning Policy Framework 2018, Policies CS1, CS8, CS10, CS11, CS12, CS17, CS18, CS21, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM9 and DM11 of the Development Management Policies DPD 2016, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Woking Design' 2015 and is recommended for approval subject to conditions and a S106 Agreement.

BACKGROUND PAPERS

1. Site visit photographs
2. Correspondence from the County Highway Authority (17.08.2018)

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £1,006 SAMM contribution	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions and securing a S.106 Agreement:

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

Reason:

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

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

Reason:

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

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice:

Drawing No. B.01
Drawing No. P.01 A (Amended Plan)(Received 24.08.18)
Drawing No. P.06
Drawing No. P.04
Drawing No. P.05
Drawing No. P.07
Drawing No. P.08

Reason:

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

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4. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

(a) The secure parking for a minimum of four bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

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 in the National Planning Policy Framework 2012 and Policy CS18 of the Woking Core Strategy 2012.

5. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding and details of boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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 28-39 of the National Planning Policy Framework 2018.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
4. The applicant is advised that this planning permission implies that the property is now considered to constitute flats which do not benefit from the same Permitted Development Rights as a house.

4 Anchor Crescent, Knaphill, Woking

PLAN/2018/0515

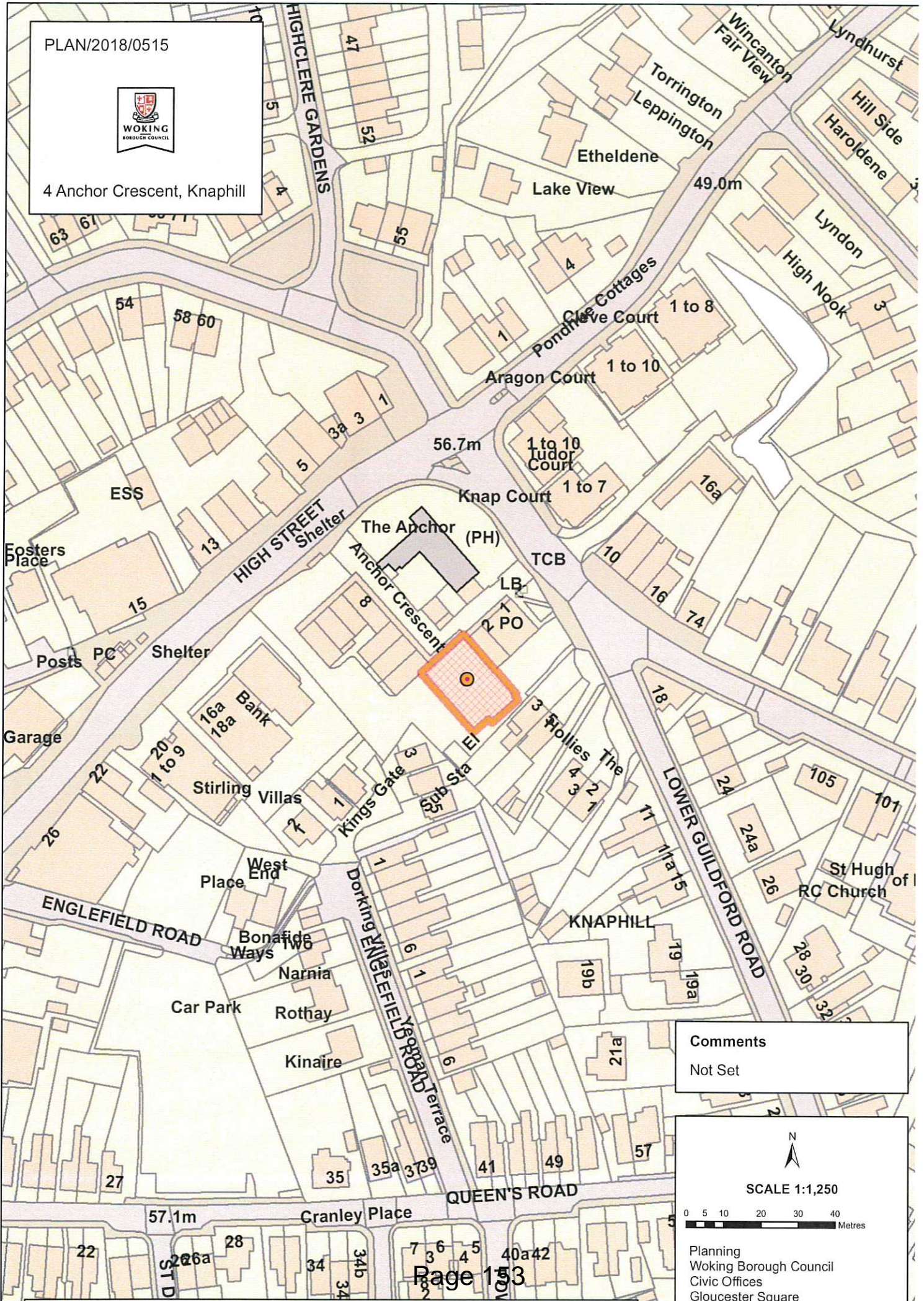
Proposed change of use of first floor storage space to 4 residential units (three 1 bed and one studio) with additional first floor fenestration.



PLAN/2018/0515



4 Anchor Crescent, Knaphill

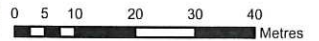


Comments

Not Set



SCALE 1:1,250



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

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5g 18/0515 Reg'd: 15.06.18 Expires: 07.06.18 Ward: KNA
Nei. 12.07.18 BVPI Minor Number >13 On No
Con. Target (dwellings) of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: 4 Anchor Crescent, Knaphill, Woking, Surrey

PROPOSAL: Proposed change of use of first floor retail space to 4 socially rented residential units (three 1-bed and one studio) with additional first floor fenestration.

TYPE: Full

APPLICANT: Mr Sajjad Hussain

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application is of a type which falls outside the Council's Scheme of Delegation. In addition, the applicant is an elected member of the Council.

SUMMARY OF PROPOSED DEVELOPMENT

This is an application for the change of use of first floor retail space (A1 Use Class) within 4 Anchor Crescent to 4 socially rented residential units (C3 Use Class) with additional fenestration at first floor level.

Site Area: 0.0435ha (435 sq.m)
Existing units: 0
Proposed units: 4
Existing density: 0 dph (dwellings per hectare)
Proposed density: 92 dph

PLANNING STATUS

- Urban Area
- Local Centre
- SPA Zone B

RECOMMENDATION

GRANT planning permission subject to conditions and S.106 Agreement to secure a SAMM contribution and affordable housing (socially rented).

SITE DESCRIPTION

The application site is within the Knaphill Local Centre and relates to the first floor retail space (A1 Use Class) above a public library (D1 Use Class) within the Anchor Crescent shopping arcade displaying a mix of A1 (retail), A2 (financial and

professional services) and A3 (café) uses. The application site is within a primarily commercial setting but is neighboured to the south-east by residential properties with a service yard and parking facilities to the south-west with residential properties above.

PLANNING HISTORY

Extensive. Of relevance;

PLAN/2005/0898 - Consultation from Surrey County Council for the change of use of ground floor shop from (use class A1) to public library (use class D1) – No Objection 30.08.2005

The Anchor Public House;

PLAN/2017/1167 - Erection of two storey side and rear extensions and change of use of part of existing Public House to provide 8x self-contained residential units (3x two bed & 5x one bed) and retention of A3 (restaurant/café)/A4 (drinking establishment) use at ground floor level and associated external alterations, bin storage, parking and landscaping following demolition of existing rear extensions and outbuilding – Permitted 03.07.2018

PROPOSED DEVELOPMENT

The application seeks permission for the change of use of the first floor A1 retail space to 4 socially rented residential units (three 1 bed and one studio) with insertion of additional first floor fenestration including oriel windows on the south-eastern elevation.

In addition, 4 off-street parking spaces are to be allocated to the units on the south-western side of 4 Anchor Crescent within the service yard accessed off High Street.

CONSULTATIONS

Surrey Highways: Recommend a number of conditions (05.07.18)

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) 2018:

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Woking Core Strategy 2012:

CS1 - A Spatial strategy for Woking Borough

CS4 - Local and neighbourhood centres and shopping parades

CS8 - Thames Basin Heaths Special Protection Areas

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS12 – Affordable housing

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- CS18 - Transport and accessibility
- CS21 - Design
- CS22 - Sustainable construction
- CS24 - Woking's landscape and townscape
- CS25 - Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

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

PLANNING ISSUES

1. The main issues to consider in determining this application are; the principle of development, design considerations and the impact of the proposal on the character of the area, impact on residential amenities, highway safety impact, affordable housing and local finance considerations.

Principle of Development

2. The application site relates to the first floor space above a public Library (D1 Use Class). It is understood that this first floor space is utilised as storage space which was ancillary to the previous A1 retail unit which existed on site prior to the change of use to the ground floor space under a consultation application PLAN/2005/0898 (*Consultation from Surrey County Council for the change of use of ground floor shop from (use class A1) to public library (use class D1)*). Considering this, the change of use under PLAN/2005/0898 related solely to the ground floor space and therefore the lawful use of the first floor space remains as A1 Use Class.
3. The site is within the Urban Area and the Knaphill Local Centre. Policy CS4 of the Woking Core Strategy 2012 seeks to protect the vitality and viability of Local Centres and states that *"In neighbourhood centres and shopping parades the Council will seek to protect and retain local shops and other small scale economic uses such as post offices, petrol stations and public houses, because of the importance of these uses for meeting the everyday needs of those living locally"*. The first set of criteria in Policy CS4 of the Woking Core Strategy 2012 provides a useful guide to the change of use, bearing in mind that this floor space is regarded as ancillary retail floor space to the previous A1 use of the wider unit rather than a functioning retail premises. CS4 states *"The change of use of A1 retail premises to other town centre uses will only be permitted where:*
 - i. The floorspace is vacant*
 - ii. The unit is not an anchor unit*
 - iii. The change of use is not considered harmful to the vitality and viability of the centre as a whole*
 - iv. Existing facilities which provide for people's day-to-day needs are protected."*
4. The floor space is vacant and is also not an anchor unit. It is considered that there would be no harm (and perhaps some benefit) from the change of use of such floor space on the vitality and viability of the centre as a whole. Considering the application relates solely to the first floor space and not the D1 ground floor unit, the existing facilities (library) provides for people's day to day needs (criteria iv.). The first floor space is, therefore, not deemed

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necessary to the functioning of the library on the ground floor given the change of use application (PLAN/2005/0898).

5. Policy CS1 of the Woking Core Strategy 2012 states: *“Development located in the District, Local and Neighbourhood Centres to provide housing, jobs and convenient access to everyday shops, services and local community facilities will also be encouraged”*. This policy of the Core Strategy notes that developments located in Local Centres will provide housing and convenient access to services and local community facilities. Policy CS10 makes provision for 250 dwellings as infill development in the Borough’s urban area between 2010 and 2027, at a density of 30-60dph (dwellings per hectare). The reasoned justification for the policy states that in Local Centres *“infill and other forms of residential development within these centres will be permitted within the boundaries as shown on the Proposals Map”*.
6. The Core Strategy implies that these density figures are only to be used as indicative, where it goes on to state that density levels will depend on the nature of the site and will be influenced by design with the aim to achieve the most efficient use of land. Higher densities than these guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of the area would not be compromised.
7. PLAN/2017/1167 included the extension and change of use of part of the Locally Listed Anchor Public House which backs onto the Anchor Crescent shopping arcade. Permission was approved for conversion of part of this building into residential use with a density figure of 78.8dph as this was not found to result in undue overdevelopment of the site or a development which is out of character with the area. The proposed development contains a density of 92dph which again is outside of the indicative range but nevertheless would be aligned with that of the approved scheme at The Anchor. Furthermore, the proposal is considered to be justified by the site’s sustainable location and its acceptable impact on the character of the area, which is discussed in further detail in the following section.
8. The appropriate percentage of different housing types and sizes depends upon the established character and density of the neighbourhood and the viability of the scheme. Policy CS11 of the Core Strategy states that all residential proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs as evidenced in the latest SHMA (Strategic Housing Market Assessment) in order to create sustainable and balanced communities. The most recent (September 2015) Strategic Housing Market Assessment (SHMA) for the West Surrey area indicates an estimated breakdown of (market housing) dwellings required between 2013 and 2033 of 10% 1 bed, 30% 2 bed, 39% 3 bed and 22% 4+ bed. In this instance whilst the proposed development does not wholly reflect the housing mix outlined within Policy CS11 and the SHMA (2015), it does, however, state that lower proportions of family accommodation can be considered acceptable in locations in the Borough, such as the town centre, which are suitable for higher density development. The proposal would provide four 1-bedroom units in a Local Centre which is highly accessible. The housing mix is also influenced by other material planning considerations such as the level of car parking and surrounding characteristics. Overall, it is considered that the proposed dwelling types are considered appropriate having regard to the site

location in accordance with Policy CS11 of the Woking Core Strategy 2012 and the SHMA (2015).

9. Policy CS12 of the Core Strategy requires new PSI schemes to contribute towards affordable housing but the newly adopted 2018 National Planning Policy Framework makes it clear that there should be no requirement for schemes under 10 units. Therefore, no affordable housing is required for this development. The fact that 100% socially rented housing is proposed is welcomed. In order to ensure the proposal will meet the relevant CIL Exemption, it will need to be secured through a Section. 106 Agreement.
10. The National Planning Policy Framework and Woking Core Strategy 2012 Policy CS25 promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone where impacts of new residential developments can be avoided and is within an established Local Centre where mixed use development can be supported. Furthermore, Core Strategy Policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of residential development is therefore considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Design Considerations and the Impact of the Proposal on the Character and Appearance of the Surrounding Area

11. Policy CS21 requires new development to pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; to achieve a satisfactory relationship to adjoining properties. One of the core principles of the National Planning Policy Framework is to seek to secure high quality design. Para 124 echoes the provisions of the Core Strategy Policy CS21 in that *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve”*.
12. In this instance, the proposed development relates to the change of use of a first floor space in A1 Use with the installation of additional first floor windows. Along the north-western elevation which addresses the shopping arcade, it is proposed to install 2 additional windows in line with the existing 4 windows which currently exist, 3 high level windows are proposed along the north-eastern elevation with 6 full length windows, similar to those on the north-western elevation, on the south-western elevation. Oriel windows are proposed on the south-eastern elevation which will be full length and primarily orientated towards the flank elevation of the neighbouring property on this side. The additional windows which would be formed on each elevation would reflect existing windows within the building in size and design and are therefore considered to integrate acceptably into character and appearance of the existing building.
13. The emulating design of the additional windows which are the only external alteration to the building would be in line with its established character and is therefore in accordance with provisions outlined in the National Planning

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

Impact on Residential Amenity

14. First floor north-western and north-eastern elevation windows are proposed to be installed to serve habitable space but would overlook public spaces within the shopping arcade or out over an off-street parking area. It is noted that the neighbour site, The Anchor pub, has received permission to erect extensions and convert part of the pub into residential units and therefore this must be afforded significant weight and is a material consideration. The approved ground floor habitable room windows of this development which face onto Anchor Crescent and High Street have areas of enclosed private space with 0.4 metres high railing separating this space. As such, these patio areas are open to views from a publically accessible area and would not be afforded much privacy. The proposed extension which would stem back along the site's south-eastern boundary includes a number of habitable room windows at first floor level. These windows would be positioned approximately 7-8 metres from the proposed windows on No.4 Anchor Crescent which falls short of the recommended minimum of 10 metres for front-to-front relationships set out in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008. Whilst it is acknowledged that this is a relatively close relationship, this is considered reflective of the constrained nature of the proposal site which is within a Local Centre and the proposal site already has a relatively close relationship with its neighbours. The proposal is therefore not considered to result in undue overlooking on neighbours when considering the context of the site.
15. To the south-west of the site, detached chalet bungalows back onto the service yard located between the application site. While the proposed development would introduce fenestration along this south-western elevation, a separation distance of at least 12 metres would remain and therefore the recommended separation distance of 10 metres from rear elevation to boundary would be met.
16. No.3 and No.5 Lower Guildford Road are located to the south-east of the application site and include rear amenity spaces which stem south-westwards. It is proposed to install 3 first floor oriel windows in the south-eastern elevation, one of which is to serve a bathroom and therefore can be conditioned to be obscurely glazed (Condition 4). There would be 2 further oriel windows positioned on this elevation, both of which would serve the primary living space for proposed unit 1. These are proposed to be orientated towards the two storey flank of No. 3 Lower Guildford Road and would, therefore, given this orientation, look towards the flank elevation of this dwelling with only oblique shallow views obtainable of the rear amenity space of both No.3 and No.5 Lower Guildford Road. It is acknowledged that the installation of these windows in the south-eastern elevation would introduce a perception of overlooking, it has to be noted the site is within an urban area and a Local Centre where the same level of privacy or perceived privacy is not always achievable to the level of privacy in a more semi-rural/rural location.
17. Overall the proposal is considered to have an acceptable impact on the amenities of neighbours and accords with provisions outlined in the National

Planning Policy Framework, Policy CS21 of the Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Layout and Creation of Acceptable Residential Development for Proposed Occupiers

18. The proposed development includes 4 residential units (three one-bed and one studio) The units range in size from 40m² to 45.7m² which is considered an acceptable size of internal accommodation and accords with the recommended minimum standards of 37m² for a 1 person single storey dwelling set out in the National Technical Housing Standards 2015 and updated in May 2016.
19. In terms of amenity space Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that *"dwellings specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and any other forms of dwelling less than 65sq.m. floorspace (but that) all forms of dwelling should seek to incorporate some modest private sunlit area for sitting outside."* Given the constrained nature of the proposal site, it is not possible for every unit to feature areas of private amenity space. Considering the modest size of the units in line with the local centre location, it is not deemed necessary to provide private amenity space for such flats. It is considered that, as a whole, the development provides an acceptable solution to providing new dwellings within a constrained site in a Local Centre.

Impact on Highway safety

20. Policy CS18 of the Woking Core Strategy 2012 sets out that the Council is committed to developing a well integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities and that this will be achieved by, among other measures *"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"*.
21. The Council's Supplementary Planning Document 'Parking Standards' 2018 indicates a minimum standard for 0.5 car parking spaces per 1 bedroom flat/apartment. The development includes 4 dedicated car parking spaces and 1 disabled space towards the south-western side of the building as part of the red-lined application site. This number meets and exceeds the recommended minimum standards. Also towards the north-eastern side of the application building is a dedicated space and stand for cycle parking for up to 5 bicycles. The SPD on 'Parking Standards' 2018 identifies 2 cycle spaces per unit but considering the sustainable location as well as the level of car parking provided, the number of cycle spaces is considered acceptable.
22. The County Highway Authority have been consulted on this application and raise no objection to the development subject to conditions ensuring the

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spaces are laid out in accordance with the submitted plans for vehicles to be parked and for vehicles to turn and leave the site in a forward gear. The secure parking of bicycles is also conditioned (Conditions 5 and 6).

Affordable Housing

23. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
24. However, Paragraph 63 of the NPPF 2018 sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
25. The proposed units would be 100% socially rented which would help to meet the demand within the Borough. Whilst policy does not require all units to be affordable, given that the proposed development is seeking social housing relief from the Community Infrastructure Levy (CIL), it is considered reasonable to secure all units to be affordable through a legal agreement and the associated restriction to ensure that the flats are utilised for their proposed use. The applicant has agreed to enter into a legal agreement to secure this.

Thames Basins Heath Special Protection Area

26. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2010. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.
27. The applicant has agreed to make a SAMM contribution of £2,012 (£503 per 1 bed unit) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 4 one bedroom units that would arise from the proposal. The applicant is prepared to enter into a S106 Legal Agreement to secure this financial contribution.
28. 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 Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

Local Finance Consideration

29. CIL is a mechanism adopted by the 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 residential development will incur a cost of £125 per sq.metre on a floor area of 201.11 sq.m which equates to a contribution of £31,036.69 (including 2018 Indexation). The applicant, however, is proposing 100% socially rented housing and has agreed to enter into a Section.106 Legal Agreement to secure it as such. Considering the proposed socially rented

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housing, the applicant has submitted CIL Form 2 (Claiming Exemption or Relief) claiming social housing relief and would therefore be exempt provided they meet the criteria laid down by Regulation 49 of The Community Infrastructure Levy (Amendment) Regulations 2014. An Exemption Claim form and CIL Assumption of Liability form have been submitted to the Local Planning Authority with a commencement form required prior to the commencement of development.

Conclusion

30. To conclude, it has been demonstrated that the proposal is acceptable development within the urban area and would not result in any adverse impacts to visual amenity, amenities enjoyed by surrounding neighbours, both existing and proposed, highway safety or any other material planning consideration subject to the conditions as recommended. Having regard to the relevant material planning considerations as well as national and local planning policies and guidance, the proposal, is seen to comply with provisions outlined Sections 5, 9, 11 and 12 of the National Planning Policy Framework, Policies CS1, CS4, CS8, CS10, CS11, CS12, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018 and 'Design' 2015 and is accordingly recommended for approval subject a Section 106 agreement and the attached conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. Response from Highway Authority (05.07.18)
3. Site Notice (General Site Notice) (27.06.18)

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £2,012 SAMM contribution	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.
2.	The development shall be 100% affordable (socially rented) and shall only be used as such.	To address Policy CS12 of the Woking Core Strategy 2012 and to benefit from social housing relief under the Community Infrastructure Levy.

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions and securing a S.106 Agreement:

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

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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 on the external surfaces of the building to be converted hereby approved shall match those shown in the submitted application and approved drawings.

Reason:

In the interests of the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with approved plans;
 - Block Plan (Amended Plan) (Received 13.07.18)
 - Proposed Elevations Project No. wp1/Knap/0317/ProEI (Amended Plan) (Received 13.07.18)
 - Proposed First Floor Internal Layout Project No. wp1/Knap/0317/Ex3 (Amended Plan) (Received 13.07.18)
 - Bicycle Storage Project No. wp1/Knap/0317/EI (Received 08.08.18)
 - Parking Arrangements Project No. wp1 Knap 0317 Pro4

Reason:

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

4. The Oriel Window (W1) which is shown to be entirely obscurely-glazed and the smaller panes on W2 and W3 which are shown to be obscurely-glazed on the approved plans (Proposed Elevations) shall be installed as such and thereafter permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy of the occupiers of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2018.

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

Reason:

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

6. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

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- (a) The secure parking of bicycles within the development site. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

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 paragraphs 38-39 of the National Planning Policy Framework 2018.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149)
4. The applicant is advised that, under the Control of Pollution Act 1974, 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 Saturdays
and not at all on Sundays and Bank/Public Holidays.

SECTION C

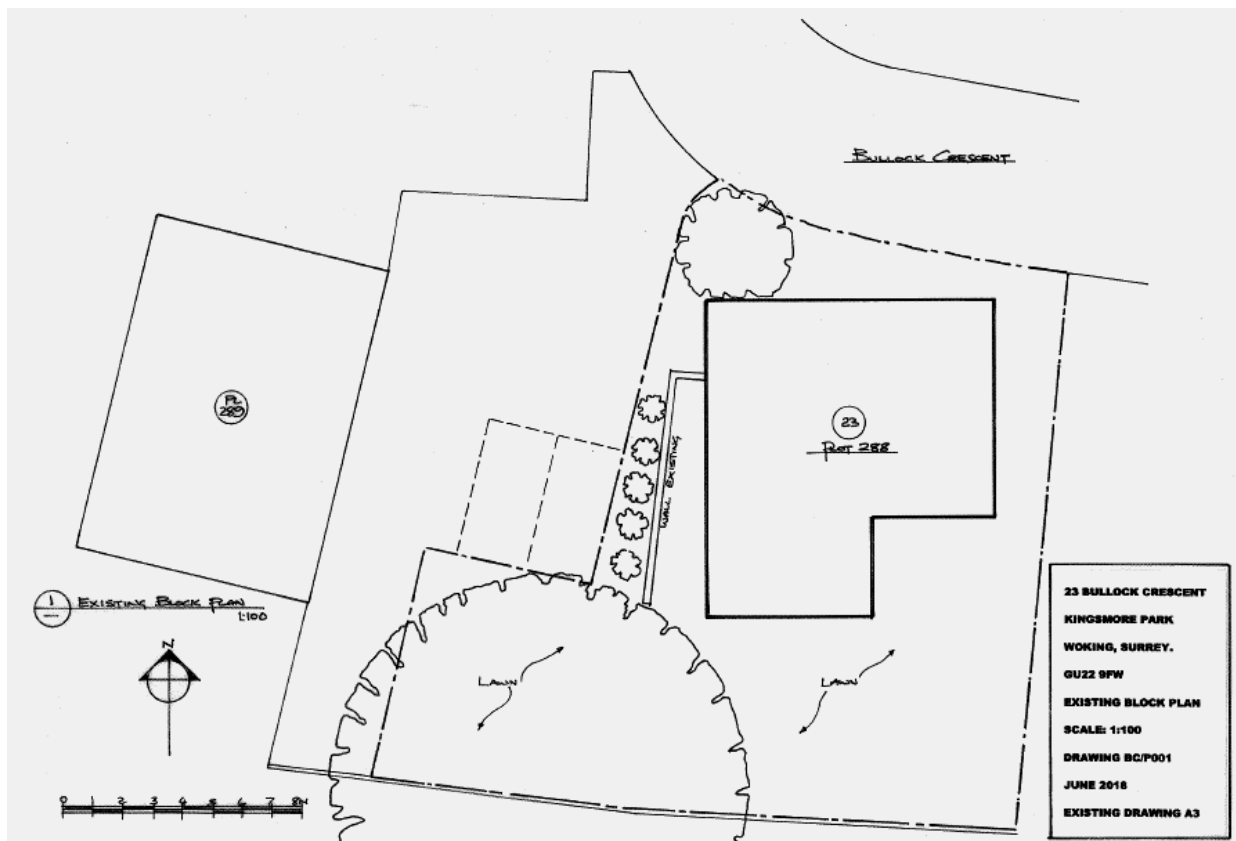
**APPLICATION REPORTS NOT TO BE
PRESENTED BY OFFICERS UNLESS REQUESTED
BY A MEMBER OF THE COMMITTEE**

(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)

23 Bullock Crescent, Woking

PLAN/2018/0739

Retrospective planning application for the change of use of open amenity land to private residential garden space and the erection of a 1.85m high fence to facilitate this.



PLAN/2018/0739



23 Bullock Crescent



Comments
Not Set

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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

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5h 18/0739 Reg'd: 17.07.18 Expires: 11.09.18 Ward: HV
Nei. 20.08.18 BVPI 20 (Change of Number 10/8 On No
Con. Target use) of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: 23 Bullock Crescent, Woking, Surrey, GU22 9FW

PROPOSAL: Retrospective planning application for the change of use of open amenity land to private residential garden space and the erection of a 1.85m high fence to facilitate this.

TYPE: Full

APPLICANT: Mr J. Mendoza

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

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

RECOMMENDATION

REFUSE planning permission and authorise formal enforcement proceedings.

PLANNING STATUS

- Urban Area
- Adjacent to Green Belt
- Proposal Site
- Safeguarded Site
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site is located in a 9.34ha housing estate which is known as 'Moor Lane' within the Core Strategy. The estate contains detached, semi-detached, terraced and flatted dwellings. Green Belt land bounds the south and east of the estate. Quartermaine Avenue bounds the north of the estate. Westfield Common bounds part of the west and a small section of the south of the estate. Westfield Way bounds part of the west of the estate.

23 Bullock Crescent is a two-storey detached property located in a prominent corner plot in the south west corner of Bullock Crescent. The rear of the site slopes down towards Moor Lane.

RELEVANT PLANNING HISTORY

- AMEND/2015/0041: Non Material Amendment to PLAN/2014/0161 (Variation of conditions 1 (Plan numbers) and 17 (floor and ground levels) of PLAN/2013/0081 dated 10.06.2013 to allow alterations to approved site levels and relocation of approved play area.) - permitted 20.07.2015.
- COND/2015/0049: Discharge of Condition 46 of PLAN/2014/0161 (Variation of conditions 1 (plan numbers) and 17 (floor and ground levels) of PLAN/2013/0081 (demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements) dated 10.06.2013 to allow alterations to approved site levels and relocation of approved play area) - permitted 25.06.2015.
- COND/2014/0063: Discharge of conditions 6, 8 and 44 of PLAN/2014/0161 for the demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements - permitted 29.05.2015.
- COND/2015/0041: Approval of Condition 27 of PLAN/2014/0161 (Variation of conditions 1 (plan numbers) and 17 (floor and ground levels) of PLAN/2013/0081 (demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements) dated 10.06.2013 to allow alterations to approved site levels and relocation of approved play area) - permitted 28.05.2015.
- COND/2014/0132: Discharge of Condition 48 of PLAN/2014/0161 dated 23.06.2014 for Variation of conditions 1 (Plan numbers) and 17 (floor and ground levels) of PLAN/2013/0081 dated 10.06.2013 to allow alterations to approved site levels and relocation of approved play area - permitted 29.05.2015.
- COND/2014/0118: Discharge of conditions 13, 15 and 33 of PLAN/2014/0161 dated 23.06.2014 for Variation of conditions 1 (Plan numbers) and 17 (floor and ground levels) of PLAN/2013/0081 dated 10.06.2013 to allow alterations to approved site levels and relocation of approved play area - permitted 06.02.2015.
- COND/2014/0055: Discharge of condition 45 of PLAN/2013/0081 dated 04.12.2012 for the demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements - permitted 07.10.2014.
- PLAN/2014/0161: Variation of conditions 1 (Plan numbers) and 17 (floor and ground levels) of PLAN/2013/0081 dated 10.06.2013 to allow alterations to approved site levels and relocation of approved play area - permitted 23.06.2014.
- AMEND/2014/0018: Variation of Condition 3 of PLAN/2013/0081 dated 10.06.2013 for the demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car

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parking (651 spaces), open space and landscaping, play areas and new access arrangements - permitted 23.04.2014.

- COND/2013/0108: Discharge of Condition 6 of PLAN/2013/0081 dated 10.06.2013 for the demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements - permitted 11.04.2014.
- COND/2013/0075: Discharge of conditions 4, 5, 7, 10, 12, 18 and 47 of PLAN/2013/0081 dated 04.12.2012 for the demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements - permitted 19.11.2013.
- COND/2013/0073: Discharge of conditions 6, 9, 16, 26, 28, 29, 35, 36, 37, 38, 39, 40, 42 & 47 of PLAN/2013/0081 (Demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements) - 19.11.2013.
- PLAN/2013/0081: Demolition of all existing structures on site. Erection of 371 residential units (27x1 bed, 122x2 bed, 154x3 bed, 68x4 bed), and associated car parking (651 spaces), open space and landscaping, play areas and new access arrangements - permitted 10.06.2013.
- PLAN/2013/0197: Variation of Conditions 3 and 9 of PLAN/2012/0825 (Formation of three vehicular and pedestrian access points to reserved housing land at Moor Lane, Westfield (Resubmission of PLAN/2009/0764) - permitted 18.04.2013.

PROPOSED DEVELOPMENT

This retrospective application seeks permission to change the use of an approximately 58sqm parcel of open amenity land (this use is confirmed by approved site plans submitted as part of PLAN/2013/0081 and PLAN/2014/0161) to the west of the property's rear garden to private amenity space which has been annexed to the original rear garden. In order to facilitate this 1.85m high close board timber fencing has been erected along the north and west boundaries of this parcel of land.

CONSULTATIONS

None.

NEIGHBOUR REPRESENTATIONS

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

- The loss of this open space would negatively impact the character of the wider development as it is the only such space in Bullock Crescent.
- The submitted planning statement incorrectly states the open space could only be viewed from 25 Bullock Crescent as it could actually be viewed from the junction with Reed Street.
- The property already had a large garden which did not need to be extended.

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- The land did not fall within residential curtilage and does not therefore have permitted development rights.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2018):

Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 13 - Protecting Green Belt land

Woking Core Strategy (2012):

CS6 - Green Belt
CS21 - Design
CS24 - Woking's Landscape and Townscape

Development Management Policies DPD (2016):

DM13 - Buildings in and Adjacent to the Green Belt

Supplementary Planning Documents

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

PLANNING ISSUES

The main issue to consider in determining this application is the impact on character and the expediency of enforcement action having regard to the relevant policies of the Development Plan.

Impact on character

1. Policy CS21 of the Core Strategy states that new development should respect and pay due regard to the “*scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*”. The existing cul-de-sac has been designed as having open plan frontages.
2. Given the number of buildings and hardstanding within the estate its areas of open amenity land provide key functions for the estate in terms of giving it landscape qualities, creating a sense of openness and preventing it from appearing too urbanised and overdeveloped. This is recognised in paragraph 60 of the Officer's report for the original permission for the estate PLAN/2013/0081 which states that “*The proposal incorporates an extensive landscaping scheme which would give a softer edge to the development*” and paragraph 77 which states that “*native planting and the level of landscape proposed are considered to positively enhance the character of the development. These features would enhance the public realm and help to provide a verdant character for the development*”.
3. The development to which this retrospective application relates to is located in a prominent location within the street scene of Bullock Crescent. Given this location it is considered that this area of open amenity land played a vital

function in creating landscape qualities, creating a sense of openness and preventing the area from appearing overdeveloped. It is considered that the loss of this open amenity space by the erection of the 1.85m high close boarded timber fencing has had an unacceptable impact on the character of Bullock Crescent and the wider Moor Lane development. This is contrary to Section 12 of the NPPF, Policy CS21 of the Core Strategy *and Woking Design SPD* (2015).

Expediency of enforcement action

4. It appears to the Local Planning Authority that the enclosure of the area of the open amenity land and its resulting change of use constitutes a breach of planning control. It is considered expedient to issue an Enforcement Notice, having regard to the provisions of the Development Plan, and to any other material considerations, because of the harm to the character of the area.

CONCLUSION

The development has an unacceptable impact on the character of Bullock Crescent and the wider Moor Lane development. This is by way of the close board timber fencing having resulted in the loss of a prominent area of open amenity land which has reduced the landscape qualities, reduced the sense of openness and made the area appear overdeveloped. This development is therefore contrary to Section 12 of the NPPF, Policy CS21 of the Core Strategy *and Woking Design SPD* (2015).

BACKGROUND PAPERS

Site visit photographs (10.08.2018)

RECOMMENDATION

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

1. The development has an unacceptable impact on the character of Bullock Crescent and the wider Moor Lane development. This is by way of the close board timber fencing having resulted in the loss of a prominent area of open amenity land which has reduced the landscape qualities, reduced the sense of openness and made the area appear overdeveloped. This development is therefore contrary to Section 12 of the NPPF, Policy CS21 of the Core Strategy *and Woking Design SPD* (2015).

It is further recommended:

- a) That the Head of Legal Services be instructed to issue an Enforcement Notice under Section 172 of The Town & Country Planning Act 1990 (as amended) in respect of the above land requiring the remedy of the breach of planning control to be achieved through the removal of the close board timber fencing within two months of the Enforcement Notice taking effect.

Informatives

01. The drawings relating to this decision are:

- 1:1250 location plan Drwg no.BC/P003 (received by the LPA on 13.07.2018)
- 1:100 block plan Drwg no.BC/P002 (received by the LPA on 13.07.2018)

