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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, 4 June 2019 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 9 April 2019 as published.

2. Apologies for Absence

3. Declarations of Interest

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

4. Urgent Business

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

Matters for Determination

5. Planning and Enforcement Appeals (Pages 3 - 8)

6. Planning Applications

Section A - Applications for Public Speaking

6a. 2019/0188 - Dukes Court, Duke Street, Woking (Pages 11 - 32)

Section B - Application reports to be introduced by Officers

6b. 2019/0290 - The Gatehouse, Warbury Lane, Knaphill, Woking (Pages 35 - 56)

6c. 2018/1343 - Land Adjacent to 2-12 Rydens Way, Old Woking, Woking (Pages 57 - 72)

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

6d. 2019/0233 - The Barn, Egley Road, Woking (Pages 75 - 90)

6e. 2018/1265 - 5 Henage Lane, Old Woking, Woking (Pages 91 - 104)

6f. 2018/0968 - 7 Tanglewood Close, Pyrford, Woking (Pages 105 - 116)

AGENDA ENDS

Date Published - 24 May 2019

For further information regarding this agenda and arrangements for the meeting, please contact Natalie Khan on 01483 743083 or email natalie.khan@woking.gov.uk



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PLANNING COMMITTEE – 4 JUNE 2019

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:

24 May 2019

APPEALS DECISIONS

1. 2018/0643

Application for the change of use from a four person HMO to a two one bedroom self-contained flats at 1 Oakbank, Woking.

Refused by Delegated Authority
6 September 2018
Appeal Lodged
22 January 2019
Appeal Dismissed
26 April 2019.

2. 2018/0739

A 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 at 23 Bullock Crescent, Woking.

Refused by Planning Committee
25 September 2018
Appeal Lodged
13 February 2019
Appeal Allowed
25 April 2019.

3. 2018/0398

Application for a non material amendment to PLAN/2018/0398 for the retention of existing single storey detached library building and erection of a single storey extension to the north-west corner of the school building to facilitate out of school hours care for existing pupils. Amendments to include alterations to access ramp and alterations to windows and doors on north and east elevation at St Hugh of Lincoln Catholic Primary School, Five Oaks Close, St, Johns, Woking.

Approved by Delegated Authority
31 July 2018
Appeal against conditions Lodged
7 December 2018
Split Decision
23 April 2019.

Planning and Enforcement Appeals

4. 2017/1365

Application for the erection of a two storey detached dwelling three bed on land adjacent to No.59 East Hill, Woking

Refused by Delegated Authority
15 February 2018
Appeal Lodged
22 January 2019
Appeal Dismissed
12 April 2019.

5. 2018/0801

Application for the erection of a two storey detached house following demolition of an existing garage at Land at South Hurstgate, Hook Heath Road, Woking.

Refused by Delegated Authority
29 November 2018
Appeal Lodged
22 January 2019
Appeal Allowed
30 April 2019.

6. 2018/0632

Application proposed for the erection of a two storey rear and first floor extension to existing detached single storey office building to the rear of No. 29 Eve Road to create a two storey building at Land Rear of 29 Eve Road, Woking.

Refused by Delegated Authority
23 August 2018
Appeal Lodged
28 November 2018
Appeal Allowed
8 May 2019.

7. 2018/0768

Application for the erection of 2 detached two storey dwellings and associated parking, landscaping and bin and cycle storage following the demolition of the existing dwelling at Long Reach, Westfield Avenue, Westfield, Woking.

Refused by Delegated Authority
12 September 2018
Appeal Lodged
22 January 2019
Appeal Allowed
14 May 2019.

8. 2018/0031

Application to remove condition restricting occupation of residential retirement home to "elderly persons" at Elmbank Rest Home, 27 Woodham Road, Horsell, Woking.

Approved by Committee
5 June 2018
Application for Judicial Review submitted to High Court, by "Residents Local to Elmbank"
17 July 2018
Application Dismissed
11 April 2019
Costs awarded to Council.

PLANNING COMMITTEE AGENDA

PLANNING APPLICATIONS AS AT 4 JUNE 2019

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

4 June 2019

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0006a	Dukes Court, Duke Street, Woking, Surrey,	PLAN/2019/0188	PER	C
0006b	The Gatehouse, Warbury Lane, Knaphill, Woking, Surrey, GU21 2TX	PLAN/2019/0290	PER	KNA
0006c	Land Adjacent To 2-12, Rydens Way, Old Woking, Woking, Surrey, GU22 9DW	PLAN/2018/1343	LEGAL	HV
0006d	The Barn, Egley Road, Woking, Surrey,	PLAN/2019/0233	PER	HE
0006e	5 Henage Lane, Old Woking, Woking, Surrey, GU22 8JX,	PLAN/2018/1265	PER	HV
0006f	7 Tanglewood Close, Pyrford, Woking, Surrey, GU22 8LG	PLAN/2018/0968	PER	PY

SECTION A - A
SECTION B - B - C
SECTION C - D - F

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

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)

Dukes Court, Dukes Street, Woking.

PLAN/2019/0188

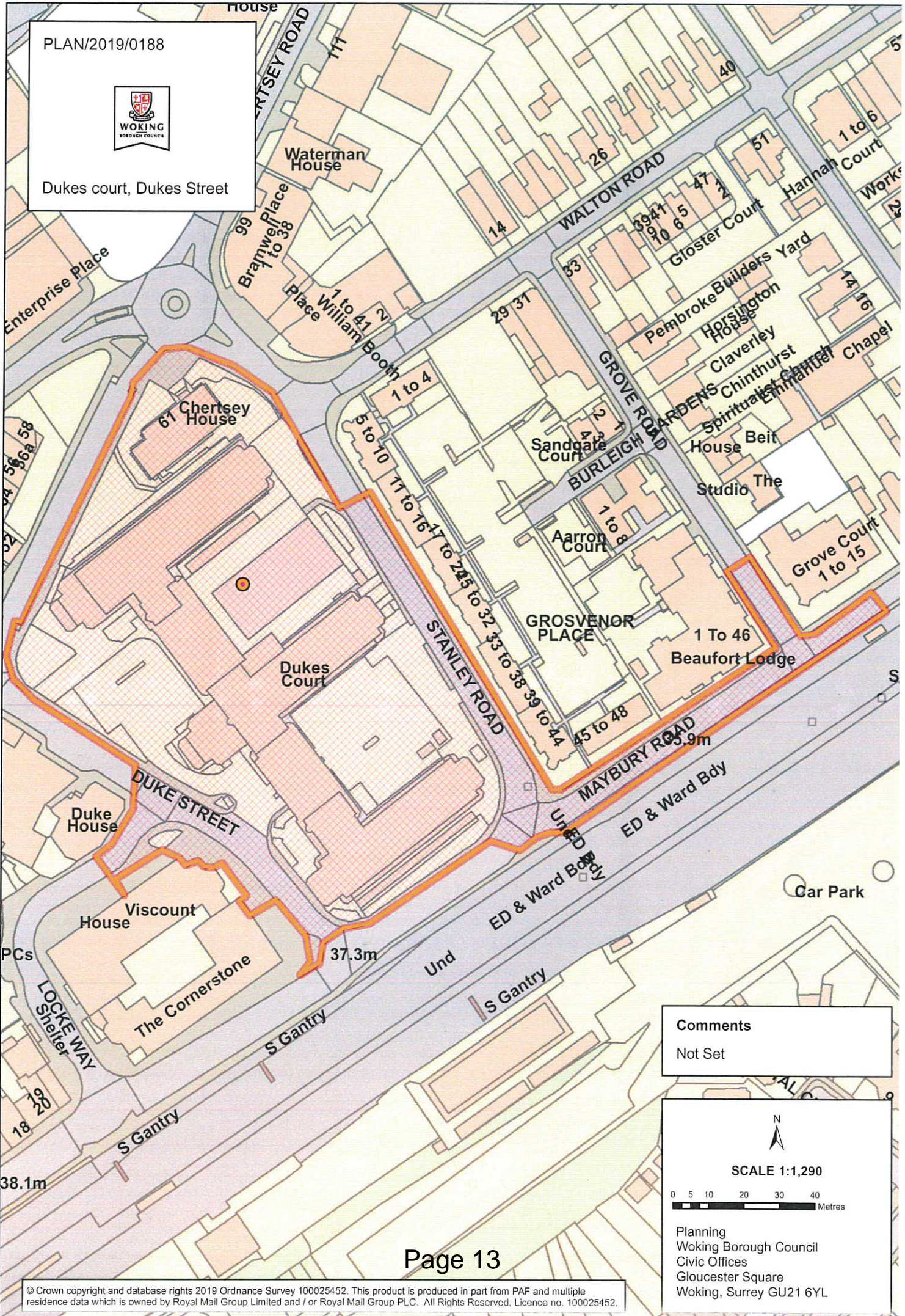
Proposed highway improvement works to a section of Duke Street, Locke Way, Stanley Road and Maybury Road to include a new public plaza, new access points to Dukes Court off Stanley Road, parking rearrangement, new shared footpaths and cycle paths with improvements to existing footpaths, landscape additions, seating areas and cycle parking. A proposed vertical green wall on the central south-western spine of Dukes Court along with a single storey detached kiosk (A3 Use Class) within the existing western courtyard of Dukes Court.



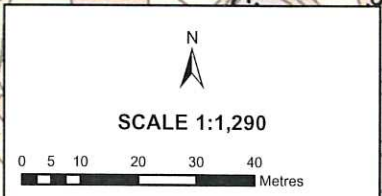
PLAN/2019/0188



Dukes court, Dukes Street



Comments
Not Set



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

4th JUNE 2019 PLANNING COMMITTEE

6a 19/0188 Reg'd: 18.03.19 Expires: 10.06.19 Ward: C
Nei. 10.04.19 BVPI Major (other) Number On Yes
Con. 10.04.19 BVPI Major (other) Number On Yes
Exp: Target Target? Target? Target?
on Cttee'
Day:

LOCATION: Dukes Court, Duke Street, Woking, Surrey

PROPOSAL: Proposed highway improvement works to a section of Duke Street, Locke Way, Stanley Road and Maybury Road to include a new public plaza, new access points to Dukes Court off Stanley Road, parking rearrangement, new shared footpaths and cycle paths with improvements to existing footpaths, landscape additions, seating areas and cycle parking. A proposed vertical green wall on the central south-western spine of Dukes Court along with a single storey detached kiosk (A3 Use Class) within the existing western courtyard of Dukes Court.

TYPE: Major

APPLICANT: Mr Mark Alsop

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application is a major by reason of its site area (in excess of 1.ha) and therefore falls outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

It is proposed to carry out highway improvements to a section of Duke Street, Locke Way, Stanley Road and Maybury Road to include resurfacing, new shared cycle/foot paths, improvements to existing footpaths as well as creating new entrance points into Dukes Court parking area. A new pedestrianised public plaza is proposed along a section of Duke Street which will include the erection of a single storey detached restaurant kiosk with landscape additions, seating areas and cycle parking. A vertical living wall is also proposed on the central south-western spine of Dukes Court spanning the height of this at 36 metres.

PLANNING STATUS

- Town Centre
- Secondary Shopping Frontage
- Adjacent to Conservation Area
- High Accessibility Zone
- Thames Basin Heaths SPA Zone B

RECOMMENDATION

GRANT subject to conditions

SITE DESCRIPTION

The application site relates to Dukes Court office building (B1 Use Class) and forecourt as well as a number of surrounding highways including Duke Street, Maybury Road, Stanley Road, Locke Way and Grove Road. Dukes Court is an 8 storey red brick building with an expansive yet somewhat indistinguishable frontage facing onto Duke Street. Parking is provided towards the forecourt off Duke Street and within the under-croft and basement of this building. Sited within the defined Woking Town Centre, the application site is neighboured by the Woking Town Centre Conservation Area to the south-west with a vacant building (Elizabeth House) sited to the South of the site. Grosvenor Place, a residential block is located on the north-east and eastern side of Stanley Road with A1, A3 and A5 Use Classes neighbouring the site off Duke Street typifying the mixed character in the vicinity of the application site. Maybury Road and The Broadway are arterial routes serving the town centre with Duke Street and Stanley Road both vehicular dominated highways.

PLANNING HISTORY

Numerous; None of relevance

PROPOSED DEVELOPMENT

This application seeks permission for the following:

- Transform the existing car park in the forecourt of Dukes Court, hard landscaped area between Elizabeth House and Duke Street and the section of Duke Street from Maybury Road to Locke Way into a public plaza to include:
 - Public realm granite paving
 - Raised feature planting beds with concrete and cor-ten cladding
 - Planting areas to capture surface water run-off
 - Ornamental planting and feature trees throughout the proposed plaza
 - Cycle racks
 - Public outdoor seating with lighting bollards, tree uprights and perimeter lighting
- Erection of a single storey kiosk restaurant with external seating, green roof and green wall in the proposed public plaza
- Highway works to include:
 - a block paved raised table at the junction of Maybury Road and Stanley Road
 - resurfacing of Stanley Road, Maybury Road and parts of Grove Road
 - footpath widening along part of Maybury Road and Stanley Road to facilitate a shared footway/cycleway
 - the reinstatement of two access points to Dukes Court off Stanley Road with a two way access along with additional parking spaces within the existing car park of Dukes Court including 5 new electric charging bays to offset some of the spaces lost to the public plaza
 - widening of footpath on the southern section of Maybury Road
- Installation of an internally illuminated green (living) wall on the central spine of the south-western elevation of Dukes Court to measure a total height of 36 metres and support a range of local plant species, bird boxes and include other biodiversity improvements.

CONSULTATIONS

Surrey Highways: No objection subject to conditions (14.05.19)

Drainage Officer: No objection subject to conditions (14.05.19)

Environmental Health Officer: No objection subject to conditions (02.04.19)

Arboricultural Officer: No objections subject to conditions (16.05.19)

Green Infrastructure Team: Following discussions which provide clarification to a number of issues initially raised, no objection is raised subject to a condition seeking further details of the inclusion and location of bird boxes (09.05.19)

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019) (NPPF)

- Section 7 – Ensuring the vitality of town centres
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- 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 Borough Core Strategy (2012)

- CS1 - A Spatial Strategy for Woking
- CS2 - Woking Town Centre
- CS7 – Biodiversity and nature conservation
- CS9 – Flooding and water management
- CS17 – Open space, green infrastructure, sport and recreation
- 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)

- DM1 – Green Infrastructure Opportunities
- DM2 - Trees and Landscaping
- DM6 – Air and Water Quality
- DM7 – Noise and Light Pollution
- DM17 - Public Realm
- DM20 - Heritage Assets and their Settings

Supplementary Planning Documents

- Design SPD
- Parking Standards SPD

PLANNING ISSUES

1. The planning issues that need to be addressed in the determination of this application are; principal of development, design layout and impact on the surrounding area including the Woking Town Centre Conservation Area, public realm, impact on neighbouring properties, impact on highway safety and parking, drainage and impact on trees and ecology.

Principle of the development

2. The majority of the application site is located within the defined Woking Town Centre with Maybury Road located just outside of the boundary. Policy CS2 of the Woking Core Strategy 2012 states that the town centre will be the primary centre for economic growth. New development proposals should deliver high quality, well designed public spaces and contribute to the functionality of the town centre and add to its attractiveness.
3. It is proposed to carry out extensive works in creating a public plaza along Duke Street pedestrianizing a portion of this highway and transforming the forecourt areas of Dukes Court. The works would involve laying new surface materials and various components such as a new detached restaurant kiosk, shared cycle and public footpaths, landscaped areas and seating all around the centre-piece of the vertical green wall on the central spine of Dukes Court. The pedestrianisation of Duke Street and creation of a public realm will be addressed in more detail in the main body of this report but for the purposes of Policy CS2 of the Core Strategy 2012, the proposal is considered to support its objectives with a high quality, well designed public space.
4. As part of this application, it is proposed to erect a detached restaurant within the proposed public plaza. Woking Town Centre is the primary centre for economic development and is referred to, in Policy CS2, as the preferred location for town centre uses. Town centre uses are defined in the Glossary of the Core Strategy 2012 as restaurants, amongst others such as retail and leisure facilities. Providing sufficient and high quality evening time facilities such as restaurants is an objective of Policy CS2 and considering the level of development currently under way within the town centre, in particular Victoria Square, the need for additional high quality town centre uses is pertinent.
5. Overall, the proposed development would result in public realm improvement works which would create an attractive public space and would form a new focal point towards the East of Woking Town Centre. The improvements to the public realm and additional town centre uses would, in turn, help support the economic growth of the town centre in accordance with the objectives of the Core Strategy.

Design, Layout and Impact on the Character and the Woking Town Centre Conservation Area

6. The National Planning Policy Framework at Paragraph 192 states that in assessing planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and new development making a positive contribution to local character and distinctiveness. The Council must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
7. At a local level, Policy CS20 of the Core Strategy 2012 states that new development should make a positive contribution to the character, distinctiveness and significance of the historic environment. In this instance the proposed development would affect the heritage assets of Woking Town Centre Conservation Area.

4th JUNE 2019 PLANNING COMMITTEE

8. The proposal involves the creation of a new public plaza along part of Duke Street with outdoor seating, formal cycle parking, landscaping including attractive new trees and resurfacing works with a similar palette of materials already used on other public spaces within the town centre including cor-ten steel, granite paving as well as concrete plant risers all combining to create an attractive space and promote an accessible landscape. Policy CS21 of the Core Strategy states that new developments should respect and make a positive contribution to the street scene and the character of the area in which they are situated. Policy DM17 of the Development Management Policies DPD states that new development should create and contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity and encourage appropriate levels of activity and social interaction.
9. Policy CS24 of the Woking Core Strategy 2012 requires that all development proposals provide a positive benefit in terms of landscape and townscape character, and local distinctiveness and will have regard to landscape character areas. Proposed works would secure improvements to surfacing and footpaths along Stanley Road and The Broadway at the junction with Maybury Road providing an attractive pedestrian and cycle entrance route into the town centre. Improved cycle and pedestrian routes along this section of Maybury Road, The Broadway and Stanley Road would allow for a much more pedestrian friendly realm with highway rearrangements and one-way systems proposed to be implemented (outside of this application) in improving the safety and character of the area.
10. The installation of a raised table junction would mark the entrance into the defined town centre as per the Proposal Map with new road surfacing down along Stanley Road, Maybury Road and some parts of Grove Road. These works would help to improve pedestrian and cycle safety and encourage appropriate levels of activity and social interaction whilst contributing to the creation of a well-designed and high quality public space. Duke Street would transform from a 'rat-run' highway to a public space with a pedestrian emphasis in line with other public spaces within the Woking Town Centre.
11. A single storey detached restaurant kiosk will be located towards the north-western end of the proposed public plaza within the forecourt of Dukes Court. This restaurant is proposed to form a hub within the plaza with an area of terrace paving for external dining. The kiosk itself would measure 8 metres in width, approximately 17.5 metres in length and stand at a maximum height of 4 metres with a folded roof form topped with a profile sedum roof. The building would be of a geometric form juxtaposed against the elevation of the existing Dukes Court with a cantilevered canopy predominantly set in contrast to the rather harsh strong facade of Dukes Court. Green walls are proposed on the northern and eastern wall of the kiosk to compliment the proposed sedum roof and provide a natural screen to the building from the perspective of outdoor diners with vegetation providing cover to the proposed adjoining service yard which is to be located along the south-eastern elevation.
12. The proposed kiosk would provide an attractive building within the public realm and a focal point for customers to congregate. Outdoor seating with natural defensible barriers around much of the perimeter results in seclusion from the surrounding pedestrian dominated plaza. Proposed materials are to include cor-ten steel risers and panels with green walls tying in with the sedum roof and underlying objective of integrating the built and natural environment. Policy CS20 of the Core Strategy 2012 states that new development should make a positive contribution to the character, distinctiveness and significance of the historic environment. The erection of this kiosk with an articulate design and materials to integrate with the proposed materials of the public plaza results in a development which is considered to, not only tie in with the public plaza but, enhance the wider area. The A3

4th JUNE 2019 PLANNING COMMITTEE

use of this kiosk and terraced area as shown on Drawing titled 'Proposed Site Plan' Rev P2 shall be conditioned to be limited to this identified space (Condition 4).

13. Dukes Court currently forms one of the largest buildings within the Woking Town Centre in terms of floor area and height. The south-western elevation forms the principal elevation with a tiered façade of projecting arms on this elevation, one projecting along the Chertsey Road side and a more central spine along Duke Street. It is proposed to install a green (living) wall on this central spine which measures approximately 36 metres in height. The proposed living wall would be of a modular system with a range of plant species appropriate to the south-west facing elevation offering a range of seasonal variations which would correlate well with the proposed public plaza demonstrating a range of trees as well as a large range of plant species within plant risers.
14. Policy CS21 of the Woking Core Strategy 2012 states that developments should create *“places that are attractive with their own distinct identity”*. The proposed living wall would transform this built element of Dukes Court and provide a positive contribution to the street-scape incorporating landscaping within the built fabric of the area. Policy CS21 goes on to note that new developments should *“protect and where possible enhance biodiversity within new developments”* and *“encourage the incorporation of built-in measures in new construction design. Examples of such measures may include green wall, brown roofs and the installation of bird and bat boxes”*. Set to be one of the tallest living walls in the UK, the proposal would embrace the design objectives of Policy CS21 with the incorporation of landscaping on the focal point of Dukes Court in tandem with the proposed public plaza. Installation of bird boxes at various heights throughout the wall would increase the habitat potential for local wildlife and promote further opportunities for species of invertebrate through the utilisation of planting.
15. Securing appropriate maintenance of this living wall, and ensuring that appropriate species and paraphernalia are incorporated within it, are of paramount importance in achieving a design, which not only enhances the character and appearance of Dukes Court and the newly proposed public space from the offset, but will continue to add vibrancy to this part of Woking Town Centre in perpetuity. A maintenance strategy and details of species can be secured by way of planning conditions (Conditions 5 and 6).
16. Overall it is considered that the proposed development would create a safe, attractive, high quality, inclusive and legible public space. The proposed plaza as well as the proposed restaurant kiosk and green wall on the central spine of Dukes Court would transform the relatively featureless street-scene of Duke Street into a pedestrian friendly, biodiversity enriched entrance into the town centre which would enhance Woking Town Centre Conservation Area in accordance with Policies CS20 and CS21 of the Core Strategy, Policies DM2, DM17 and DM20 of the Development Management Policies DPD and the NPPF.

Impact on the Public Realm

17. Policy DM17 of the Development Management Policies DPD 2016 call for developments *“to create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identify and encourages appropriate levels of activity and social interaction”*. Dukes Court is currently one of the larger buildings within Woking Town Centre, in terms of floor area, height and footprint together. Section 7A of the SPD on Design calls for high density developments to include opportunities to enhance the public realm. Although there is no proposed changes to Dukes Court (outside of the green wall), the opportunity to create a new public plaza and enhance the public space around the building is proposed. The SPD outlines a list of aims in enhancing the public space, these include;

4th JUNE 2019 PLANNING COMMITTEE

- Proposals should provide an appropriate footway width to support street activity.
 - Street trees should be introduced where possible.
 - Opportunities to enhance existing or create new public spaces should be optimised.
 - Cycle parking should be secure and is best provided in places that are overlooked.
 - Proposals should use high quality and durable materials.
 - Providing places to sit enlivens the public realm (2+3).
 - Proposals should limit the impact of light on local amenity and sites of nature conservation, particularly tall buildings.
18. It is proposed to carry out a number of public realm improvements including cycle and pedestrian improvements along The Broadway and Stanley Road with a new pedestrian area on the southern section of Duke Street. This pedestrianised area will merge with the cycle and pedestrian footpath improvements and effectively mark and, indeed enhance, the entrance into Woking Town Centre. This will amount to significant improved facilities for pedestrians and cyclists. Section 5.2 of the Woking Supplementary Planning Document 'Design' 2015 calls for public space to be functional and actively attract their intended use with appropriate landscaping to define and enhance the space. It goes on to state that streets should encourage activity and allow them to function as social spaces rather than transport dominated streets. This in turn addresses the objective of Policy CS18 of the Woking Core Strategy 2012 which calls for new developments in the urban areas such as Woking Town Centre to be *"served by a range of sustainable transport modes, such as public transport, walking and cycling"*.
19. Whilst there is the concern in respect to anti-social behaviour through the provision of outdoor seating, the proposed development would open up this public space promoting increased levels of activity. The proposed plaza is considered to be well designed having large degrees of passive surveillance from both outside and within the space also with active frontages towards Dukes Court itself and the proposed restaurant. Further to this, lighting bollards and in ground lighting would line the pedestrian paths through the plaza providing additional levels of security throughout the public space. The external lighting scheme can be secured by way of planning condition to ensure safety and the appearance of the surrounding area (Condition 7).
20. Public realms are an integral part of any urban centre and should contribute and enhance the area which they serve. One of the key objectives of Policy DM17 of the Development Management Policies DPD 2016 is to *"ensure schemes incorporate appropriate street furniture, clear signs, lighting and surface and landscape materials and planting of a high quality, environmental performance and durability that enhance the quality, character and appearance of the public realm through their siting and design"*. The proposal would improve the permeability of this part of Woking and Duke Street, which currently operates as a one way system off The Broadway, turning it into a new public plaza with outdoor seating, cycle parking and vegetation creating an aesthetically pleasing and good quality public realm which facilitates social interaction and enhances biodiversity. The proposal would also serve as to complete part of the town centre's public realm adjoining Chertsey Road and out towards The Broadway.
21. Installation of the green (living) wall would not only enhance biodiversity in the area but would form an additional satellite focal point to Jubilee Square drawing pedestrians and passers-by into the space thereby facilitating social interaction and use of the public plaza. The pedestrian area with the facilities, as outlined in the paragraphs above, would provide the infrastructure required to enable the inclusive space thereby adhering to the objectives of Policy DM17.

Impact on Amenity of Adjoining Properties

22. The National Planning Policy Framework seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. Due to the town centre location of the site and commercial nature of the surrounding area, the provision of the outdoor seating area in association with the restaurant use at the proposed kiosk with the added control that the opening hours of the restaurant would be controlled by licensing, there is no in principle objection to this in respect of the impact on the amenity of adjoining properties. The Environmental Health Team have been consulted on this application and in light of an approval, a number of conditions are proposed to ensure suitable restrictions on air moving plant, odour, waste, noise and lighting control (Conditions 8-12).
23. Elizabeth House is a five storey building located to the south-west of the application site along Duke Street. Under PLAN/2016/1433, Prior Approval was approved for the conversion of the building from Use Class B1a (office) to Use Class C3 (residential). While this has not yet commenced, it is afforded considerable weight in the determination of this application. The proposed kiosk would be located approximately 50 metres from Elizabeth House with the newly proposed pedestrianised section of Duke Street set to run along the north-eastern elevation. It is acknowledged that whilst this pedestrianised area may cause an increased flow of foot traffic, it does mitigate vehicular traffic down along this section of the highway reducing the potential for noise and disturbance associated with such traffic. Notwithstanding this, it has to be borne in mind that the proposed public plaza will attract more pedestrians but considering the town centre location, such pedestrian traffic is to be expected and would not necessarily increase the levels of noise. Considering the typical town centre use of the proposed public plaza and kiosk (which can be controlled by licencing and opening hours as indicated), the notional residential properties within Elizabeth House are not deemed to experience a significant loss of amenity due to unwarranted noise or disturbance.

Impact on Highway Safety and Parking

24. Policy CS18 of the Core Strategy states that the Council will support proposals that deliver improvements and increased accessibility to cycle, pedestrian and public transport networks and interchange facilities. In particular, proposals to improve access between Woking Rail Station and the town centre will be encouraged.
25. The proposed works form part of a wider programme of highway works in the town centre, with the principle of the High Street becoming a one way system for restricted vehicles and contraflow for cyclists being established under the approved Victoria Square permission (PLAN/2014/0014). As part of this application it is proposed to carry out numerous highway improvements including resurfacing of Stanley Road, Maybury Road and parts of Grove Road. The southern part of Duke Street is proposed to be pedestrianised which would tie in with a wider programme of highway works of turning The Broadway, Locke Way and the northern part of Duke Street into a one-way system. The aim of proposals is to reduce traffic levels in this section of the Town Centre whilst creating a pedestrian environment to enhance access to the town centre from the eastern section of the Borough.
26. For ease, the proposed works are outlined as follows:
- Maybury Road/Grove Road – Road resurfacing along with a raised table at the junction with The Broadway
 - The Broadway – Shared footway/cycleway on the southern side of the highway to tie in with the shared footway/cycleway proposed along Stanley Road

4th JUNE 2019 PLANNING COMMITTEE

- Stanley Road – Road resurfacing along with shared footway/cycleway on the south-western side of the highway. New access point into Dukes Court parking area.
27. Although the proposed highway improvements are extensive, these proposed highway improvements would typically fall within Schedule 2 Part 9 of the General Permitted Development Order 2015 (as amended). The applicant, however, is not a Local Authority and therefore Part 9 does not apply. The changes to the transport network of the town centre come from the aspiration of Policy CS18 which calls for *“proposals which deliver improvements and increased accessibility to cycle, pedestrian and public transport networks and interchange facilities”*. Highway improvements is an on-going charge and one which is paramount in insuring safe accessibility in densely populated areas such as town centres. The proposed works are considered to offer an opportunity to improve the permeability of this part of the town centre with the changes considered to benefit traffic flows whilst allowing a new public plaza for Woking Town Centre.
28. There are currently approximately 408 car parking spaces within Dukes Court most of which (approximately 350) are located within the basement. As part of the application it is proposed to transform the existing forecourt of Dukes Court, which can currently accommodate 24 parked cars, into a public plaza with detached restaurant kiosk and ingress and egress point serving as a drop-off point. These car parking spaces will be removed to facilitate the proposed works with the exception of 6 bays retained opposite the restaurant. To compensate for the loss of approximately 18 spaces, a number of newly created spaces are proposed within the existing surface car park. 10 new car parking spaces within the under-croft where the existing barriers are proposed to be removed considering the creation of the public plaza and the instalment of a new ingress/egress point off Stanley Road. The proposed rearrangement and additional parking spaces result in a total loss of 6 car parking spaces at surface level. While this is not encouraged, the County Highway Authority have raised no objection to the loss of these spaces considering the retained level of parking and improvements to the public highway which may encourage local employees within Dukes Court to utilise more sustainable modes of transport.
29. Further to this sustainability, the Council’s Climate Change SPD 2013 sets minimum standards for Electric Vehicle (EV) charging points. The minimum standard for developments intended for employees where more than 20x parking spaces are proposed is 5% ‘active’ charging points and 10% ‘passive’ charging points whereby the power supply and cables are installed so that a charging point can be installed more easily in the future. Although there is no new additional floor space proposed as part of Dukes Court nor is there a net gain of car parking spaces, it is proposed to introduce 5 additional active Electric Vehicle charging points within the surface car park of Dukes Court (Condition 17). While this is not considered obligatory, the additional EV points are welcomed.
30. Cycle parking supports cycling as a means of sustainable transport and is therefore key to increasing the use of this mode of transport. The Councils Supplementary Planning Document ‘Parking Standards’ 2018 does not necessarily require minimum standards for cycle parking for an A3 restaurant nor is there minimum standards for the creation of a public space. The proposed public plaza is, however, primarily geared towards improvements of the public domain for pedestrian and cyclists with improvements to the highway networks in a bid to provide safe passage and encourage these sustainable modes of transport. Cycle racks are proposed along the north-western elevation of Elizabeth adjacent to the shared pedestrian/cycle routes providing 10 cycle spaces. This bicycle parking provisions is to supplement the existing cycle parking spaces within the town centre.

4th JUNE 2019 PLANNING COMMITTEE

31. The County Highway Authority (CHA) have been in correspondences with the applicants and Local Authority through the course of this application taking account of the wider vision of the town centre highway network. Works proposed at Maybury Road, Stanley Road, Locke Way and The Broadway are all part of improvements aimed at reduction in traffic movements along certain routes while providing traffic calming measures much to the benefit of pedestrians and cyclists.
32. Following consultation with the CHA, a number of conditions were recommended to ensure that the proposed development does not cause any highway safety or cause any inconvenience to highway users as well as addressing the requirements outlined in Section 9 of the National Planning Policy Framework (Conditions 13-16). Any other works to the highways outside of the remit of this application can be secured via a Section 278 agreement from the Highway Authority.
33. In light of the above, the proposal is considered to fulfil the objective of Policy CS18 to improve pedestrian, vehicular and cyclist accessibility and safety within this arterial location within the Woking Town Centre and is acceptable in respect to highway safety and capacity in accordance with the National Planning Policy Framework.

Drainage

34. The application is supported by a Drainage Strategy and SuDS Statement (February 2019) and a proposed surface water drainage plan (DC2019 Rev C) which demonstrates that there will be no greater surface run-off from the developed site from what presently exists but rather there would be an improvement of 40% for the total site. It is proposed to drain the site using rain gardens primarily set towards the front of Dukes Court and along Duke Street as this is where much of the proposed works will be taking place. The proposed development will reduce the impermeable area of the site by introducing rain garden, permeable paving and a green roof will also be incorporated on the proposed restaurant building. The Council's Flooding and Drainage Engineer has reviewed this strategy and offers no objection subject to conditions (Conditions 18-21).

Impact on Trees and Ecology

35. Policy DM2 of the Development Management Policies DPD 2016 states that development proposals should allow for the retention of the best tree specimens, should not result in the loss of trees or groups of trees of significant amenity value and that trees to be retained will be required to be adequately protected to avoid damage during construction. Policy CS21 of the Core Strategy also requires the retention of any trees of amenity value.
36. The application is supported by an Arboricultural Survey and Arboricultural Impact Assessment (dated 18 April 2019) prepared by Viewpoint Associates. A number of trees are proposed to be removed as part of the creation of the public plaza along Duke Street with other individual shrubs and greenery which are of no particular merit to the streetscene of the area. The proposed development will require the removal of 5no. trees, T19 –T23 inclusive, the majority being B Grade Trees comprising of Hornbeams and ornamental trees. The loss of these trees will have a short to medium term visual impact upon local street scenes, but considering the proposed landscaping scheme, which includes two new trees for each tree removed, the visual impact would be off-set with numerous examples of soft landscaping features.
37. It should be noted that the mature landmark feature tree at the junction of Duke Street and Chertsey Road is to be retained and protected during the development which again would tie in appropriately with the proposed landscaping scheme. Whilst the ability for new tree planting to provide long-term compensation for all proposed tree removal would

4th JUNE 2019 PLANNING COMMITTEE

be dependent upon species selection, planting location and subsequent aftercare, subject to due consideration being afforded to these factors, and in particular if species selection increases local diversity, ultimately the development has potential to deliver a number of subsequent trees of enhanced resilience and local significance than is currently present.

38. The Council's Arboricultural Officer has been consulted on this proposal and whilst the information submitted was considered acceptable in principle further information is required with regards to the detailed underground structured cells to support the rooting environments of proposed tree planting and should follow Council guidelines for planting in hard surfaces. These requirements can be secured by way of conditions (Conditions 22 and 23).
39. Policy CS7 of the Woking Core Strategy calls for the Council to "*encourage new development to make positive contribution to biodiversity through the creation of green spaces, where appropriate, and the creation of linkages between sites to create a local and regional biodiversity network of wildlife corridors and green infrastructure*". This policy is further supported by Policy CS22 of the Woking Core Strategy 2012 calls for all developments "*to make biodiversity enhancements such as green roofs and bird and bat boxes*".
40. The proposed kiosk will form a meeting point within the proposed public space and would include a terraced area with planting of evergreen flowering shrubs and accent planting providing a defensive barrier between the terraced area and public domain. Incorporation of two green walls and a sedum roof on the restaurant with selected species of planting adding seasonal interest. The proposed green roof would provide sustainability and environmental benefits through the reduction of storm-water runoff whilst aiding the insulation of the building promoting site biodiversity and in particular pollinators.
41. It is proposed to install a green (living wall) on the central spine projection on Dukes Court which would act as a focal point on the building whilst a central feature within the proposed public plaza. This green wall is to tie in with the landscaping proposed within the public plaza which has been designed to embrace bio-retention with a soft landscaping scheme promoting a diversity of species aiding environmental enhancement. The plaza would provide robust opportunities to support biodiversity and pollinating insects with the species of plants proposed and which would be secured by way of planning condition (Condition 5). Native species would be adopted within the living wall promoting local flora whilst the addition of bird boxes would increase the habitat potential and local wildlife benefitting from this living wall.
42. The Council's Green Infrastructure have reviewed the policy and following discussions and clarification on a number of issues, these have been addressed at application stage but a condition is recommended with regards to the inclusion of bird boxes as part of the green wall itself or part of the wider developments. Condition 5, which seeks clarification on the type of species to be included within the green walls and roof, can address this recommendation.

CONCLUSION

43. Overall, it has been demonstrated that the proposed development would create an attractive, high quality, inclusive and legible public space which would enhance Woking Town Centre Conservation Area and contribute positively to the character of the wider area. Inclusion of the green (living) wall along with the public highway improvements would create a space which appeals to not only the safe flow of vehicles but of pedestrians and cyclists alike with a vibrant focal point outside of Jubilee Square. The proposal would

4th JUNE 2019 PLANNING COMMITTEE

also improve highway accessibility with an acceptable impact on safety, capacity, amenity and drainage.

44. The proposal is therefore considered to accord with the National Planning Policy Framework, Policies CS1, CS2, CS7, CS9, CS17, CS18, CS20, CS21, CS22, CS24 and CS25 of the Core Strategy, Policies DM1, DM2, DM6, DM7, DM17 and DM20 the Development Management Policies DPD 2016 and the Supplementary Planning Documents 'Design' 2015, 'Parking Standards' 2018 and is accordingly recommended for approval subject to the attached conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation Responses

RECOMMENDATION

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

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

Reason:

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

2. ++ The development hereby approved shall not commence until details of the street furniture, road signs, cycle parking, soft landscaping, hard landscaping, paving materials, structures, street lighting and external materials of the kiosk have been submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority and then the development thereafter shall be constructed in accordance with the approved details to the satisfaction of the Local Planning Authority and the County Highway Authority.

Reason:

To protect the visual amenities of the area and to ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users.

3. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

- Proposed Site Plan Rev P2
- Outline Landscape Design and Lighting Strategy Rev 06
- Proposed Parking Layout Rev P2
- Proposed Highway Layout Option Rev D
- Proposed Elevations Rev P1
- Elevations – Restaurant Rev P1
- Sections – Restaurant Rev P1
- Refuse and Recycling – Restaurant

4th JUNE 2019 PLANNING COMMITTEE

- Drawing No. LLD1607-LAN-DWG-201 Rev 02
- Drawing No. LLD1607-LAN-DWG-202 Rev 02
- Drawing No. LLD1607-LAN-DWG-203 Rev 02
- Drawing No. LLD1607-LAN-DWG-204 Rev 02
- Drawing No. LLD1607-LAN-DWG-205 Rev 02
- Drawing No. LLD1607-LAN-DWG-206 Rev 02
- Drawing No. LLD1607-LAN-DWG-207 Rev 02
- Drawing No. LLD1607-LAN-DWG-300 Rev 00
- Detailed Planting Schedule and Specification Rev 03

Reason:

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

4. The proposed restaurant kiosk and terraced as shown on Drawing titled 'Proposed Site Plan' Rev P2 hereby permitted shall be restricted solely to Class A3 of The Town and Country Planning (Use Classes) Order 1987 and shall not be used for any use outside Class A3 without the prior written consent of the Local Planning Authority.

Reason:

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

5. No above ground development associated with the development hereby permitted shall commence until details of the planting, irrigation and maintenance regime for the proposed green walls and green roof shall be submitted to and approved in writing by the local planning authority before any works thereby affected are begun. The development shall be carried out in accordance with those approved details and maintained as approved for the life of the development unless otherwise approved by the local planning authority.

Reason:

To assist the environmental sustainability of the development and provide a habitat that will encourage biodiversity.

6. ++ The development hereby permitted shall not commence until a detailed plan of the green walls and roof has been submitted to and approved in writing by the Local Planning Authority which specifies the location and type of bird boxes to be incorporated within these walls and roof.

Reason:

In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance.

7. Notwithstanding the submitted details, no external lighting including floodlighting shall be installed until details (demonstrating compliance with the recommendations of the Institute of Lighting Engineers "Guidance Notes for Reduction of Light Pollution" and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed prior to the first use/ occupation

4th JUNE 2019 PLANNING COMMITTEE

of the development hereby approved and maintained in accordance with the approved details thereafter.

Reason:

To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties.

8. No above ground development associated with the development hereby permitted shall commence until details of the measures to be undertaken to acoustically insulate and ventilate the building for the containment of internally generated noise have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the first occupation of the development and shall be retained in perpetuity thereafter.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties.

9. No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. Such plant and equipment shall not be installed otherwise than in strict accordance with the approved specifications.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties.

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

Reason:

To protect the environment and amenities of the occupants of neighbouring properties.

11. The development hereby approved shall not be first opened for trading unless and until a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be fully implemented. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with the approved details and retained as such thereafter.

Reason:

To protect the environment and amenities of the occupants of neighbouring properties and prevent nuisance arising from fumes and smell.

12. The development hereby approved shall not be first opened for trading unless and until details of the means of enclosure of the refuse bin storage areas and refuse bins have been submitted to and approved in writing by the Local Planning Authority. The bin stores and facilities shall be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter for use at all times.

4th JUNE 2019 PLANNING COMMITTEE

Reason:

In the interests of amenity and to ensure the provision of satisfactory facilities for the storage and recycling of refuse.

13. The development hereby approved shall not be first opened for trading unless and until the proposed vehicular access to the Duke Street and Stanley Road 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 cause inconvenience to other highway users.

14. The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved drawings. Thereafter the parking areas shall be retained and maintained for their designated purpose.

Reason:

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

15. ++ 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
- (h) measures to prevent the deposit of materials on the highway
- (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 cause inconvenience to other highway users.

16. The development hereby approved shall not be first opened for trading unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- a) The realignment of the carriageway along Maybury Road between Duke Street and Stanley Road to allow the provision of a shared footway / cycleway on the northern side of the carriageway, and an improved footway width on the southern side of the carriageway;

4th JUNE 2019 PLANNING COMMITTEE

- b) The provision of a raised junction with improved uncontrolled pedestrian crossing points at the junction of Maybury Road / Stanley Road;
- c) The widening of the footway on the western side of Stanley Road, between the junctions with Maybury Road and Walton Road, to provide a shared footway / cycleway; and
- d) The pedestrianisation of Duke Street, between Lockeway and Maybury, including the closure of the existing site access onto Duke Street.

Reason:

In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

17. The development hereby approved shall not be first opened for trading unless and until details of the electric vehicle charging points for the use of occupiers shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The charging points shall be provided and maintained in accordance with the details so approved unless otherwise agreed in writing. It is recommended that the electric vehicle charging points be in accordance with the Surrey County Council Vehicular and Cycle Parking Guidance January 2012.

Reason:

In the interests of promoting sustainable modes of transport.

18. All development shall be constructed in accordance with the submitted and approved Drainage Strategy (dated 8th May 2019) ensuring discharge rates do not exceed the stated 65.1l/s for catchment 1 during the 1 in 100 (1%) AEP plus climate change, unless otherwise first approved in writing by the Local Planning Authority.

Reason:

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

19. ++ No development shall commence until construction drawings of the surface water drainage network, associated sustainable drainage components (raingarden details, Green roof details, attenuation storage details), flow control mechanisms and a detailed construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with the approved drawings, method statement and Micro drainage calculations prior to the first use of the development hereby approved. No alteration to the approved drainage scheme shall occur without prior written approval of the Local Planning Authority.

Reason:

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

4th JUNE 2019 PLANNING COMMITTEE

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

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

Reason:

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

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

Reason:

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

22. The proposed landscaping shall be carried out in strict accordance with the Information provided by Lizard received on 15.05.19 as listed in Condition 3. 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:

In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.

23. ++ Full details of the proposed tree pots and underground structured cells shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any works on site (including demolition). The method shall adhere to

4th JUNE 2019 PLANNING COMMITTEE

the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant and engineer will be necessary. The development shall be carried out strictly in accordance with the agreed details.

Reason:

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

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 2019.
2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.
3. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
4. 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.
5. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority or its Agent.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

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)

The Gatehouse, Warbury Lane.

PLAN/2019/0290

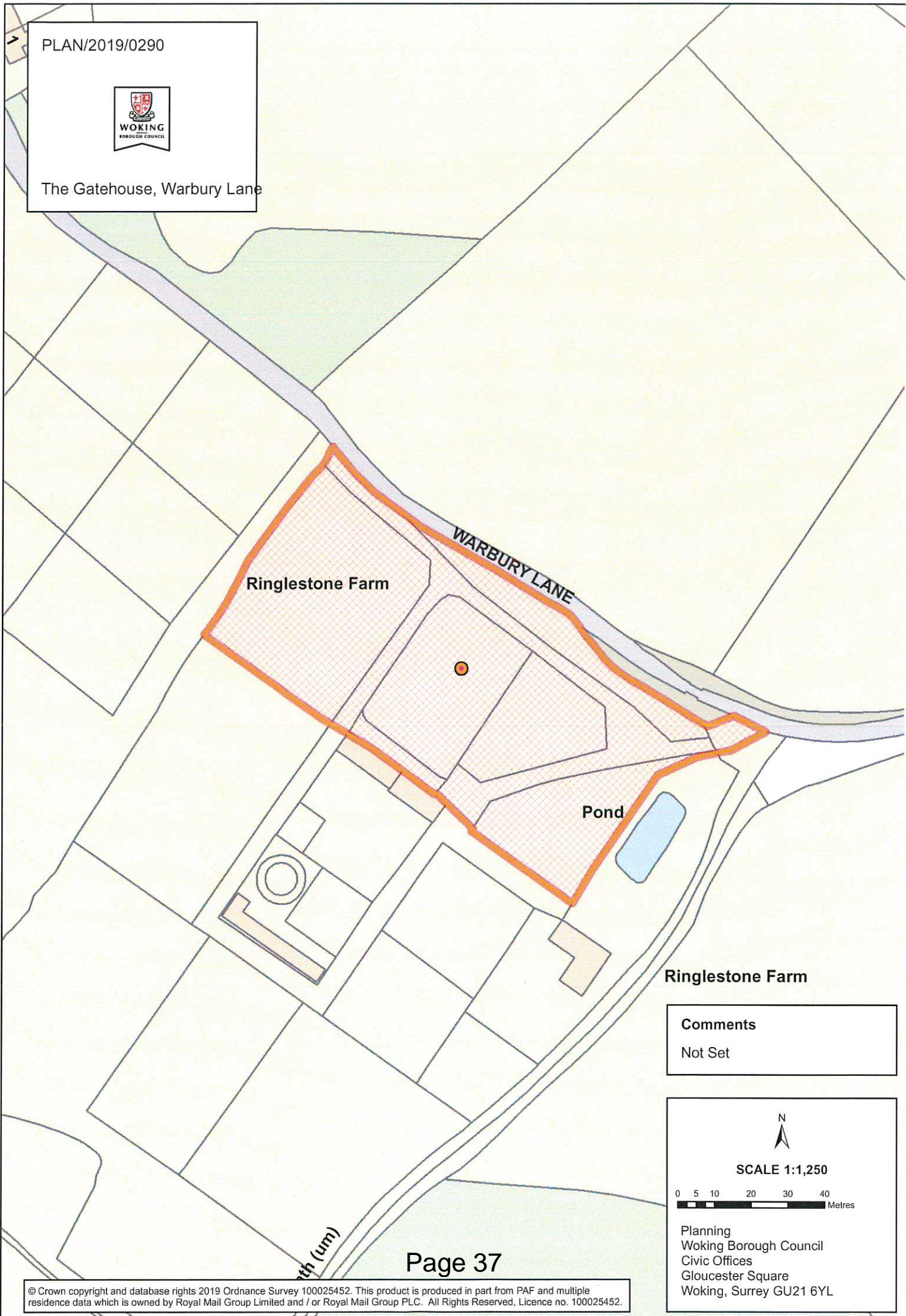
Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed.



PLAN/2019/0290



The Gatehouse, Warbury Lane



Ringlestone Farm

WARBURY LANE

Pond

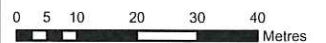
Ringlestone Farm

Comments

Not Set



SCALE 1:1,250



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

4 JUNE 2019 PLANNING COMMITTEE

6b	19/0290	Reg'd:	15.03.19	Expires:	10.05.19	Ward:	KNA
Nei. Con. Exp:	18.04.19	BVPI Target	13 (Minor dwellings)	Number of Weeks on Cttee' Day:	>8 wks	On Target?	No

LOCATION: The Gatehouse, Warbury Lane, Knaphill, Woking, GU21 2TX

PROPOSAL: Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed.

TYPE: Full Application

APPLICANT: Mr Philip Hyatt

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 a replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed.

Site Area:	0.6814 ha (6814 sq.m)
Existing units:	1
Proposed units:	1
Existing density:	1.5 dph (dwellings per hectare)
Proposed density:	1.5 dph

PLANNING STATUS

- Green Belt
- 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 comprises part of a large area of land utilised for equestrian / residential purposes on the southern side of Warbury Lane. On the south-eastern side of the land is the residential bungalow belonging to Ringlestone Farm. The site is bordered by grazing land and woodland area. A sand school is positioned centrally within the application site and a collection of stable buildings and polytunnels are apparent to the south-west. There is a pre-fabricated building positioned within the south-east of the application site, close to the vehicular crossover with Warbury Lane. The application site is located within the Green Belt within the Knaphill area of the Borough.

RELEVANT PLANNING HISTORY

PLAN/2018/0523 - Replacement residential dwelling located on permitted footprint of planning permission Ref: 83/0733. Demolition of existing residential dwelling after replacement dwelling is constructed.

Not Determined - Appeal Dismissed (05.02.2019)

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

PLAN/2017/0104 - Certificate of Existing Lawful Development for existing use to establish whether the use as a single dwellinghouse of an outbuilding (identified by the applicant as The Gatehouse) began more than four years before the date of the application.

Certificate Issued (31.03.2017)

PLAN/2016/1188 - Certificate of Existing Lawful Development for existing building works to establish whether an existing Pullman outbuilding (with toilet and associated wash facilities) was substantially completed more than four years before the date of the application.

Certificate Issued (08.02.2017)

PLAN/2012/0061 - Variation of condition 05 of PLAN/2011/0184 dated 28/09/2011 to allow the use of temporary horse jumps on the application site (amended description).

Permitted subject to conditions (28.05.2012)

PLAN/2011/0897 - Retrospective planning application for the retention of a horse exerciser and relocated stable building.

Permitted subject to conditions (02.03.2012)

PLAN/2011/0184 - Application to vary conditions 03 of PLAN/2008/1268 for the erection of a domestic sandschool and condition 03 of PLAN/2010/0671 for the retention of six bay stable block to allow the sandschool and land at Ringlestone Farm to be used in connection with four of the existing stables bays being used as an assisted commercial livery.

Permitted subject to conditions (28.09.2011)

PLAN/2011/0077 - Erection of a single storey rear extension.

Permitted subject to conditions (08.03.2011)

PLAN/2010/0671 - Retention of six bay stable block.

Permitted subject to conditions (29.09.2010)

PLAN/2008/1268 - Formation of domestic use sand school on Agricultural Land incidental to the dwelling house at Ringlestone Farm.

Permitted subject to conditions (23.01.2009)

PLAN/2008/0664 - Certificate of Existing Lawful Development for the use of the premises as a residential dwelling which has been occupied in breach of an agricultural occupancy condition.

Certificate of Lawful Development Issued (25.07.2008)

85/0079 - Erection of a detached bungalow for occupation by an agricultural worker.

Permitted subject to conditions (26.03.1986)

4 JUNE 2019 PLANNING COMMITTEE

83/0733 - Improvement of existing vehicular access, erection of a two storey dwelling and garage, erection of office, staff rooms and storage, packing and potting buildings.
Permitted subject to conditions (11.01.1984)
Subject to modification order dated 19.02.1986 to delete the words “erection of a two storey dwelling and garage”.

CONSULTATIONS

Drainage and Flood Risk Team: Following a review of the submitted information, we would recommend approval on drainage and flood risk grounds. In order for the application to be compliant with NPPF and Woking Core Strategy (2012) Policy CS9 we recommend a condition is included (recommended condition 03 refers). Without this condition the application will increase flood risk to the site and the surrounding area and will not be compliant.

REPRESENTATIONS

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

- There is a long history of applications on this site
- Comments in terms of application notification procedure
(Officer Note: The present application has been advertised in accordance with the Council's protocol and the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015)
- On Green Belt land - which separates Bisley and Knaphill - and therefore should be refused
- Bisley have developed up to their boundary
(Officer Note: Bisley falls within adjacent Surrey Heath Borough)
- Take it the area edged in red is all owned by Mr Hyatt?
(Officer Note: The applicant (Mr Hyatt) has completed Certificate B, confirming that Notice 1 has been served on Mr and Mrs Manton. This is the correct procedure in planning terms. Land ownership does not constitute a material planning consideration)
- Comments in terms of horses using public footpaths
(Officer Note: This would not be a planning matter)
- Many people use Warbury Lane and can see how the things on the site have made it look cluttered
- Should the application be approved various conditions must be placed on the land that will stop it being developed further

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (February 2019)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 13 - Protecting Green Belt land

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

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

4 JUNE 2019 PLANNING COMMITTEE

CS8 - Thames Basin Heaths Special Protection Areas
CS9 - Flooding and water management
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape

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

DM2 - Trees and landscaping
DM13 - Buildings in and adjacent to the Green Belt

Supplementary Planning Documents (SPD's)

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

Other Material Considerations

South East Plan (2009) (Saved Policy) NRM6 - Thames Basin Heaths Special Protection Area
Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy
Planning Practice Guidance (PPG)
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

01. The main planning issues to consider in determining this application are:
- Green Belt
 - Design and impact upon the character and appearance of the area
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Flooding and water management
 - Highway safety and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Energy and water consumption
- having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Green Belt

02. The application site lies within the Green Belt. Paragraph 145 of the NPPF states that *"a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: [inter alia] (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces"*.
03. Policy CS6 of the Woking Core Strategy (2012) states that *"to ensure the Green Belt continues to serve its fundamental aim and purpose, and maintains its essential characteristics, it will be protected from harmful development. Within Green Belt*

4 JUNE 2019 PLANNING COMMITTEE

boundaries strict control will continue to apply over inappropriate development, as defined by Government policy currently outlined in the NPPF”.

04. Policy DM13 of the Development Management Policies DPD (DMP DPD) (2016) states that:

“unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings and forms of development other than those specifically identified on allocated sites in the Site Allocations DPD as inappropriate in the Green Belt. However, subject to other Development Plan Policies, exceptions to this are detailed in Section 9 of the NPPF, in Policy CS6 of the Core Strategy, and as follows:

Replacement

The replacement of buildings within the Green Belt (outside Mayford Village), where the proposed new building:

(i) is in the same use as the building it is replacing;

(ii) is not materially larger than the building it is replacing; and

(iii) is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt

05. The reasoned justification text to Policy DM13 states (paragraph 5.42):

When considering proposals for replacement buildings, the starting point will be the size and scale of the existing building. The Council will seek to safeguard against disproportionate additions to, or increases over the existing building, including its height.

06. The reasoned justification text to Policy DM13 states (paragraph 5.43):

When assessing whether a replacement building is materially larger than the one it replaces the Council will compare the size of the existing building with that proposed, taking account of siting, floorspace, bulk and height. As a general rule a replacement building that is no more than 20-40% larger than the one it replaces will not usually be considered to be disproportionate, although this approach may not be appropriate for every site. When considering increases in floorspace of replacement buildings the Council will not consider the floorspace of existing outbuildings as counting towards the floorspace of the existing building.

07. The application proposal is to erect a replacement dwelling and then to demolish the existing dwelling, identified by the applicant as ‘The Gatehouse’. The lawfulness of ‘The Gatehouse’ has been established through two certificates of lawfulness – references PLAN/2016/1188 and PLAN/2017/0104. The proposed replacement building would be in the same use as the building it would replace, meeting criterion (i) of Policy DM13.

08. In terms of whether the replacement building would be materially larger than the building it would replace the existing building is single storey, terminating in a flat roofed height of 3.0m and measuring 14.7m in width and 4.3m in depth.

4 JUNE 2019 PLANNING COMMITTEE

09. The replacement building would also be a single storey, albeit would terminate in a pitched roof (with a partial flat roof), measuring 2.3m to eaves height and 3.7m to maximum height. The replacement would measure 12.4m in width and vary in depth between 6.6m and 7.0m.
10. Whether one building is or is not materially larger than another involves a question of size. In terms of whether a building is materially larger than the one it replaces no one factor on its own is generally an overriding factor; floor area, volume, footprint and height increases need to all be considered.
11. The following table compares the gross internal area, footprint and volume of the replacement building to the building to be demolished:

	Existing	Proposed	Uplift
Gross Internal Area	56 sq.m	72 sq.m	28%
Footprint	62 sq.m	84 sq.m	35%
Volume	186 m ³	239 m ³	28%

12. All of the above parameters would fall within the 20-40% guideline set out within the reasoned justification text to Policy DM13. The maximum height would increase by 0.7m although the use of a pitched roof would assist in diminishing both the perceived, and actual, height of the replacement building; the eaves height would be 0.7m reduced in comparison to the 3.0m flat roofed height of the existing building. The replacement would also be 2.3m narrower in width than the existing building.
13. For comparison paragraph 10 of the appeal decision stated that *“the appellant’s documents indicate that the above ground level element would have a 45.5% larger floor area and a 69% larger volume than the existing dwelling...based upon the above ground development alone, I therefore conclude that the proposal would be materially larger”*.
14. The policy text of Policy DM13 of the Development Management Policies DPD (2016) explicitly permits the replacement of a building *“close to the position of the building it is replacing”* (emphasis added). The existing building is located close to the site boundary with Warbury Lane, close to the vehicular entrance to the site from Warbury Lane.
15. The replacement dwelling would be located 6.0m away from the position of the existing dwelling and rotated at a 90° angle in comparison. The 6.0m distance is considered to meet the criteria of *“close to”* within Policy DM13. For comparison the replacement dwelling dismissed at appeal would have been located approximately 47.0m to the south-west of the existing building. Moreover, the replacement would remain positioned towards the edge of the application site, similar to the existing building. This closer positioning, combined with the floorspace, bulk and height, which are all reduced in comparison to the dismissed appeal scheme and at levels in which the replacement building is not considered to be materially larger than the existing building, would result in a much reduced physical and visual presence than the dismissed appeal scheme. Taken in the round the proposal would therefore not have a harmful effect on openness.
16. Having regard to the preceding it is considered necessary to remove certain ‘permitted development’ rights for extensions and additions to the replacement dwelling (Part 1,

4 JUNE 2019 PLANNING COMMITTEE

Classes A and B) (recommended condition 12 refers). The reason for this is that the replacement dwelling is considered appropriate Green Belt development as it is not materially larger than the building it would replace. Government has recently laid before Parliament The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019. These Regulations came into force on 25th May 2019 and make permanent the previously time-limited right to construct larger single storey rear extensions of up to 8 metres depth in the case of detached dwellings (subject to prior approval of neighbouring amenity impacts). In addition Part 1, Class B permits roof extensions of up to 50 cubic metres volume in the case of detached dwellings. In the event that these 'permitted development' rights were not removed through condition the replacement dwelling could potentially become materially larger than the existing building which it would replace through further development. It is important to note that the removal of such 'permitted development' rights does not place a prohibition of any potential further development but rather enable such development to be considered against the Development Plan.

17. In terms of the resultant residential use of the on the area edged red Paragraph 146 of the NPPF states that "*certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: [inter alia] (e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds)*".
18. One of the reasons for the non-validation, and hence non-determination of the subsequently dismissed appeal scheme, was that the Council and applicant were in dispute over the description of development. The Council claimed that it should include an associated change of use of land to residential. The applicant maintained that the land already has a residential use. Within paragraph 4 of the appeal decision the Inspector states that "*regardless of the description of development or the planning history, if I were to allow the appeal, the entire area edged red on the submitted drawings would have a resultant residential use*". This would remain the case for the present application.
19. In this case, whilst any material change of use would be to residential, which is not listed within the brackets within Paragraph 146(e) of the NPPF, the use of the words "*such as*" indicates that the changes of use mentioned are examples either than a closed list of changes of use that can benefit from this exception. It is therefore considered that any material change of use of land to residential is capable of being appropriate development within the Green Belt provided it preserves the openness of the Green Belt and the purposes of including land within it. Whilst residential garden land may be subject to a greater amount of cultivation/ornamental planting than paddock land, this in itself is not considered to result in a loss of openness of conflict with the purposes of the Green Belt.
20. A loss of openness and conflict with the purposes of the Green Belt generally results from the erection of buildings and possibly the creation of hard surfacing. For residential gardens a certain amount of development could fall within 'permitted development' unless those rights are removed. In this particular case the openness of the Green Belt and its purposes could only be preserved if these 'permitted development' rights for the erection of ancillary buildings etc (Part 1, Class E) and the provision of hard surfacing (Part 1, Class F) are removed (recommended condition 12 refers). Whilst the use of land as residential garden may result in more domestic paraphernalia (e.g. moveable objects), it is not considered that this would result in any

4 JUNE 2019 PLANNING COMMITTEE

impact on openness or the purposes of the Green Belt as the existing use of the land could also utilise moveable objects (e.g. horse jumps etc). Furthermore, in terms of the resultant residential use of the area edged red, paragraph 14 of the appeal decision stated that *“there is no substantive evidence that the spread or quantity of paraphernalia would increase if the replacement dwelling were built or that the use of the land for residential purposes, whether already authorised or not, would in itself be harmful”*.

21. With regard to means of enclosure, the rights to enclose land exist (Part 2, Class A) irrespective of the use of land and therefore it is not considered reasonable to remove these rights, which already exist on the land.
22. Overall the replacement building would be within the same use as the building it would replace, would not be materially larger than the building it would replace and would be sited close to the position of the building it would replace. It is therefore considered to constitute appropriate development within the Green Belt. Subject to recommended conditions the resultant residential use of the land edged red would preserve the openness of the Green Belt, and the purposes of including land within it, and would therefore also remain appropriate within the Green Belt. The proposal would therefore accord with the relevant provisions of the NPPF, Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the Development Management Policies DPD (2016).

Design and impact upon the character and appearance of the area

23. The NPPF 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. SPD Design (2015) provides more detailed design guidance. Policy CS24 of the Woking Core Strategy (2012) states that all development proposals should provide a positive benefit in terms of landscape and townscape character.
24. The application site is located within a rural area of Knaphill. Immediately to the south-west of the application site is grazing/paddock land. A belt of vegetation occurs to the north-east, beyond which is Warbury Lane. The surrounding area is resolutely rural in character with extensive belts of trees and hedging apparent. The only dwelling within proximity of the application site is the ‘original’ bungalow at Ringlestone Farm, located to the south-west.
25. Whilst there is no prevailing local architectural approach to adopt due to the general absence of dwellings within proximity of the application site the design of the replacement dwelling is traditional and adopts a ‘rural’ influenced style. The proposed external materials have been set out as consisting of brick and timber fascia below a tiled roof with woodgrain effect UPVC windows. The replacement building would adopt a material palette appropriate for the rural location and the use of a brick ‘plinth’ would assist in articulating the building, which would be further articulated through the use of three gabled elements, two of which would be heavily glazed. The replacement building would utilise a largely pitched roof (albeit with a small area of flat roof) and would be varied in plan form, such that it would represent an aesthetic improvement in

4 JUNE 2019 PLANNING COMMITTEE

comparison to the somewhat utilitarian design, material palette and form of the building to be replaced.

26. The overall scale, form and architectural approach of the replacement dwelling is considered to respect and make a positive contribution to the character of the area in which it would be situated in accordance with Policies CS21 and CS24 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF.

Impact upon neighbouring amenity

27. Policy CS21 of the Woking Core Strategy (2012) states that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, loss of daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. More detailed guidance is provided within SPD Outlook, Amenity, Privacy and Daylight (2008).
28. The only dwelling within proximity of the replacement dwelling is that of the 'original' bungalow at Ringlestone Farm. The 'original' bungalow would remain in excess of 43.0m south-west of the replacement building, at its closest point. Taking into account the 3.7m maximum height of the replacement building, and this retained separation distance, no significantly harmful impact, by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, is considered to occur to the 'original' bungalow at Ringlestone Farm.

Amenities of future occupiers

29. Paragraph 127 of the NPPF states that planning decisions, inter alia, should ensure that developments achieve a high standard of amenity for existing and future users. Whilst not locally adopted the Technical housing standards - nationally described space standard (March 2015) are a good indicator of amenity standards. The relevant minimum gross internal floor area set out by this document, for a 3 bedroom 4 person 1 storey dwelling, as proposed in this instance, is 74 sq.m. Whilst, in measuring 72 sq.m gross internal floor area, the replacement would fall 2 sq.m short of this standard this small level of shortfall is not considered to be harmful in this instance. Furthermore, it is considered that a high standard of outlook, daylight and sunlight would be achieved to all habitable rooms and to the garden area of the replacement, such that a high standard of amenity for future occupiers would be achieved.
30. Policy CS21 of the Woking Core Strategy (2012) states that proposals for new development should provide appropriate levels of private amenity space. In this regard SPD Outlook, Amenity, Privacy and Daylight (2008) sets out recommended minimum garden amenity areas, stating that for family dwelling houses with two bedrooms or more and over 65 sq.m gross floorspace (but below 150 sq.m gross floorspace), as in this instance, a suitable area of private garden amenity in scale with the building, but always greater than the building footprint, should be provided.
31. In terms of the resultant residential use of the area edged red this area would significantly exceed the gross floorspace of the replacement building, such that a suitable area of private garden amenity greater than the building footprint would be provided. Overall the replacement dwelling is considered to provide a high standard of amenity to future occupiers.

4 JUNE 2019 PLANNING COMMITTEE

Flooding and water management

32. Policy CS9 of the Woking Core Strategy (2012) relates to flooding and water management. The application site is located within Flood Zone 1 (low probability of flooding), as identified on the Flood map for planning, and therefore no fluvial flood issues are raised. The Council's Strategic Flood Risk Assessment (November 2015) identifies areas within the application site as being at both medium (1 in 1000 year) and high (1 in 100 year) risk of surface water flooding. The Council's Drainage and Flood Risk Team raise no objection on flooding and water management grounds, subject to a condition to secure the submission of a surface water drainage scheme (condition 03 refers).
33. Subject to recommended condition 03 the impact of the proposal, in terms of flooding and water management, is considered to be acceptable and in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF.

Highway safety and parking implications

34. The NPPF 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.
35. 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. Whilst it is acknowledged that future occupiers of the replacement dwelling would be almost wholly reliant upon the private vehicle to obtain access to goods and services the proposal is for a replacement dwelling, and would therefore not give rise to a net additional dwelling in an unsustainable location, in terms of transport.
36. Policy CS18 of the Woking Core Strategy (2012) states that minimum parking standards will be set for residential development. Accordingly SPD Parking Standards (2018) sets a minimum on-site vehicle parking standard of 2 car parking spaces for 3 bedroom houses or bungalows, as in this instance. The submitted plans provide x3 car parking spaces close to the replacement dwelling, which accords with SPD Parking Standards (2018) and can be secured through recommended condition 11. SPD Parking Standards (2018) also sets a minimum cycle parking standard of x2 spaces per dwelling, regardless of bedroom provision. This provision can be secured through recommended condition 08.
37. The replacement dwelling would utilise the existing vehicular access from Warbury Lane as is utilised by the existing dwelling to be replaced. Taking this factor into account, combined with the fact that, although larger, the replacement building would not give rise to a material increase in vehicular movements as only one dwelling would remain on the application site, the proposal is not considered to raise issues on highway safety and capacity grounds.

Thames Basin Heaths Special Protection Area (TBH SPA)

38. The application site is located within Zone B (400m - 5km) of the Thames Basin Heaths Special Protection Area (TBH SPA), a European designated site afforded protection under the Conservation of Habitats and Species Regulations 2017. The TBH SPA is designated for its internationally important habitat which supports

4 JUNE 2019 PLANNING COMMITTEE

breeding populations of three rare bird species: Dartford Warbler, Woodlark and Nightjars.

39. The issue of the Certificate of Lawful Development for Existing Use reference PLAN/2017/0104 has established that the residential use of 'The Gatehouse' building has existed for a period of over four years and as such is lawful within the meaning of Section 191 of The Town and Country Planning Act 1990 (as amended).
40. The proposed development would not give rise to a net increase in dwellings on the site over and above the existing lawful situation. The Thames Basin Heaths Special Protection Area Avoidance Strategy states that "*replacement dwellings will not generally lead to increased recreational pressure, therefore, will have no likely significant effect on the SPA and will not be required to make a contribution to the provision of avoidance measures*".
41. In view of the above, it is considered that the proposed development would have no significant effect upon the TBH SPA over and above the existing lawful situation and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the Thames Basin Heaths Special Protection Area Avoidance Strategy.

Energy and water consumption

42. 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), and SPD Climate Change (2013), the approach has been amended and at present all new residential development shall be constructed to achieve a maximum water use of no more than 110 litres per person per day and 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). These matters can be addressed through recommended conditions 04 and 09.

LOCAL FINANCE CONSIDERATIONS

43. The development would be liable for Community Infrastructure Levy (CIL) to the sum of **£2,492** (including the April 2019 Indexation). However the applicant has submitted CIL Form 7: Self Build Exemption Claim Form Part 1 and would be exempt from CIL subject to satisfying all qualifying criteria.

CONCLUSION

44. Overall, subject to recommended conditions, the proposal is considered to constitute appropriate development within the Green Belt and is considered to result in acceptable impacts with regard to design and impact upon the character and appearance of the area, neighbouring amenity, the amenities of future occupiers, flooding and water management, highway safety and parking implications, Thames Basin Heaths Special Protection Area (TBH SPA) and energy and water consumption.
45. The proposal is therefore considered to accord with Sections 2, 4, 9, 12, 13, 14 and 15 of the NPPF, Policies CS1, CS6, CS7, CS8, CS9, CS18, CS21, CS22 and CS24 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016), SPDs Design (2015), Parking Standards (2018), Outlook, Amenity, Privacy and Daylight (2008) and Climate

4 JUNE 2019 PLANNING COMMITTEE

Change (2013) and South East Plan (2009) (Saved Policy) NRM6, the Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy and the Planning Practice Guidance (PPG) and is recommended for approval.

46. In considering this application the Council has had regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the Development Plan of the area.

BACKGROUND PAPERS

Site visit photographs

Consultation response from Drainage and Flood Risk Team

x1 Letter of representation

Site Notice - dated 27.03.2019

Appeal Decision Ref: APP/A3655/W/18/3210254

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:

Site Location Plan (Scale: 1:1250), titled 'The Gatehouse, Warbury Lane', undated and received by the Local Planning Authority on 14.03.2019.

Block Plan (Scale: 1:500), titled 'The Gatehouse, Warbury Lane', undated and received by the Local Planning Authority on 14.03.2019.

PROP/ SITE PLAN / B / 01 (Proposed Site Plan Layout), dated March 2019 and received by the Local Planning Authority on 14.03.2019.

EXIST/ ELEs / PLAN (Existing Elevations & Floor Plan), dated March 2019 and received by the Local Planning Authority on 14.03.2019.

PROP / ELEs / B / 01 (Proposed Elevations), dated March 2019 and received by the Local Planning Authority on 14.03.2019.

PROP / PLANs / B / 01 (Proposed Floor Plans), dated March 2019 and received by the Local Planning Authority on 14.03.2019.

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

03. ++ No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved

4 JUNE 2019 PLANNING COMMITTEE

in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

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

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

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: The area of the proposed development is identified as at risk of surface water flooding within the Council's Strategic Flood Risk Assessment (SFRA) (November 2015). A scheme for disposing of surface water drainage is required to prevent any increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

04. ++ Prior to the commencement of the development hereby permitted written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

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

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

4 JUNE 2019 PLANNING COMMITTEE

Core Strategy (2012), SPD Climate Change (2013) and the provisions of the NPPF. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

05. ++ 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 development 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, appearance and 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.

06. ++ Notwithstanding any details outlined on the approved plans 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 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 development hereby permitted 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, appearance and 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.

07. ++ 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 'hard' landscape works shall be carried out in accordance with the approved details and completed within two months of the first occupation of the development hereby permitted and permanently retained thereafter.

Reason: To protect the character, appearance and 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.

4 JUNE 2019 PLANNING COMMITTEE

08. ++ Prior to the application / installation of any external facing materials to the development hereby permitted details of secure, covered cycle storage (accommodating a minimum of x2 cycles) 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.

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.

09. ++ Within four months of the first occupation of the development hereby permitted written documentary evidence shall be submitted to, and approved in writing by, the Local Planning Authority, demonstrating that the development has:
- a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

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

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

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

Reason: In accordance with the NPPF 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.

11. The development hereby permitted shall not be first occupied 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.

4 JUNE 2019 PLANNING COMMITTEE

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.

12. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, E and F 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)) no extension(s), additions(s) or the provision of any other building(s) or hard surfaces within the curtilage other than that expressly authorised by this permission (with the exception of any building(s) or structure(s) approved pursuant to conditions 07 (hard landscape) and 08 (cycle storage) of this notice) shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The replacement building hereby permitted complies with Green Belt policy only because it would not be materially larger than the building it would replace. The Local Planning Authority considers that further development could cause detriment to the openness, and purposes, of the Green Belt and to the character of the area and for these reasons would wish to control any future development in accordance with Policies CS6 and CS21 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF.

13. Within two months of the first occupation of the building hereby permitted the existing building as annotated (and shown in yellow) on the approved plan titled 'Block Plan' (1-500 on A3) as "Existing dwelling to be removed" shall be demolished in its entirety.

Reason: The replacement building hereby permitted complies with Green Belt policy only subject to the complete demolition of the existing building within a reasonable timeframe in accordance with Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and the provisions of the NPPF.

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. The application was considered to be acceptable as initially submitted.
02. The applicants attention is specifically drawn to the planning conditions above marked ++. These conditions 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.

4 JUNE 2019 PLANNING COMMITTEE

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.

Land adj to 2-12 Rydens Way, Old Woking.

PLAN/2018/1343

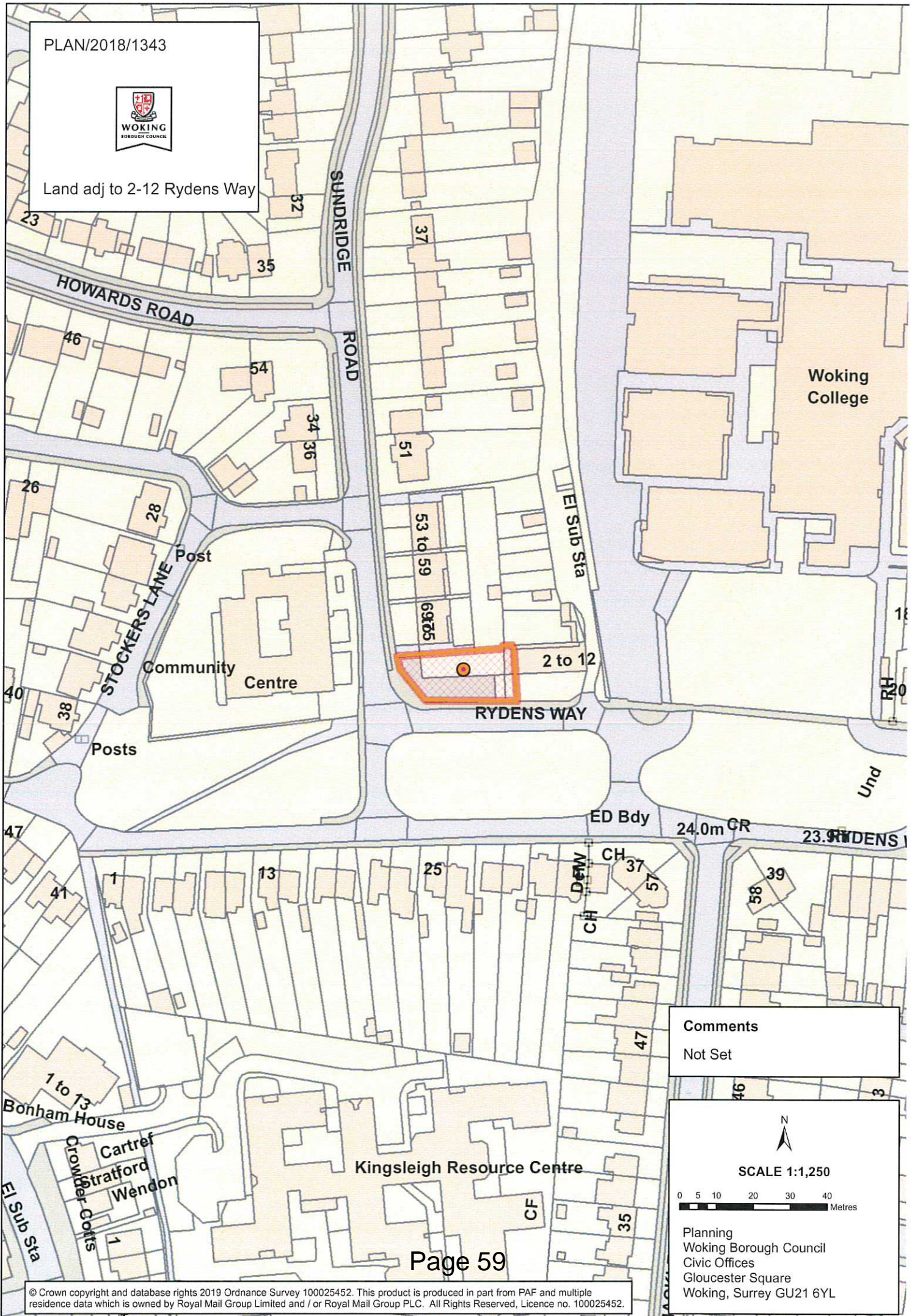
Erection of an extension to 2-12 Rydens Way to contain four flats (2 x 1-bedroom and 2 x 2-bedroom) as well as associated access, stairwell and amenity space.



PLAN/2018/1343



Land adj to 2-12 Rydens Way

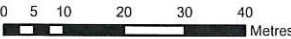


Comments

Not Set



SCALE 1:1,250



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

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4th JUNE 2019 PLANNING COMMITTEE

6c 18/1343 Reg'd: 17.01.19 Expires: 14.03.19 Ward: HV
Nei. 18.02.19 BVPI 13 - Minor Number 19/8 On No
Con. Target Dwellings of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Land adjacent to 2-12 Rydens Way, Old Woking, Woking, Surrey, GU22 9DW

PROPOSAL: Erection of an extension to 2-12 Rydens Way to contain four flats (2 x 1-bedroom and 2 x 2-bedroom) as well as associated access, stairwell and amenity space.

TYPE: Full

APPLICANT: William Lacey Group Ltd

OFFICER: Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the uplift of additional residential units and is recommended for permission. It therefore falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions and legal agreement.

PLANNING STATUS

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

SITE DESCRIPTION

The application site relates to a 0.04ha parcel of land at the corner of Rydens Way and Sundridge Road. It consists of an area of hardstanding and an area of landscaping containing grass and trees. A brick wall separates these two areas. The site also contains the stairwell of 2-12 Rydens Way, a ramp in front of the stairwell and a paved area to the west of the ramp which is closed off by low-level walling.

Adjacent to the east of the site is 2-12 Rydens Way which is a two-storey block of flats. Opposite the site to the south is a central reservation containing parking bays. Opposite the site to the west is a community centre. Adjacent to the north of the site is 68-75 Sundridge Road which is a three-storey block of flats.

(Case Officer's note: During the Officer's site visit it was noted the area of hardstanding has site hoardings around it and a temporary site office related to construction works on Rydens Way.)

PLANNING HISTORY

None.

PROPOSED DEVELOPMENT

The application proposes to erect a two-storey building containing four flats. Its form would consist of two perpendicular pitched roof elements. Each floor would have a 1-bedroom flat and a 2-bedroom flat. The building would also have an L-shaped, flat roof element which would connect to 2-12 Rydens Way's stairwell. This element would contain a ground floor cycle store, a lift and a first floor walkway. The whole building would have an overall 23.0m width and 10.6m depth with the main pitched roof element having a ridge height of 8.3m and the flat roof element having a height of 5.7m. According to the submitted application form the building would have an exterior materials palette of yellow stock brick, dark grey timber weatherboarding, concrete brown roof tiles, dark grey uPVC framed windows and black uPVC rainwater goods.

The application proposes landscaping around the west and south elevations of the proposed building. An L-shaped low-level wall with metal railings above it is proposed to the west and south of the building

Access to the proposed flats would be via an existing gate between the northern boundary of the site and the south western corner of 68-75 Sundridge Road.

SUMMARY INFORMATION

Site area	0.04ha
Existing units	0 units
Proposed units	4 units
Existing site density	0 dwellings/hectare
Proposed site density	100 dwellings/hectare

CONSULTATIONS

Council Senior Arboricultural Officer: No objection subject to condition.

Council Drainage and Flood Risk Officer: No objection subject to condition.

County Highway Authority (SCC): No objection subject to condition.

NEIGHBOUR REPRESENTATIONS

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

- The proposed development would not provide three parking spaces in line with requirements in Woking Council's SPD *Parking Standards* (2018). This would increase demand for on-street parking which would cause congestion on local roads. No data or evidence has been provided to demonstrate capacity on local roads for extra parking.
- It should not be presumed that the unallocated parking approved as part of PLAN/2015/1217 is available and suitable for the proposed development.
- Construction of eleven dwellings on surrounding roads has caused "*significant disruption*" and the proposal would add to this.
- The proposal would increase housing density and result in the further loss of green space.

4th JUNE 2019 PLANNING COMMITTEE

- The proposal would result in loss of a high quality trees which is not in line with the Council's tree strategy and also results in the loss of its ecological and social benefits.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

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 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial Strategy for Woking
CS8 - Thames Basin Heaths Special Protection Area
CS9 - Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing mix
CS12 - Affordable housing
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 - Presumption in Favour of Sustainable Development

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

Supplementary Planning Documents:

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2018)

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Climate Change (2013)

Affordable Housing Delivery (2014)

PLANNING ISSUES

The main issues to consider in determining this application would be its principle of development, impact on character, impact on trees, impact on neighbouring amenity, quality of accommodation, impact on private amenity space, impact on flooding, impact on recycling & refuse, impact on car parking provision and highway safety and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

Principle of development

4th JUNE 2019 PLANNING COMMITTEE

1. The NPPF (2019) and Policy CS25 of the Core Strategy promote a presumption in favour of sustainable development. The application site is located within an established residential area with good road and bus links. For these reasons the site location is considered to be suitably sustainable in the defined urban area of Woking. As such, the principle of erecting four flats on the site is considered acceptable subject to further material considerations as set out in this report.

Impact on character

2. Policy CS21 of the Core Strategy states that new development should create buildings *“with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land”*.
3. The proposed building would be set forward of 2-12 Rydens Way’s building line however it would maintain an area of landscaping with a depth of 2.6 - 4.2m fronting onto Rydens Way. The proposed building would be set back from 69 -75 Sundridge Road’s building line and would maintain an area of landscaping with a depth of 1.8 - 9.0m fronting onto Sundridge Road. It is considered that the ratio between landscaping and built form would be in keeping with the site’s immediate surrounding and would not therefore appear cramped or overdeveloped.
4. It is considered that proposed building’s pitched roof elements would have a similar form and character to 2-12 Rydens Way and 69-75 Sundridge Road. Its 8.3m ridge height would be the same as 2-12 Rydens Way’s main block and its 5.7m flat roof height would also be the same as 2-12 Rydens Way’s stairwell. This is considered to respect the relationship with 2-12 Rydens Way. The ridge height would be 1.9m lower than that of 69-75 Sundridge Road and it is considered that this step down provides an appropriate relationship given the prominent corner location of the site.
5. It is considered that the proposed fenestration would relate satisfactorily to the scale and form of the proposed building as well as that of neighbouring properties.
6. Subject to a condition requiring specific details, it is considered that the proposed external materials palette would relate satisfactorily to the scale and form of the proposed building as well as that of neighbouring properties.
7. For these reasons it is considered that the proposal would have an acceptable impact on character subject to condition.

Impact on trees

8. The proposal would result in the removal of a number of trees, including a large semi-mature tree. However it is noted that none of them are covered by TPO.
9. The Council Senior Arboricultural Officer’s consultation response states that *“The proposed will require the removal of a nice semi mature tree which is a shame, however this loss can be mitigated with large diameter replacement planting which can be conditioned. Therefore there are no arboricultural objections to the proposed”*.
10. For this reason it is considered that the proposal would have an acceptable impact on trees subject to condition

Impact on neighbouring amenity

11. Policy CS21 of the Core Strategy 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”.
12. In order to maintain privacy *Outlook, Amenity, Privacy and Daylight* (2008) recommends that first floor facing front elevation windows should have a minimum separation distance of 10m. The closest point of the balcony serving the first floor 1-bedroom flat to the westernmost ground floor window and the westernmost first floor window in the front elevation of 2-12 Rydens Way would be 7m. However as this view would be splayed it is considered that this balcony would not create unacceptable overlooking issues towards 2-12 Rydens Way. The proposed exterior walkway would be just 2m away from the garden area serving 69-75 Sundridge Road and the closest point of the kitchen window serving the first floor 1-bedroom flat to this garden area would be just 4.7m. Given these separation distances the walkway and the kitchen window would have views towards this garden area. However, it is noted that this a communal amenity area which already experiences some overlooking from windows of different properties in the rear elevation of 69-75 Sundridge Road. For this reason it is considered that the proposal would not result in an increased level of overlooking and is not therefore unacceptable.
13. The proposal would pass the ‘45° test’ as set out in *Outlook, Amenity, Privacy and Daylight* (2008) towards windows in the rear elevation 69-75 Sundridge Road. It is therefore considered that the proposal would not have an unacceptable impact on the daylight levels received by neighbouring properties.
14. A 2.5m width of blank gable would project past the rear elevation of 69-75 Sundridge Road and would be on the northern boundary with this neighbouring property. A further 12.25m wide exterior walkway (set in from the northern boundary by 0.4m) would project past this gable. On balance, it is considered that this massing would not appear unacceptably overbearing towards 69-75 Sundridge Road.

Quality of accommodation

15. It is noted that kitchen window serving the first floor 1-bedroom flat would look directly onto the exterior walkway. It is considered that this is not a particularly good quality of outlook and could also create some privacy issues. However, it is noted that the kitchen would be part of an open plan living/dining area which is served by a window and ground-to-ceiling glazing in the south elevation. Furthermore, it is considered that all other habitable rooms in the development would have an acceptable quality of outlook and an acceptable size.
16. For these reasons it is considered that the proposal would create an acceptable quality of accommodation.

Impact on private amenity space

17. *Outlook, Amenity, Privacy and Daylight* (2008) considers flats with two or more bedrooms and a floor area exceeding 65sqm as ‘family accommodation’ which should have “a suitable sunlit area of predominantly soft landscaped private

4th JUNE 2019 PLANNING COMMITTEE

amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of the family it is intended to support.”. It goes on to state that private amenity space is “best provided as an enclosed garden to the rear or side of the property where it is clearly separate from more public areas” and they should have “secure boundaries to allow children to play in safety”.

18. The two 2-bedroom flats would each have an area of 65.5sqm and it is therefore considered that they would constitute family accommodation. The ground floor 2-bedroom flat would be served by a patio. It would also have an area outdoor space wrapping around its west and elevations. However as this would only be enclosed by a 0.8m high wall with 0.7m metal railings this boundary is not considered secure enough for this area to constitute private amenity space. The first floor 2-bedroom flat would just be served by a balcony. It is therefore considered that these two flats would not comply with requirements in the SPD. However, this in itself is not considered to constitute grounds for refusal.
19. The SPD also 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*”. The two 1-bedroom flats are not considered to constitute family accommodation and are not therefore required to have private amenity space. In any case, it is noted that the ground floor flat would have a patio area and the first floor flat would have a balcony.
20. For these reasons it is considered that the proposal would not result in unacceptable levels of private amenity space.

Impact on flooding

21. The Council’s Drainage and Flood Risk Officer raised no objection subject to condition.
22. It is therefore considered that the proposal would have an acceptable impact on flooding subject to condition.

Impact on recycling & refuse

23. It is considered that the proposal would provide acceptable refuse and recycling provision subject to condition.

Impact on car parking provision & highway safety

24. *Parking Standards* (2018) recommends that 1-bedroom flats should have a minimum of 0.5 parking spaces per flat and 2-bedroom flats should have a minimum of 1 parking space per flat. The proposal would therefore generate demand for 3 additional spaces.
25. No parking spaces are proposed as part of the development which does not accord with requirements in the SPD. However a consultation response from the County Highway Authority (SCC) (received by the LPA on 15.02.2019) requested a car parking accumulation survey. A survey from a previous application was submitted which was deemed acceptable in a further consultation response (received by the LPA on 03.04.2019) and no objection was raised subject to a pre-commencement condition requiring a Construction Management Plan. The agent decided to submit a Construction Management Plan at application stage and this

4th JUNE 2019 PLANNING COMMITTEE

was deemed acceptable by the County Highway Authority (SCC) in a further response (received by the LPA on 14.05.2019)

26. It is therefore considered that the proposal would have an acceptable impact on car parking provision and highway safety.

Affordable Housing

27. Policy CS12 of the Core Strategy states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
28. However, Paragraph 63 of the NPPF (2019) 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).
29. Whilst it is considered that weight should still be afforded to Policy CS12 it is considered that more significant weight should be afforded to the policies within the NPPF (2019). The proposal is not major development and therefore while it is noted on the submitted application form that the flats are proposed to be affordable no affordable housing contribution is sought.

Local finance consideration

30. The proposal would result in a gross internal area of 233.76sqm . A Community Infrastructure Levy (CIL) contribution of **£36,412** (according to the 2019-2020 financial year price index) is required.
31. It is noted from the submitted CIL additional information form that the agent intends to apply CIL social housing relief. All criteria in the CIL Regulations (including the submission of a CIL self-exemption form) and the LPA's charging schedule will need to be met in order to qualify.

Impact on the Thames Basin Heaths Special Protection Area

32. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the Core Strategy requires new residential development beyond a 400m threshold but within 5 kilometres of the SPA boundary to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
33. 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. A SAMM contribution of **£2,060** in line with the *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015* (April 2019 update) as a result of the uplift of two 1-bedroom dwellings and two 2-bedroom flats that would arise from the proposal would be required.

4th JUNE 2019 PLANNING COMMITTEE

34. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
35. Policy CS8 of the Core Strategy 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), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The SAMM contribution of **£2,060** in line with the Thames Basin Heaths SPA Avoidance Strategy would need to be secured through a S106 Legal Agreement. For the avoidance of doubt, sufficient SANG at **Brookwood Park** has been identified to mitigate the impacts of the development proposal.

CONCLUSION

Overall, the principle of development would be acceptable and it would have an acceptable impact on character, trees, neighbouring amenity, quality of accommodation, private amenity space, flooding, recycling & refuse, impact on car parking provision and highway safety and the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan. The proposal therefore accords with sections 2, 5, 8, 9, 11, 12, 14 and 15 of the *National Planning Policy Framework* (2019), policies CS1, CS8, CS9 CS10, CS11, CS12, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), Policy DM2 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018), *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*, *Climate Change* (2013) and *Affordable Housing Delivery* (2014).

BACKGROUND PAPERS

Site visit photographs (05.12.2018)

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £2,060 contribution to provide SAMM.	To accord with the Habitat Regulations and associated Development Plan policies and the Council's Adopted Avoidance Strategy.

RECOMMENDATION

4th JUNE 2019 PLANNING COMMITTEE

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

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

Reason:

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

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

- 1:1250 location plan Drwg no.001 (received by the LPA on 16.01.2019)
- 1:100 proposed block plan Drwg no.003 (received by the LPA on 16.01.2019)
- 1:100 proposed plans and elevations Drwg no.004 (received by the LPA on 16.01.2019)

Reason:

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

3. Notwithstanding the material details outlined in the submitted application form, no above ground development associated with the development hereby permitted shall commence until details and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason:

To protect the visual amenities of the area.

4. No above ground development associated with the development hereby permitted shall commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve, as a minimum, the optional requirement set through the Building Regulations 2010 (as amended) for water efficiency that requires indoor wholesome water consumption of no more than 105 litres per person per day; and not less than a 19% improvement in the dwelling emission rate over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

4th JUNE 2019 PLANNING COMMITTEE

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources.

5. No above ground development associated with the development hereby permitted shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges to be planted. 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:

In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.

6. No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

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

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

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason:

4th JUNE 2019 PLANNING COMMITTEE

To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the *Woking Core Strategy* (2012) and the policies in the NPPF (2019).

7. No above ground development associated with the development hereby permitted shall commence until a scheme for the storage of refuse and recycling (including details regarding location and means of enclosure of bin stores) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and the refuse and recycling storage facilities shall be retained thereafter for use at all times.

Reason:

To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area from nuisance by reason of smell, insects or rodent pests.

8. The development is required to be carried out in accordance with:
 - Construction Management Plan Drwg no.005 (received by the LPA on 13.05.2019)

Reason:

To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

Informatives

01. Proactive Working:

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 (2019). The application was considered acceptable upon receipt.

02. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.

SECTION C

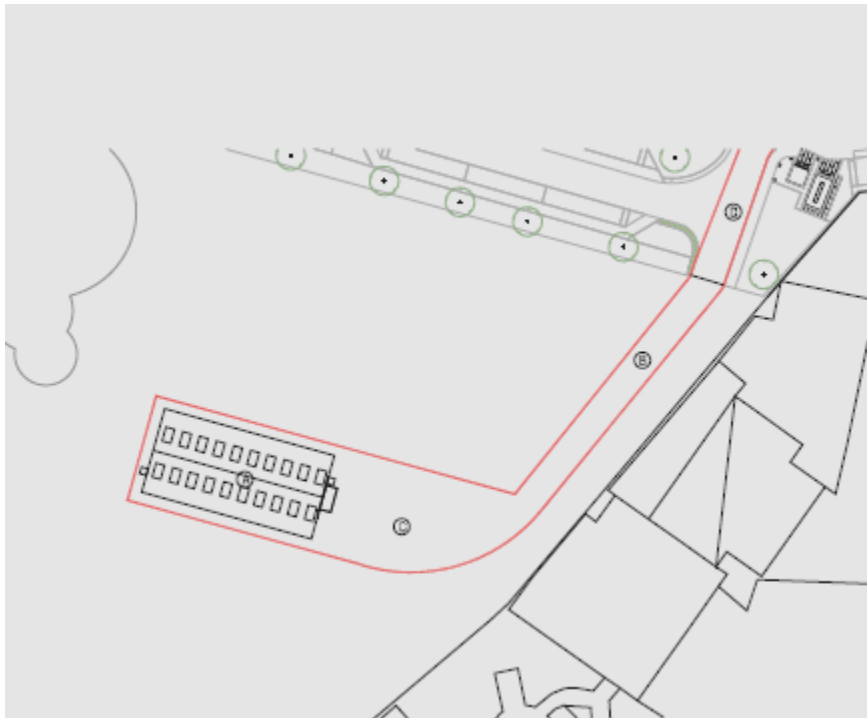
**APPLICATION REPORTS NOT TO BE
PRESENTED BY OFFICERS UNLESS REQUESTED
BY A MEMBER OF THE COMMITTEE**

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

The Barn, Egley Road, Woking.

PLAN/2019/0233

Change of use of barn to gymnastics club (Use Class D2) and addition of four heat exchangers for a temporary period of three years.



PLAN/2019/0233



The Barn, Egley Road

Tank

Sportsbox
Woking

(Leisure Or Sports Centre)

Hoe Valley School

ESS

Tank

27.1m

Wyevale Garden

Pond Centre

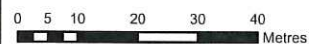
Comments

Not Set

27.1m



SCALE 1:1,250



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

4th JUNE 2019 PLANNING COMMITTEE

6d 19/0233 Reg'd: 04.03.19 Expires: 06.06.19 Ward: HE
Nei. 01.04.19 BVPI Change of Use Number of 13/13 On Yes
Con. Target Weeks on Target?
Exp: Cttee' Day:

LOCATION: The Barn, Egley Road, Woking, Surrey

PROPOSAL: Change of use of barn to gymnastics club (Use Class D2) and addition of four heat exchangers for a temporary period of three years.

TYPE: FULL (Change of Use)

APPLICANT: Mr Lionel Smith-Gordon

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application has been called to Planning Committee at the request of Cllr Ashall due to the potential harm to the Green Belt arising from the temporary change of use.

SUMMARY OF PROPOSED DEVELOPMENT

This application seeks planning permission for the change of use of an existing agricultural barn to a gymnastics club (Use Class D2) and installation of 4 heat exchangers for a temporary period of three years.

PLANNING STATUS

- Green Belt
- Tree Preservation Order area
- Thames Basin Heaths SPA Zone B (400M – 5KM)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is a slender parcel of land comprising of an access route and agricultural barn accessed off the western side of Egley Road sharing an ingress/egress point with the recently constructed Hoe Valley School. Hardstanding, in association with the school, leads towards the South of the school building and parking area where separate access to the application site is gained with similar hardstanding leading up to the barn.

The site is located within the defined Green Belt with a garden centre and Egley Road to the East, open fields to the South and West bound by the adjacent railway line and a heavy band of trees with the Hoe Valley School sited to the North of the application site.

PLANNING HISTORY

PLAN/2015/0703 - Demolition of existing barn and erection of replacement barn (including temporary provision of three storage containers); engineering works to alter site levels; formation of new access to Egley Road and improvement of existing field access to provide emergency vehicle access; erection of three storey building for use as school and leisure centre; formation of 8-lane athletics track; formation of 2 x grass football pitches, 3 x 5-aside football pitches and 2 x multi-use games areas (MUGAs); formation of car park including bus / coach drop-off area; erection of sports amenity lighting; hard and soft landscaping and ancillary works including ancillary structures and fencing/gates (additional information and additional/amended plans submitted) – Permitted 22.12.2015

PROPOSED DEVELOPMENT

Planning consent is sought to change the use of a vacant agricultural building to a gymnastics club (Use Class D2) and install 4 heat exchangers for a temporary period of 3 years.

CONSULTATIONS

Highways Authority: Recommend conditions relating to the layout of the parking spaces as per the submitted plans and seek to secure cycle parking within the development site prior to the first opening of the facility (26.04.19)

Environmental Health Team – No objection raised (13.03.19)

Surrey Wildlife Trust – No implications relating to ecology on the application site (27.02.19)

REPRESENTATIONS

There have been 45 third party letters of representation received in relation to the application. 15 of these letters are objections while 30 letter demonstrates support for the scheme.

The material planning issues raised in the objection letters are summarised as follows;

Green Belt

- The proposal is inappropriate development in the Green Belt and contrary to NPPF provisions
- Inconsistencies in the Planning Statement

Highway Safety and Parking

- No assessment provided on parking availability or capacity
- Highway Safety issues linked to the increased number of visitors to the site
- Risk to pupils of Hoe Valley School due to increased traffic
- Increased risk to off-site parking
- Inadequate parking provision provided on-site

Impact on Neighbouring Properties

- Potential increase in the level of noise from the change of use and heat exchangers

4th JUNE 2019 PLANNING COMMITTEE

- Light pollution from the building
- Detrimental impact on neighbours due to increase in road traffic

Other Issues

- No assessment of alternative sites
- The proposed gymnastic club does not include adequate facilities such as changing rooms or viewing podiums
- Impact on the ecology of the site
- No evidence demonstrated that the Ten Acre site has been accelerated to accommodate the proposed gymnastic club
- Danger of precedent being set for the change of use of the site

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019

Section 6 – Building a strong, competitive economy

Section 12 – Achieving well-designed places

Section 13 – Protecting Green Belt land

Core Strategy Publication Document 2012

CS1 – A spatial strategy for Woking Borough

CS6 – Green Belt

CS18 – Transport and Accessibility

CS21 – Design

Development Management Policies DPD

DM3 – Facilities for Outdoor Sport and Outdoor Recreation

DM7 – Noise and Light Pollution

DM13 - Buildings in and Adjacent to the Green Belt

Supplementary Planning Guidance

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

Supplementary Planning Document 'Design' 2015

Supplementary Planning Document 'Parking Provisions' 2018

PLANNING ISSUES

1. The planning issues to be addressed in the determination of this application are; impact on the Green Belt and its openness, impact on the character of the surrounding area, impact on neighbour amenities, impact on parking/highway safety and impact on ecology.

Impact on Green Belt/Openness of Green Belt

2. The application site lies within the designated Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. As identified within Paragraph 134 of the National Planning Policy Framework (NPPF), the Green Belt also serves 5 purposes which include assisting in safeguarding the countryside from encroachment. The NPPF seeks to control development within Green Belts and also sets out a general presumption against inappropriate development. Policy CS6 of the Woking Core Strategy 2012 seeks to prevent inappropriate development in the Green Belt while Paragraph 143 of the NPPF identifies that inappropriate development

4th JUNE 2019 PLANNING COMMITTEE

is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

3. It is proposed to convert the existing agricultural barn on site, which measures 31 metres in length, 15 metres in width and stands at a maximum height of 7.7 metres incorporating a dual-pitched roof, to serve as a gymnastic club for a temporary period of 3 years. Paragraph 146 of the NPPF states that *“the re-use of buildings provided that the buildings are of permanent and substantial construction”* is not considered to be inappropriate development in the Green Belt. Policy DM13 of the Development Management Policies DPD 2016 indicates that, subject to other Development Plan Policies;

“The re-use of buildings within the Green Belt (outside Mayford Village or the Major Developed Sites) for industrial, commercial, community or residential purposes where:

(i) the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

(ii) the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction;

(iii) the proposed use can be wholly or substantially contained within the building identified for re-use; and

(iv) the proposal is not likely to result in the need to construct additional agricultural buildings, unless it can be demonstrated that the building to be re-used is no longer suitable for an agricultural use.”

Will not be considered inappropriate within the Green Belt.

4. The reasoned justification for this policy is amplified at paragraph 5.45 of the DPD 2015 where it goes on to state that *“The re-use of redundant agricultural or rural buildings provides opportunity for the diversification of the rural economy and contributes to the economic growth of the area. It can also contribute towards the reduction in demand for new buildings in the Green Belt and can be a means of conserving traditional buildings which are a distinctive feature within the Borough’s rural landscape.”* The existing building appears to be solidly constructed and in good condition and there is no evidence to the contrary. Under PLAN/2015/0703 an agricultural storage barn was demolished to facilitate the provision of the development on the Hoe Valley School site and the provision of the replacement barn for agricultural related storage was approved. Also under this application, 3no. temporary storage containers were approved as an interim storage measure on the site. It was found in that report that if an application came forward for a replacement barn in isolation then this form of development would be found as appropriate development, referencing the NPPF Paragraph 89 of the 2012 edition which states that buildings for agriculture is an exception to inappropriate development in the Green Belt. Its ancillary use was secured by way of condition.
5. The application site forms part of Site GB7 in the draft Site Allocations DPD 2018 allocated for mixed use development including residential and recreation/open space. The agricultural holding, to which the barn related to, has been significantly reduced given the development of the Hoe Valley School

and Sportsbox site and considering the draft Site Allocation DPD (which is afforded substantive weight) which safeguards the northern end of the site as open/recreational land and the area to the South to be developed as mixed use residential and recreational, this holding reduces further. It is considered that the overall size of the holding would fall below a level where the erection of a storage barn could be reasonably justified. Notwithstanding the above, it has to be borne in mind that this application is for a temporary change of use of the barn from agricultural to Use Class D2 (Assembly and Leisure) for a maximum period of 3 years and in the event of an approval, the lawful use (agricultural as secured by Condition 59 and 62 of PLAN/2015/0703) would be restored following cessation of any approved temporary time period. Nevertheless, the current need for the agricultural barn is, therefore, unlikely to be required considering the reduction in the agricultural activities on the site considering its reduced size.

6. Concern has been raised with regards to the change of use of the barn and the potential need/requirement of a further barn to offset the loss of this storage facility linked to the agricultural holding. The requirement of a further barn would be assessed on its individual merits should an application be submitted and this will include an assessment of the current planning application as well as the history of the site. However, given the above and considering the significant reduction in the previous agricultural land as existing and the potential future development of the remaining land allocated through the Site Allocations DPD 2018, it is unlikely that the agricultural use of the land would require a further storage barn and may fail to meet the requirements of Schedule 2 Part 6 of the General Permitted Development Order 2015 (as amended). The conversion of the building is therefore considered to adhere to provisions outlined in the NPPF and Policy DM13 of the Development Management Policies DPD 2016 and would comply with Section 13 of the NPPF which is explored in more detail below. It is considered that the harm which may arise as part of the proposed change of use would have limited to no harm on the openness of the Green Belt.
7. It is considered that the development would be in accordance with the provisions and aims of Sections 6 and 13 of the National Planning Policy Framework, Policies CS1 and CS6 of the Woking Core Strategy 2012 and Policy DM13 of the Development Management Policies DPD 2016 and the change of use, economic growth in a rural location and the creation of jobs, associated with the dog day care is supported.

Impact on Character of Surrounding Area

8. Paragraph 127 of the National Planning Policy Framework points out that development should be guided by and sympathetic to local character and landscape setting. The application site is within the defined Green Belt and on an open area of agricultural land flanked by a Wyevale Garden Centre and Egly Road to the East, How Valley School to the North, a dense cluster of trees and properties which front onto Hook Hill Lane to the South and the adjacent railway line to the West.
9. As outlined in Paragraph 3 above, Policy DM13 of the Development Management Policies DPD 2016 states that the re-use of buildings within the Green Belt is an exception to inappropriate development in the Green Belt where the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations

or reconstruction, which this building appears to be. The appearance and openness of the Green Belt is, therefore, not considered to be materially affected as a result of the change of use of the building on site.

10. The application site is located between a number of developments including a school, garden centre and residential properties enclosing the site on 3 sides. It is acknowledged that the proposed temporary use as a gymnastics club would introduce some additional traffic flow to and from the site but it has to be borne in mind that the application site would utilize the same entrance point off Egley Road as the Hoe Valley School with an existing un-adopted roadway serving the barn. This school, and indeed the Wyevale Garden Centre to the East and south-east of the application site, brings an increased level of activity to this area. The application site and surrounding area, whilst still within the defined Green Belt, experiences a large amount of traffic flow similar to that of an urban location. As such, the proposed temporary change of use is not considered to result in a situation which would have a significantly different impact to the character of the area above and beyond that of surrounding Use Classes.
11. A number of heat exchangers are proposed to be installed as part of the change of use. These heat exchangers (2 each side) would be located on the northern and southern elevations of the existing barn and sit up against the elevations measuring approximately 0.9 metres in width, 0.8 metres in depth and standing on stilted platforms at approximately 2 metres above ground level. These external heat exchangers would form typical building paraphernalia one would expect to see on such buildings and whilst not typical agricultural paraphernalia, their modest scale, siting, with the barn itself forming a backdrop, and temporary nature are not deemed to contribute to a detrimental impact on the character of the area.
12. With regards to the above, it is considered that the change of use does not cause harm to the character and appearance of the wider area given the re-use of existing building and proposed nature of the D2 Use which is not considered to be radically different to the existing Use Classes surrounding the site. The development, therefore accords with provisions outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012, Policy DM13 of the Development Management Policies DPD 2016 and Supplementary Planning Document 'Design' 2015.

Impact on Neighbour Amenities

13. Policy CS21 of the Woking Core Strategy 2012 states that new developments should *"be designed to avoid significant harm to the environment and general amenity, resulting from noise, dust, vibrations, light or other releases"*. This provision is echoed in Policy DM7 of the Development Management Policies DPD 2016 where it states that in assessing a scheme for noise-generating development *"account will be taken of:*
 - *The location, design, and layout of the proposed development; and*
 - *Existing levels of background noise; and*
 - *Measures to reduce or contain generated noise; and*

4th JUNE 2019 PLANNING COMMITTEE

- *Hours of operation and servicing.*”

14. The application site is in a semi-rural location with dwellinghouses to the South and on the adjacent side of Egley Road. Concern has been raised with regards to noise and disturbance associated with the change of use of the barn and heat exchangers as well as increased level of highway usage which could lead to highway safety. It is acknowledged that the change of use from a barn on agricultural land to a gymnastics club carries the potential for an increased level of noise, but the Council's Environmental Health Team have raised no objection and it has to be noted that the proposed opening hours of the centre are not considered unreasonable. An addendum has been provided outlining class timetables which primarily range between 16:00/17:00 and 20.30. It has been noted, however, that a small number of club members may be required to use the facilities outside of these hours. Considering the location of the barn along a busy A Road as well as the neighbouring school and garden centre, the proposed opening hours are not considered unreasonable, opening at 08.30 and closing at 22.00 Monday-Friday. These hours can be secured by way of planning condition (Condition 3).
15. The nearest neighbours to the application site are those which front onto Hook Hill Lane and back onto a dense cluster of trees separating the application site at a distance in excess of 120 metres. This distance along with the natural screening and acoustic buffer of the dense group of trees would mitigate excess levels of noise emanating from this building. Whilst it is appreciated that there would be an increase in the level of noise due to activities from the converted barn, the proposal would be a relatively small operation and opening hours and intensity of use could be controlled by way of conditions (Conditions 3 and 7). The make and model of the proposed heat exchangers is included as part of the application. No objection was raised by the Council's Environmental Health Team following a review of the specifications of these models (Daikin RZQ200C7Y1B). Neighbours to the South of the application site are located in excess of 120 metres with a natural tree buffer between them and the application site and neighbours on the adjacent side of Egley Road are located in excess of 150 metres from the application site where noise associated with school activities as well as the busy A320 Road (Egley Road) result in a consistent hum from the highway. As such, considering the sound level of 78 decibels of the proposed heat exchangers and significant separation distance to neighbours, the proposed temporary change of use is not deemed to have a significant detrimental impact on their amenities. Furthermore, the proposed change of use would be limited only to the restricted operating hours of the business between 08:30 and 22:00, which are not considered to be unreasonable opening hours in this area considering the separation distances to nearby residential properties.
16. It is acknowledged that local residents will be able to see the existing floodlights attached to the barn during the darker hours but this itself does not result in specific harm to nearby residential dwellings. Given that the floodlights are an existing feature on the barn and considering the proposed opening hours of the gymnastics club, there would be limited light spill beyond the boundary of the site which would be detrimental to the amenities of neighbours. The details of the proposed lighting for the site will be controlled by Condition 4 which would require all external lights attached to the barn to be switched off outside the hours of opening. In these circumstances it is not considered that the proposed artificial lighting would be detrimental to the amenities of nearby residential

4th JUNE 2019 PLANNING COMMITTEE

occupiers and the proposed development would comply with Policy CS21 of the Woking Core Strategy and the relevant policies in the NPPF.

17. It is indicated in a supporting document and again restated in an addendum (Briefing Document dated 04.04.19) that the maximum number of people (gymnasts, coaches and staff) at the site at any one time would be capped at 25. It has to be noted that the proposed gymnastic club is not to act as a substitute to the existing club at Kingfield but rather to serve a supplementary facility to accommodate elite athletes from the club. This would result in a relatively small number of vehicle trips per day and this is not considered to lead to a situation which would cause an inordinate amount of trips to and from the site particularly since there is no restriction to the agricultural use of the site.
18. Consequently the development is not considered to result in significant detrimental harm on the amenities enjoyed by surrounding neighbours and is therefore considered to be in accordance with guidance outlined in the National planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Impact on Parking/Highway Safety

19. The site will be accessed off Egley Road using an existing access point which also serves the Hoe Valley School with an existing un-adopted track and area of hardstanding to the front of the existing building to be used in connection with the proposed temporary use to facilitate parking.
20. The NPPF at Paragraph 111 advises that developments which generate a significant amount of movement should be supported by a Transport Assessment and Travel Plan. The applicant has outlined in supporting documentation, as indicated in Paragraph 17 above, that the maximum number of gymnasts, coaches and staff on site at any one time would be capped at 25. This maximum is not considered a significant number considering the arterial route (A320 Egley Road) serving the application site and accessibility of the site. Furthermore, the site will be served by a new junction off Egley Road which was constructed in line with PLAN/2015/0703 which includes a right turn filter lane for vehicles turning right into the site. This junction has been designed and found to be acceptable under PLAN/2015/0703 to facilitate 967 vehicle trips daily as per the Transport Assessment carried out by Gyoury Self Partnership ref: H18149/3.2a. It would, therefore, not be considered unreasonable to assume that the additional traffic associated with the temporary change of use of the barn could be accommodated without highway safety or capacity concerns.
21. The Council's Supplementary Planning Document 'Parking Standards' 2018 states that D2 Use Class health clubs/leisure centres require individual assessment/justification. It is proposed to use the existing area of hardstanding to the front of the barn to provide up to 8 car parking spaces to serve the gymnastics club. While the proposed vehicular movements are unknown, a condition is recommended which will restrict the number of users on site to a maximum of 25 which offers a degree of control over vehicular movements which currently doesn't exist with the agricultural use (Condition 7). The County Highway Authority have been consulted on the proposed temporary change of use and consider that the level of parking is appropriate in this location. The

4th JUNE 2019 PLANNING COMMITTEE

gymnastics sessions would be 4 hours long and considering the age of the gymnasts, many of them are too young to drive, would be dropped off/picked up. It is unlikely that a car will be parked within these spaces for the duration of these sessions with a continuous turnaround of people visiting the site. The County Highway Authority have recommended a number of conditions to ensure the spaces are laid out in accordance with the approved plans in a clear manner and secure cycle parking is provided prior to the first opening of the facility (Conditions 5 and 6).

22. Considering the above, it has been demonstrated that the existing access/egress point off Egley Road is capable of facilitating the proposed temporary change of use without giving rise to potential highway safety issues. The proposed parking provision is also considered to be acceptable with adequate space for vehicles to enter, turn and leave the site in a forward gear. There is no objection raised with regards to the on-site parking provision considering the proposed maximum number of students at the facility at any one time. The development is, therefore, seen to comply with provision outlined within the National Planning Policy Framework, Policy CS18 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Parking Standards' 2018.

Conclusion

23. Overall, the temporary change of use of the land and existing building are not considered inappropriate development in the Green Belt and does not conflict with the purposes of including land within it. Furthermore, considering there are only minor additions to the external appearance of the existing barn in the form of heat exchangers, the impact to the character of the area is not deemed to be significantly different. The impact on neighbour amenities and highway safety has also been addressed and is found to have an acceptable impact on both matters considering the separation distances to neighbouring properties, the proposed business model, with regard to maximum participants in the facility and allocated parking on site.
24. The proposal, therefore, is considered to adhere to provisions outlined within the National Planning Policy Framework, Policies CS1, CS6, CS18 and CS21 of the Woking Core Strategy 2012, Policies DM3, DM7 and DM13 of the Development Management Policies DPD 2016 as well as Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Design' 2015 and 'Parking Provisions' 2018 and is accordingly recommended for approval subject to the attached conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Responses from Highway Authority (26.04.19)
3. Response from Environmental Health Officer (13.03.19)
4. Surrey Wildlife Trust submission (27.02.19)

RECOMMENDATION

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

4th JUNE 2019 PLANNING COMMITTEE

1. The use hereby permitted shall be discontinued on or before 3 years of the date of this permission. At the end of this 3 year period the barn and the land shall be restored to their condition immediately prior to the development commencing.

Reason:

To safeguard the visual amenities of the surrounding area and Green Belt.

2. The development hereby permitted shall be carried out in accordance with approved plans;
 - Drawing No. 00003
 - Drawing No. 00005

Reason:

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

3. The gymnastics club hereby approved shall not be open to customers between the hours of 22.00 and 08:30 Mondays to Friday inclusive and not at all on Saturdays, Sundays and Bank/Public Holidays.

Reason:

In the interests of the character and appearance of the site, to safeguard the amenities of nearby occupiers.

4. The external flood-lights attached to the barn shall only be illuminated during the opening hours of the premises to which it relates

Reason:

To protect the amenities of the occupants of neighbouring properties.

5. The development hereby approved shall not be first opened for trading 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:

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users.

6. The development hereby approved shall not be first opened for trading unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

4th JUNE 2019 PLANNING COMMITTEE

(a) The secure parking of 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:

In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

7. There shall be no more than 25 persons on the site at any one time.

Reason:

To safeguard the residential amenities of neighbouring properties.

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 2019.
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/her ownership.

5 Henage Lane, Old Woking

PLAN/2018/1265

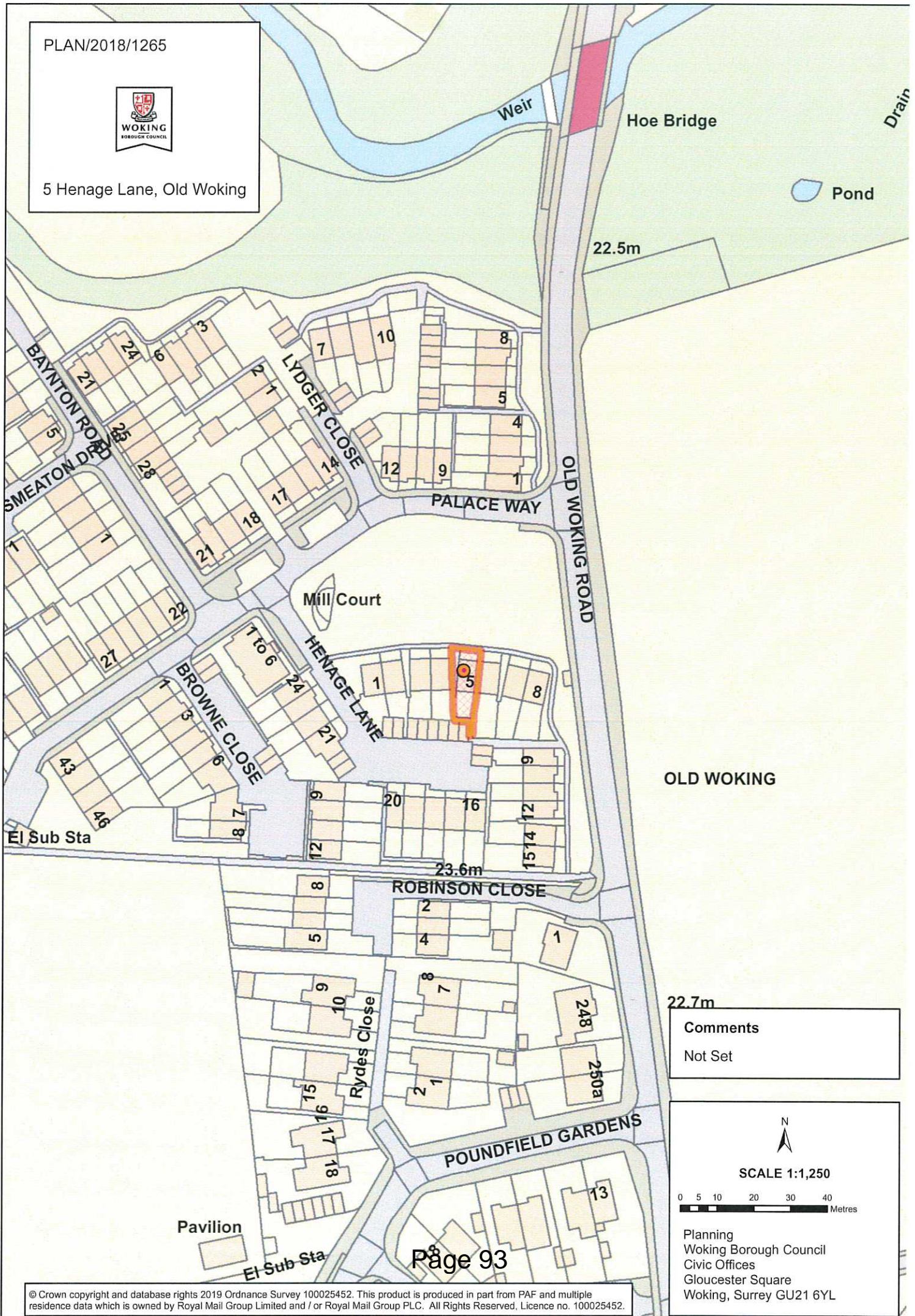
Rear conservatory (retrospective).



PLAN/2018/1265



5 Henage Lane, Old Woking



OLD WOKING

22.7m
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

4 JUNE 2019 PLANNING COMMITTEE

6e	18/1265	Reg'd:	15.01.19	Expires:	12.03.19	Ward:	HV
Nei. Con. Exp:	05.02.19	BVPI Target	21 (Household)	Number of Weeks on Cttee' Day:	>8 wks	On Target?	No

LOCATION: 5 Henage Lane, Old Woking, Woking, GU22 8JX

PROPOSAL: Rear conservatory (retrospective).

TYPE: Householder Application

APPLICANT: Mrs Hayley Hewett

OFFICER: Benjamin
Bailey

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Planning Committee by Councillor Morales due to concerns regarding the resultant private amenity space and the impact upon the privacy of adjacent No.4 Henage Lane.

SUMMARY OF PROPOSED DEVELOPMENT

This is a householder planning application for the retention of a rear conservatory (retrospective).

PLANNING STATUS

- Urban 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 comprises a semi-detached dwelling and its associated residential curtilage. The dwelling is externally finished in brick below a tiled roof. The private rear garden area is laid to a combination of lawn, planting and patio hardstanding, predominately enclosed by close-boarded fencing. To the rear is a terraced block of garages.

RELEVANT PLANNING HISTORY

PLAN/2006/0985 - Variation of Condition 4 of planning permission PLAN/2005/0081 for proposed residential development of 154 units comprising houses and flats with associated open space, access roads, car parking and landscaping to allow the substitution of houses types for Plots 94-99 (inc), 107-110 (inc), 122-125 (inc and 126-133 (inc) (22 units in total). Permitted subject to conditions (04.12.2006)

PLAN/2005/0081 - Proposed residential development of 154 units comprising of houses and flats with associated open space, access roads, car parking and landscaping. Permitted subject to conditions (28.04.2005)

4 JUNE 2019 PLANNING COMMITTEE

(Officer Note: Planning permission is required in this instance because condition 07 attached to both planning permission references PLAN/2006/0985 and PLAN/2005/0081 states:

Notwithstanding the provisions of Article 3 and Schedule 2 Part 1 and Classes A to E of The Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that Order with or without modification), no further extensions or additions to the dwelling, or the provision of any additional building within its curtilage, shall be constructed without the prior written permission of the Local Planning Authority.

Reason: To ensure a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.)

CONSULTATIONS

None undertaken

REPRESENTATIONS

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

- The conservatory was built without the necessary planning permission – required due to condition 7 of the original planning permission (Ref: PLAN/2005/0081) that removed permitted development rights when the housing development was originally granted planning permission
- The construction of the conservatory without planning permission is a breach of planning control
- There is a significant loss of privacy to No.4 Henage Lane
- The windows on the western side elevation are capable of being opened. If the windows are open a person can stand inside of No.5 and look directly into living room of No.5 at a distance of just a few metres
- These windows need to be replaced with obscure-glazing that is incapable of being opened. Agreement to keep the windows closed will not be acceptable to guarantee my privacy in the future
- Regard the construction of the conservatory as contrary to Policy CS21 of the Woking Core Strategy (2012) with regard to loss of privacy
- The applicants have never consulted with us in any way about their aspirations to construct this conservatory – had they done so this matter could have been discussed at the outset and outside of this formal route
- I invite you to visit No.4 Henage Lane so that you can understand the impact of the loss of privacy

(Officer Note: During consideration of the application the case officer has visited adjacent No.4 Henage Lane)

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (February 2019)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 12 - Achieving well-designed places

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

Woking Core Strategy (2012)

4 JUNE 2019 PLANNING COMMITTEE

CS9 - Flooding and water management
CS21 - Design

Development Management Policies Development Plan Document (DMP DPD) (2016)
No relevant policies

Supplementary Planning Documents (SPD's)
Design (2015)
Outlook, Amenity, Privacy and Daylight (2008)

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

01. The main planning issues to consider in determining this application are:
- Principle of development
 - Design and impact upon the character and appearance of the area
 - Impact upon neighbouring amenity
 - Impact upon amenity space provision
 - Flooding and water management
- having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

02. The application site is located within the Urban Area where there is no in-principle objection to the extension of the host dwelling, subject to the other material planning considerations set out within this report.

Design and impact upon the character and appearance of the area

03. The NPPF 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. The residential extensions section of SPD Design (2015) states that "*single storey rear extensions will usually be granted planning permission as they are unlikely to affect the public view of the building or the amenity of a neighbour*".
04. The application property forms part of a large, relatively recent, development consisting of 154 residential units. The layout of the development is based on a 'village green' adjacent to the sole vehicular access from Old Woking Road into the development. The housing is set out so as to provide a traditional frontage onto the roads and open space within the development, particularly in the vicinity of the 'village green' and the northern periphery of the development. Parking is generally within parking courts outside of, and screened from, the public realm. The development design is based on a contemporary version of the Arts and Crafts/Aesthetic movements and the buildings are a variety of 2, 2.5 and some 3 storeys.

4 JUNE 2019 PLANNING COMMITTEE

05. The conservatory measures 2.5m in depth and spans to 5.5m in width, largely encompassing the width of the rear elevation. It utilises a hipped roof form, terminating in eaves of approximately 2.3m and reaching a maximum height of approximately 3.5m. The roof and rear elevation are heavily glazed, and there are high-level (ie. 1.7m above FFL) obscure-glazed panels within both side elevations, which are externally faced in brick below these panels. The conservatory adopts a form, scale and appearance typical of such extensions and appears as a clearly subordinate element in comparison to the host dwelling. Whilst the conservatory is visible from neighbouring properties it is not overly dominant.
06. Public views of the conservatory are heavily limited, although the conservatory can be appreciated in small 'arcs' of visibility from the east and west, albeit in these views is only apparent in views across the rear gardens of adjacent and nearby properties, and above the level of means of enclosure within rear garden areas, which generally reach circa 1.8m above ground level. Directly from the rear (south) the conservatory is well screened by the terraced garage block and is entirely screened by the mass of the host dwelling in views from the front (north). Moreover, it is not atypical for such extensions to be apparent within residential areas such as this and there are examples throughout the development in which similar extensions can be viewed in similar contexts.
07. The overall scale, form and architectural approach of the conservatory is considered to respect the character of the area in which it is situated in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF.

Impact upon neighbouring amenity

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

No.4 Henage Lane:

09. No.4 Henage Lane is situated to the east, demonstrating floor-to-ceiling glazing within its rear (south) elevation, and a private rear garden area. There is close-board fencing (circa 1.7m in height) situated between the conservatory and the private rear garden area of No.4, with an access path laid to hard surfacing also intervening. No.4 benefits from pedestrian access to its private rear garden area, which is accessed from the front (north) between No.4 and No.5. A similar arrangement appears to have previously existed at the application property although the side (west) elevation of the conservatory now occupies the position of the former close-board fencing, restricting access to the rear garden of the host dwelling to that gained from the rear (beside the garage block). These factors are relevant because the conservatory consequently does not immediately abut the private rear garden area of No.4.
10. Taking into account the factor previously set out, combined with the approximate 2.3 eaves height, and that the roof of the conservatory pitches away from the common boundary, reaching its maximum height (of approximately 3.5m) approximately 2.8m away from the common boundary, it is not considered that a significantly harmful

4 JUNE 2019 PLANNING COMMITTEE

overbearing effect, due to bulk, proximity or loss of outlook, occurs to No.4, including to its rear garden area.

11. The rear conservatory complies with the 45° angle test for potential loss of daylight set out by SPD Outlook, Amenity, Privacy and Daylight (2008), such that no significant loss of daylight arises. In terms of sunlight the conservatory is located to the east of No.4; this orientation, combined with the relatively modest scale and hipped roof form of the conservatory, is such that any additional overshadowing would be limited in duration, and extent, such that it would not be significantly harmful to No.4.
12. In terms of potential overlooking to No.4 the conservatory benefits from obscure-glazed high-level windows within its side (west) elevation. Whilst the windows within this elevation are fanlight-opening (ie. top-hung) the sill of these windows is situated in excess of 1.7m above ground level, and level with (if not above) the height of the intervening close-board fencing. Whilst it is acknowledged that the presence of persons within the conservatory is likely to be evident to occupiers of No.4, including when sitting within the living room at the rear, when these windows are opened, the fact that the sill of these windows is located in excess of 1.7m above ground level precludes any significantly harmful overlooking to No.4.
13. Overall the proposal achieves a satisfactory relationship with adjoining No.4 Henage Lane, avoiding significantly harmful impact.

No.6 Henage Lane:

14. No.6 Henage Lane is situated to the west, demonstrating floor-to-ceiling glazing within its rear (south) elevation, and a private rear garden area. There is close-board fencing (circa 1.7m in height) situated between the conservatory and the private rear garden area of No.6.
15. Taking into account the combined factors of the approximate 2.3 eaves height, and that the roof of the conservatory pitches away from the common boundary, reaching its maximum height (of approximately 3.5m) approximately 2.8m away from the common boundary, it is not considered that a significantly harmful overbearing effect, due to bulk, proximity or loss of outlook, occurs to No.6, including to its rear garden area.
16. The rear conservatory complies with the 45° angle test for potential loss of daylight set out by SPD Outlook, Amenity, Privacy and Daylight (2008), such that no significant loss of daylight arises. In terms of sunlight the conservatory is located to the west of No.6; this orientation, combined with the relatively modest scale and hipped roof form of the conservatory, is such that any additional overshadowing would be limited in duration, and extent, such that it would not be significantly harmful to No.6.
17. In terms of potential overlooking to No.6 the conservatory benefits from obscure-glazed high-level windows within its side (east) elevation which are non-opening. The sill of these windows are situated in excess of 1.7m above ground level, and level with (if not above) the height of the intervening close-board fencing. Whilst it is acknowledged that the presence of persons within the conservatory is likely to be evident to occupiers of No.6, the fact that the sill of these windows is located in excess of 1.7m above ground level precludes any significantly harmful overlooking to No.6.
18. Overall the proposal achieves a satisfactory relationship with adjoining No.6 Henage Lane, avoiding significantly harmful impact.

Other properties

4 JUNE 2019 PLANNING COMMITTEE

19. Having regard to the scale and form of the conservatory, combined with the retained separation distances to properties other than those assessed previously, it is not considered that the conservatory gives rise to neighbouring amenity implications to properties other than those assessed.

Impact upon amenity space provision

20. Paragraph 127 of the NPPF states that planning decisions, inter alia, should ensure that developments achieve a high standard of amenity for existing and future users. Policy CS21 of the Woking Core Strategy (2012) states that proposals for new development should provide appropriate levels of private amenity space. In this regard SPD Outlook, Amenity, Privacy and Daylight (2008) sets out recommended minimum garden amenity areas, stating that for family dwelling houses with two bedrooms or more and over 65 sq.m gross floorspace (but below 150 sq.m gross floorspace), as in this instance, a suitable area of private garden amenity in scale with the building, but always greater than the building footprint, should be provided.
21. The resulting footprint of the host dwelling measures 65 sq.m and the retained area of rear garden measures 30 sq.m (the retained garden depth has been measured on site by the case officer as being 5.4m from the rear elevation of the conservatory). This represents a 46% footprint to garden ratio. Whilst this falls considerably below the level recommended by SPD Outlook, Amenity, Privacy and Daylight (2008) it is nonetheless a strong material consideration that similar footprint to garden ratios have been permitted within the wider development including a 42% ratio at No.23 Henage Lane (Ref: PLAN/2017/0686 - permitted 19.10.2017) and a 41% ratio at No.14 Palace Way (Ref: PLAN/2010/0431 - permitted 15.07.2010). In particular the area of retained rear garden at No.23 Henage Lane (Ref: PLAN/2017/0686) is smaller in both area (25 sq.m) and depth (5.0m) than that at the host property in this instance, with the retained rear garden at No.14 Palace Way (Ref: PLAN/2010/0431) also smaller in area (24 sq.m) than that at the host property in this instance.
22. Furthermore, unlike the properties stated previously, the host dwelling in this instance fronts the 'village green' and therefore benefits from additional outlook and external amenity. In this regard it is material that the Planning Committee report for the original residential redevelopment (Ref: PLAN/2005/0081) states that "*a number of dwellings have quite shallow gardens, of only 8.0-8.5 metres depth, which is below the Council's suggested minimum. However, this discrepancy is balanced by a generous and well-designed public realm throughout*".
23. Recent appeal decisions within the Borough also form a strong material consideration, and are highly indicative of the recent approach of Planning Inspectors to the issue of private garden space. An appeal decision dated 24 March 2017 at No.13 Loxley Close, Byfleet (Appeal Ref: APP/A3655/D/17/3167256) is particularly pertinent. The main issue in the appeal was the effect of the proposal on the living conditions for existing and future occupiers as regards the adequacy of the rear garden amenity space. Within this decision the Inspector stated that "*whilst I acknowledge the general validity of the relationship between family accommodation and private amenity area in quantitative terms, particularly in the Council's appraisal of new development layouts, I also consider that other factors including a qualitative element should be weighed in the balance*".
24. The Inspector stated that "*in this case, wooden decking covers the majority of the site of the proposed extension and this additionally extends along one side of the garden and part of its rear boundary. The remaining area is used for the site of a children's playhouse and laid to lawn, with this grassed area suitable for both visual amenity and*

4 JUNE 2019 PLANNING COMMITTEE

recreational use. The available space is well organised and in good order with the decking used for a variety of purposes, including sitting out, storage of domestic paraphernalia and the placing of potted plants”, continuing “as the appellant has already optimised the use of the available area for the household’s domestic needs, I consider it reasonable to assume that he will have carefully weighed the pros and cons for the proposal to increase interior accommodation at the expense of exterior amenity space. Bearing this in mind, together with the fact that the remaining garden area will continue to adequately serve the aforementioned variety of purposes, I do not regard adherence to the SPD guidelines to be essential in this case”.

25. In terms of future occupiers the Inspector stated *“as regards any future occupiers, they will be able to form their own judgement as to whether the balance between internal living space and external amenity area is appropriate for their own needs before making a decision whether to live in the house”, concluding that “on balance, I therefore consider that any conflict with Policy CS21 of the Woking Core Strategy 2012, the Council’s SPD and the core planning principles and Section 7: ‘Requiring Good Design’ of the National Planning Policy Framework 2012 would not be such as to unacceptably harm the living conditions for existing and future occupiers as regards the adequacy of the rear garden amenity space. I shall therefore allow the appeal.”*
26. An appeal decision dated 28 June 2018 at No.48 Cavell Way, Knaphill (Appeal Ref: APP/A3655/W/17/3190257) is also pertinent, relating to the erection of a single-storey outbuilding at the rear. With regard to SPD Outlook, Amenity, Privacy and Daylight (2008) the Inspector stated that *“much of the guidance provided relates to the size and shape of the overall garden provided with a dwelling, and not the way that the occupiers decide to divide or use that space. It notes for example that the space might be useful for sitting out, children’s play, drying clothes and plant cultivation. However, while the initial space will need to be such to be capable of meeting those needs, it does not prevent the occupier from using the space in ways that might preclude some of those things. For example, an occupier might plant the whole space which would prevent child’s play, but that use of the space would be acceptable”.* The Inspector went on to state that *“I acknowledge that the open garden area is reduced, but there is still reasonable space to enjoy the outside... I also note the proportion of the open amenity area that remains in relation to the ground floor of the house, but this proportion is not a major factor as the overall size of the remaining garden is set in relation to the house, and the shed is just a consideration of how the outside space is used”.*
27. In the case of the application property some garden furniture is evident on patio hard surfacing towards the eastern edge, with some planting beds towards the rear edge and wrapping along the western edge. The remaining area is laid to lawn, with this grassed area suitable for both visual amenity and recreational use. The available space is well organised and in good order with the patio hard surfacing, and garden furniture used for sitting out and capable of being used for the storage of domestic paraphernalia and the placing of potted plants. The applicant has already optimised the use of the available private garden area for the household’s domestic needs, and it is considered reasonable to assume that they will have carefully weighed the pros and cons for the proposal to increase interior accommodation, through construction of the rear conservatory, at the expense of exterior amenity space. Bearing this in mind, together with the fact that the remaining garden area will continue to adequately serve the aforementioned variety of purposes, it is not considered that adherence to the SPD guidelines is essential in this case.
28. Overall therefore, having regard to the combined factors set out, it is considered that any conflict with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2008) and the provisions of the NPPF would not be such

4 JUNE 2019 PLANNING COMMITTEE

as to unacceptably harm the living conditions for existing and future occupiers as regards the adequacy of the rear garden amenity space.

Flooding and water management

29. Policy CS9 of the Woking Core Strategy (2012) relates to flooding and water management. The application site is located within Flood Zone 1 (low probability of flooding), as identified on the Flood map for planning, and therefore no fluvial flood issues are raised. The Council's Strategic Flood Risk Assessment (November 2015) identifies no areas within, or adjacent to, the application site as being at risk of surface water flooding. Moreover, the footprint of the conservatory measures a modest 13.7 sq.m, such that surface water drainage is not considered to represent a planning constraint, being addressed under other regulatory measures, if relevant.

LOCAL FINANCE CONSIDERATIONS

30. The gross floorspace does not exceed 100 sq.m. and consequently the development is not Community Infrastructure Levy (CIL) liable.

CONCLUSION

31. Overall, the principle of development is considered to be acceptable, and the proposal is considered to be acceptable with regard to design and impact upon the character and appearance of the area, neighbouring amenity and flooding and water management. It is considered that any conflict with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2008) and the provisions of the NPPF in terms of amenity space provision would not be such as to unacceptably harm the living conditions for existing and future occupiers as regards the adequacy of the rear garden amenity space.
32. In the round the proposal is therefore considered to accord with Sections 2, 4, 12 and 14 of the NPPF, Policies CS9 and CS21 of the Woking Core Strategy (2012), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2008) and the Planning Practice Guidance (PPG) and is recommended for approval.

BACKGROUND PAPERS

Site visit photographs
x1 Letter of representation

RECOMMENDATION

Grant planning permission subject to the following conditions:

01. The development hereby permitted shall be retained in accordance with the following approved plans numbered/titled:

Site Location Plan, undated and received by the Local Planning Authority on 27.12.2018.

Site Plan, undated and received by the Local Planning Authority on 27.12.2018.

4 JUNE 2019 PLANNING COMMITTEE

Existing Floor Plans & Elevations, dated 20.12.18 and received by the Local Planning Authority on 14.01.2019.

Proposed Floor Plans & Elevations, dated 20.12.18 and received by the Local Planning Authority on 14.01.2019.

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

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. The application was considered to be acceptable as initially submitted.
02. 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.

7 Tanglewood Close, Pyrford.

PLAN/2018/0968

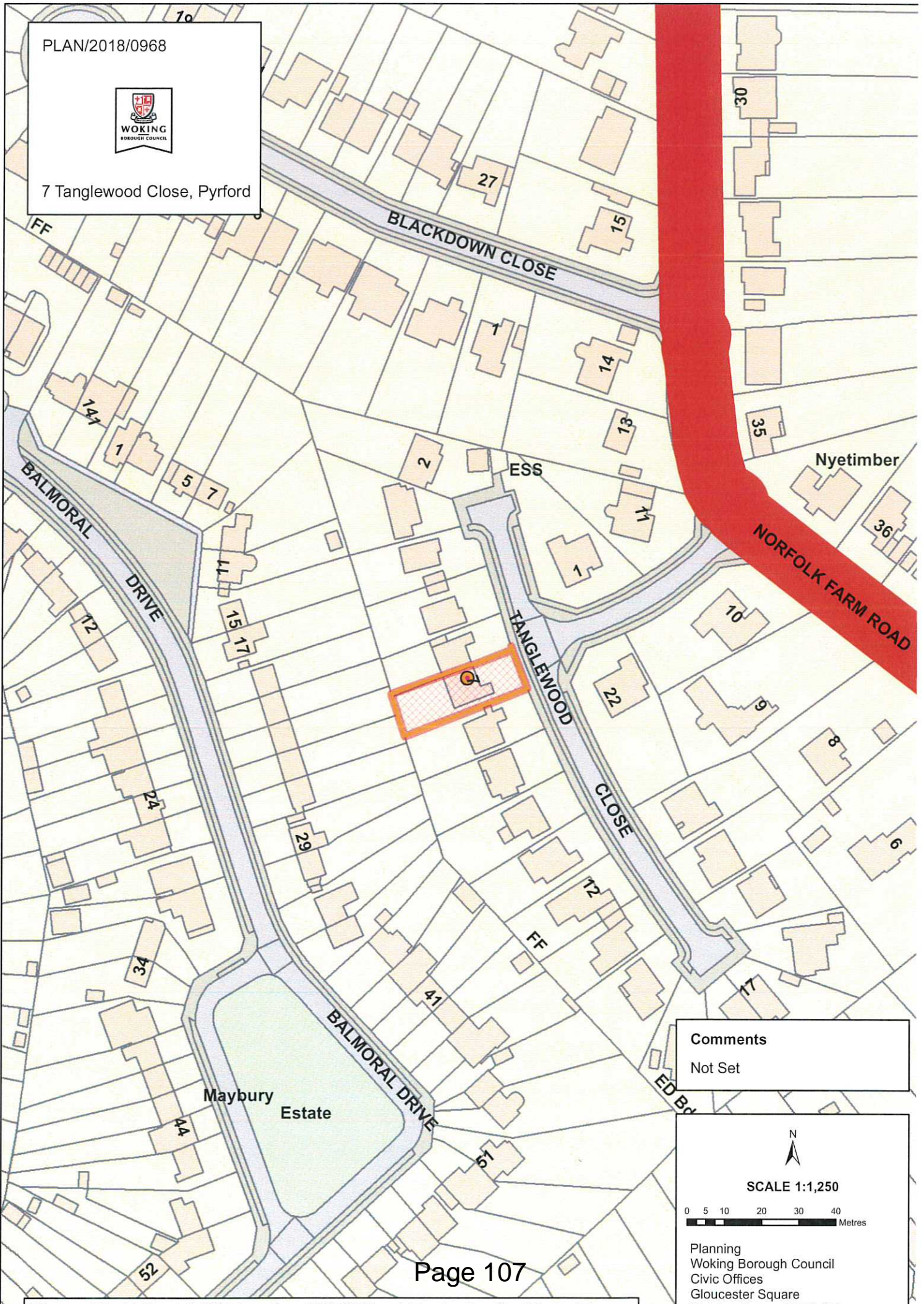
Retrospective application for a proposed part single part two storey rear extension with a rear dormer (retrospective)



PLAN/2018/0968



7 Tanglewood Close, Pyrford

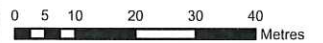


Comments

Not Set



SCALE 1:1,250



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

4 JUNE 2019 PLANNING COMMITTEE

6f	18/0968	Reg'd:	20.09.18	Expires:	22.01.2019	Ward:	PY
Nei.	27.09.201	BVPI	Household	Number of	>8	On	No
Con.	8	Target		Weeks on		Target?	
Exp:				Cttee' Day:			

LOCATION: 7 Tanglewood Close, Pyrford, Woking, Surrey, GU22 8LG

PROPOSAL: Proposed part single part two storey rear extension with a rear dormer (retrospective)

TYPE: Household

APPLICANT: Mr and Mrs Mickiewicz

OFFICER: Katie Prior

REASON FOR REFERRAL TO COMMITTEE

The part single, part two storey rear extension with a rear dormer to the dwelling is recommended for approval and could ordinarily be dealt with under delegated powers. However, it has been called in to planning committee by Cllr Chrystie due to the following concerns:

- Breach of planning consent as the proposal has not been built to approved plans.
- Detrimental impact to the character of the dwelling and surrounding area due to the bulk and mass of the proposal.

SUMMARY OF PROPOSED DEVELOPMENT

The application is for the erection of a part single storey, part two storey rear extension with a rear dormer. The application is a retrospective application and the development has been completed in accordance with revised plans.

The two storey addition has a pitched roof with sliding patio doors on the ground floor. The dormer has a flat roof and is positioned in the roof slope above the single storey element of the rear extension.

The application was received after an enforcement case was opened due to the development not being built to the submitted plans.

PLANNING STATUS

- Tree Preservation Area Order
- Thames Basin Heaths SPA Zone B (400M – 5KM)
- Pyrford Neighbourhood Area

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

4 JUNE 2019 PLANNING COMMITTEE

The proposal relates to a two storey, semi-detached dwelling situated on the western side of Tanglewood Close. The property adjoins on its north-western elevation to No.6. The property shares its southern site boundary with No.8.

PLANNING HISTORY

PLAN/2018/0309- Certificate of Proposed Lawful Development for the erection of a rear dormer (permitted 24.04/2018)

PLAN/2017/1291- Proposed part single part two storey rear extension (permitted at planning committee 28.02.2018)

PLAN/2017/1271- Proposed first floor front extension and partial garage conversion (Withdrawn 28.12.2017)

PROPOSED DEVELOPMENT

The proposal is for the erection of a part single storey, part two storey rear extension with a rear dormer. The two storey element has a pitched roof and the single storey element is proposed to have roof with a parapet wall and roof lantern. There are sliding doors on the rear elevation, and a new window on the ground floor south-east side elevation to replace an existing door. The proposal includes the removal of an existing window on this side elevation. A window is proposed on the first floor rear elevation to serve a bedroom. There are alterations to the existing windows on the ground floor side elevation also, to insert two new in windows in replacement for two existing windows.

The rear dormer has a flat roof and be set down from the main ridge height by 0.6m. The dormer is located above the single storey extension and is connected to the two storey extension.

The proposal also includes internal alterations to the existing garage to partially convert it into habitable space.

(Case officer's note: The proposal features a similar part two-storey part single storey rear extension as approved in PLAN/2017/1291. The differences include:

- *Single storey extension is set away from the shared boundary by approximately 0.15m instead of previously up to the boundary.*
- *The two storey extension is adjoin to a rear dormer.*
- *The sliding doors on the rear elevation are of a larger width as those previously permitted in PLAN/2017/1291.*
- *Changes to ground floor windows in side elevation.*

The proposed dormer has similarities to the dormer approved in PLAN/2018/0309. It appears to be the same height, depth and width as in PLAN/2018/0309, but is adjoined to the part two storey rear extension.

There are no restrictions on previous permissions to the reserve the use of the garage to parking only.

The proposal was under construction during the application stage and is now complete. The enforcement officer and planning officer have been on site to measure the completed development against the proposed plans.)

CONSULTATIONS

Pyrford Neighbourhood Forum- No response

Senior Arboricultural Officer- No objections subject to condition

REPRESENTATIONS

4x representations received objecting to the proposal raising the following points:

- Proposal does not comply with condition 2 of PLAN/2017/1291 (approved plans)
- The dormer granted in PLAN/2018/0309 now requires planning permission
- The proposal is in breach of planning control
- The extensions currently being built appear to be larger than on the approved plans.
- Concerns that bedroom 3 does not have a window.
- The size, scale, bulk and height of the extensions dominate the property and roof slope and are out of character.
- The garage has been converted into habitable space with two additional windows causing a loss of privacy.
- Concerns with an increase of on-street parking
- Concerns of overbearing impact
- Velux on the front elevation not shown in proposed plans
- Noise complaints during the construction of the development
- Changes to the rear fenestration at ground floor level, causing light pollution to neighbouring properties.
- Concerns that not all the relevant neighbours were consulted. (Officer's note: Neighbours were consulted in the appropriate way. An objector of a previous consultation was consulted later on in the decision making process).

1x letter from the agent of the application in response to objections:

- Some points in objections letters that are incorrect or not planning related.
- Application includes regularising two approved consents, with few alterations to these drawings.
- The rear extension in this application is almost identical to PLAN/2017/1291 which was considered to be in character.
- Dormer would not cause harm to neighbouring amenities
- Conversion of garage does not require planning permission. The existing door on the side elevation of the garage has been replaced with a window.
- The amount of parking is acceptable.
- Work on site has been carried out in accordance with Council's Noise Nuisance requirements. Internal alterations have been made outside of these hours but has been discussed with LPA's environmental health officer.

There have also been other representations regarding the noise and time of construction of the development. However these represent civil matters which are not considered planning issues.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2018
Section 12- Achieving well designed places

Core Strategy Publication Document 2012

CS21 – Design

Development Management Policies DPD 2016
DM2-Trees and Landscaping

Supplementary Planning Guidance

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

Supplementary Planning Document 'Design' 2015

Supplementary Planning Document 'Parking Standards' 2018

Pyrford Neighbourhood Plan 2016-2027

BE 1- Maintaining the Character of the Village

BE 2- Providing Provision

BE 3- Spatial Character

PLANNING ISSUES

The main planning issues that need to be addressed in the determination of this application are; whether the proposal would have an adverse effect on the character of the host dwelling or character of the surrounding area, whether the proposed extension will cause material harm to the amenities enjoyed by surrounding neighbours, whether the amount of garden amenity space resulting would be satisfactory, the impact on parking and the impact on trees.

Impact on Existing Dwelling/Character of Area

1. The proposed extension projects past the existing ground floor rear elevation modestly by 3m. The single storey element of the rear extension has a parapet roof with a height of approximately 2.95m to floor level. It has a centrally located roof lantern that does not project higher than this.
(Officers note: A single storey extension with a depth of 3m could potentially be possible under Permitted Development).
2. The two storey extension would have a pitched roof with a maximum height to match the existing dwelling. It would have a maximum height of 5.8m and an eaves height of 4m. The proposal is not considered to have an adverse effect on the symmetry of the semi-detached dwellings given its location to the rear of the property where it would not be readily visible from the public realm.
3. The proposed dormer would be on the rear roof slope and have a depth of 3.8m, height of 2.3m and would adjoin to the pitched roof of the two storey rear extension. (Officer's note: The guttering of the dormer appears on the shared boundary, and no more than approximately 3cm over the boundary. Certificate B of the application has been signed. Any boundary disputes are not controlled under planning legislation and are a civil matter).
4. There is a velux window proposed in the front roof slope and a window in ground floor side elevation to replace the existing door. There would also be sliding doors on the rear elevation to access the garden.
5. The development comprises of rooms of good size, served by windows of good size. Whilst bedroom 3 is served by a primary window that is not central to the room, it is served by a secondary roof light and overall this is considered to be acceptable.

4 JUNE 2019 PLANNING COMMITTEE

6. The proposal includes materials to match the materials and style of the existing dwelling. The proposal would respect the existing side building line and not extend any further past this.
7. It is noted that there are a number of properties in Tanglewood Close that have benefitted from extensions. The proposal would only be slightly visible from the street scene, through the gap between the host property and neighbour No.8. The proposal is not considered to appear incongruous within the street scene.
8. It is a material consideration that part of the development has already been approved in PLAN/2017/1291. Although the dormer window has been constructed with the part single storey part two storey rear extension, it is a fall back position that the dormer would be permitted development alone.
9. Overall, It is considered that the proposal's scale, form and character would be subservient and in keeping with the host dwelling. It is considered the proposal would result in an extension that would have an acceptable impact on the character of the surrounding area and accords with the *National Planning Policy Framework (2018)*, policy CS21 of the *Woking Core Strategy (2012)*, policy DM2 of the *Development Management Policies Development Management Document (2016)*, *Woking Design SPD (2015)* and policy BE1 and BE3 of the *Pyrford Neighbourhood Plan 2016 -2027 (2016)*.

Impact on neighbours

10. The neighbours whose daylight levels are potentially most affected by the proposal are No.6 and No.8.
11. In regards to neighbour No.6, when applying the '45° test' as set out in *Outlook, Amenity, Privacy and Daylight (2008)*, the proposal does not conflict the 45° line when assessed in elevation form against the nearest rear elevation windows on the ground No.6. The existing dormer of No.6 does project slightly past the proposed dormer in this application and would therefore not have an adverse impact to light. There is a roof light on the rear roof slope of No.6, which would be 'enclosed' by the dormer present at No.6 and the application dormer. However, this is a secondary window to a bedroom which is served by a primary window on the front elevation.
12. Similarly to neighbour No.8, the proposal does not conflict the 45° on the nearest window on the rear elevation. In addition to this, the proposal does not fall in line with the first floor window on the north-west side elevation of No.8. It is therefore considered that the proposal would have an acceptable impact on the daylight/sunlight levels of neighbours No.6 and No.8.
13. The proposal projects 3m past the rear elevation of No.6 and 4m past No.8. This is considered to be a modest increase. It is also noted that there are existing fences on both the shared boundary lines to provide partial screening of the proposal. In addition to this, the closest part of the proposal to No.6 is of single storey height and set slightly off the boundary. Furthermore, there is a separation distance of 4.5m between the host dwelling and No.8. For these reasons, the proposal is not considered to create an overbearing impact towards No.6 or No.8.
14. No windows are proposed in the north-west elevation towards No.6. The views offered in the rear elevation windows of the extension are similar to those

4 JUNE 2019 PLANNING COMMITTEE

already offered in the existing windows. The proposal includes the removal of an existing window on the south-east elevation, with no additional windows. The proposal is considered to have an acceptable impact on the privacy levels of No.6 and No.8.

15. Overall the proposal is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impact. It is therefore considered to accord with the *National Planning Policy Framework (2018)*, policy CS21 of the *Woking Core Strategy (2012)*, *Woking Design SPD (2015)* and policy BE3 of the *Pyrford Neighbourhood Plan 2016 -2027 (2016)*.

Impact on garden amenity space

16. The extended dwelling would have a gross floor area of approximately 163sqm. The area of garden space available would be approximately 140sqm. This would therefore not satisfy the guidelines contained in *Outlook, Amenity, Privacy and Daylight (2008)*. However, it is noted that these are guidelines, and the resulting garden space is considered to be of good quality and an acceptable size for the dwelling. The impact on garden amenity space is not considered a valid reason for refusal in this case.

Impact on car parking

17. The dwelling benefits from an area of hardstanding at the frontage of the dwelling. The area of hardstanding can accommodate three cars. The proposal therefore satisfies the guidelines recommended in Woking Borough Council's SPD *Parking Standards (2018)*, which recommends that dwelling houses with 4 or more bedrooms should have parking provision for 3 cars.
18. It would not result in any additional on-street parking, satisfying policies BE1 and BE2 of the *Pyrford Neighbourhood Plan 2016 -2027 (2016)*.

Impact on trees

19. The Arboricultural information provided by Transform Landscapes received 7.9.2018 was considered acceptable by the LPA's Senior Arboricultural Officer. The concerned trees are adjacent to the rear of the application site. All trees are proposed to be retained. The impact on trees is considered acceptable subject to condition.

Local Finance Considerations

20. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. Given that the proposal is less than 100m², it is not CIL liable.

CONCLUSION

21. In conclusion, the points raised above consider the proposal to have an acceptable impact on the character of the area and dwelling, neighbouring amenities, garden space and car parking. The proposal therefore accords with the *National Planning Policy Framework (2019)*, policy CS21 of the *Woking Core Strategy (2012)*, the Supplementary Planning Documents '*Outlook, Amenity, Privacy and Daylight*' (2008), '*Woking Design*' (2015) and '*Parking*

4 JUNE 2019 PLANNING COMMITTEE

Standards' (2018) and policies BE1, BE2 and BE3 of the *Pyrford Neighbourhood Plan 2016 -2027* (2016).

BACKGROUND PAPERS

Site visit photographs (10.12.2018 & 17.4.2019)
Arboricultural report received 7.9.2018

RECOMMENDATION

It is recommended that the planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be retained in accordance with the approved plans listed in this notice.

Drawing No.18246 P110 D (Proposed)- Received 31.01.2019
Drawing No. 18246 S100 (Existing)- Received 19.09.2018

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

2. Protective measures shall be carried out in strict accordance with the arboricultural information provided by Transform Landscapes received on 7.9.2018 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

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 2019.
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.

