

Public Document Pack



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

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday, 14 January 2020 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 10 December 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 - 4)

6. Planning Applications (Pages 5 - 8)

Section A - Applications for Public Speaking

6a. 2019/0534 136 Kingsway, Woking, GU21 6NR (Pages 11 - 32)

Section B - Application reports to be introduced by Officers

6b. 2019/0968 53 Westfield Road, Westfield, Woking, GU22 9NQ (Pages 35 - 58)

6c. 2019/0988 Chippings, Pyrford Heath, Pyrford, Woking, GU22 8SR (Pages 59 - 74)

6d. 2019/0064 Baywood, Kingfield Road, Woking, GU22 9EG (Pages 75 - 86)

6e. 2019/0679 1-2 Benton House Cottages, Heath House Road, Woking, GU22 0QU (Pages 87 - 102)

6f. 2019/0894 Tyree, Horsell Vale, Horsell, Woking, GU21 4QU (Pages 103 - 112)

6g. 2019/1155 St Johns Hill House, St Johns Hill Road, Woking, GU21 7RQ (Pages 113 - 126)

6h. 2019/1166 McLaren Technology Centre, Chertsey Road, Woking, GU21 4YH (Pages 127 - 136)

6i. 2019/1042 Marist RC Primary School, 58 Old Woking Road, West Byfleet, KT14 6HS (Pages 137 - 148)

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

There are no items under this section.

AGENDA ENDS

Date Published - 2 January 2020

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



Mixed Sources

Product group from well-managed forests and other controlled sources

www.fsc.org Cert no. SA-COC-001794
© 1996 Forest Stewardship Council

PLANNING COMMITTEE – 14 JANUARY 2020

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:

2 January 2020

APPEALS LODGED

2019/0827

Application for Demolition of existing garage and erection of a two storey side and front extension incorporating garage and new front porch at 3 Southcote, Horsell, Woking, GU21 4QX.

Refused by Delegated Powers
23 October 2019.
Appeal Lodged
11 December 2019.

APPEALS DECISION

2019/0154

Application for variation of condition 02 (approved plans) of PLAN/2015/1150 dated 29.01.2016 (Erection of a two-storey side extension, a single-storey rear extension following the demolition of a conservatory and an attached garage, conversion of loft space, alterations to the roof, alteration to fenestration and a porch canopy) to remove tile hanging to walls and render entire building with white render, replace roof tiles with grey plain tiles, additional obscure-glazed windows to side elevations, enlarge rear patio doors and change rear upper windows with Juliet balconies and change to style and colour of windows throughout at Hilltop, The Ridge, Woking, GU22 7EQ.

Refused by Planning Committee
23 July 2019.
Appeal Lodged
6 November 2019.
Appeal Allowed
11 December 2019.

2019/0437

Application for single storey side extension with accommodation in the loft void at 42 Veryan, Woking, GU21 3LL.

Refused by Delegated Powers
25 June 2019.
Appeal Lodged
15 November 2019.
Appeal Dismissed
17 December 2019.

PLANNING COMMITTEE AGENDA

PLANNING APPLICATIONS AS AT 14TH JANUARY 2020

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

14 JANUARY 2020

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0006A	136 Kingsway, Woking, Surrey	PLAN/2019/0534	LEGAL	SJS
0006B	The Eastern and Oriental 53 Westfield Road, Woking, Surrey	PLAN/2019/0968	LEGAL	HV
0006C	Chippings, Pyrford Heath, Pyrford, Woking, Surrey	PLAN/2019/0988	PER	PY
0006D	Baywood, Kingfield Road, Woking, Surrey	PLAN/2019/0064	PER	HV
0006E	1-2 Benton House Cottages, Heath House Road, Woking, Surrey	PLAN/2019/0679	PER	HE
0006F	Tyree, Horsell Vale, Horsell Woking, Surrey	PLAN/2019/0894	PER	HO
0006G	St Johns Hill House, St Johns Hills Road St Johns, Woking, Surrey	PLAN/2019/1155	LEGAL	SJS
0006H	McLaren Technology Centre Chertsey Road, Woking, Surrey	PLAN/2019/1166	PER	HO
0006I	Marist RC Primary School, 58 Old Woking Road, West Byfleet, Surrey	PLAN/2019/1042	PER	PY

SECTION A- 6A

SECTION B- 6B-6J

SECTION C

PER- Grant Planning Permission

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

REF- Refuse

CON-Confirmed

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)

136 Kingsway, Woking

PLAN/2019/0534

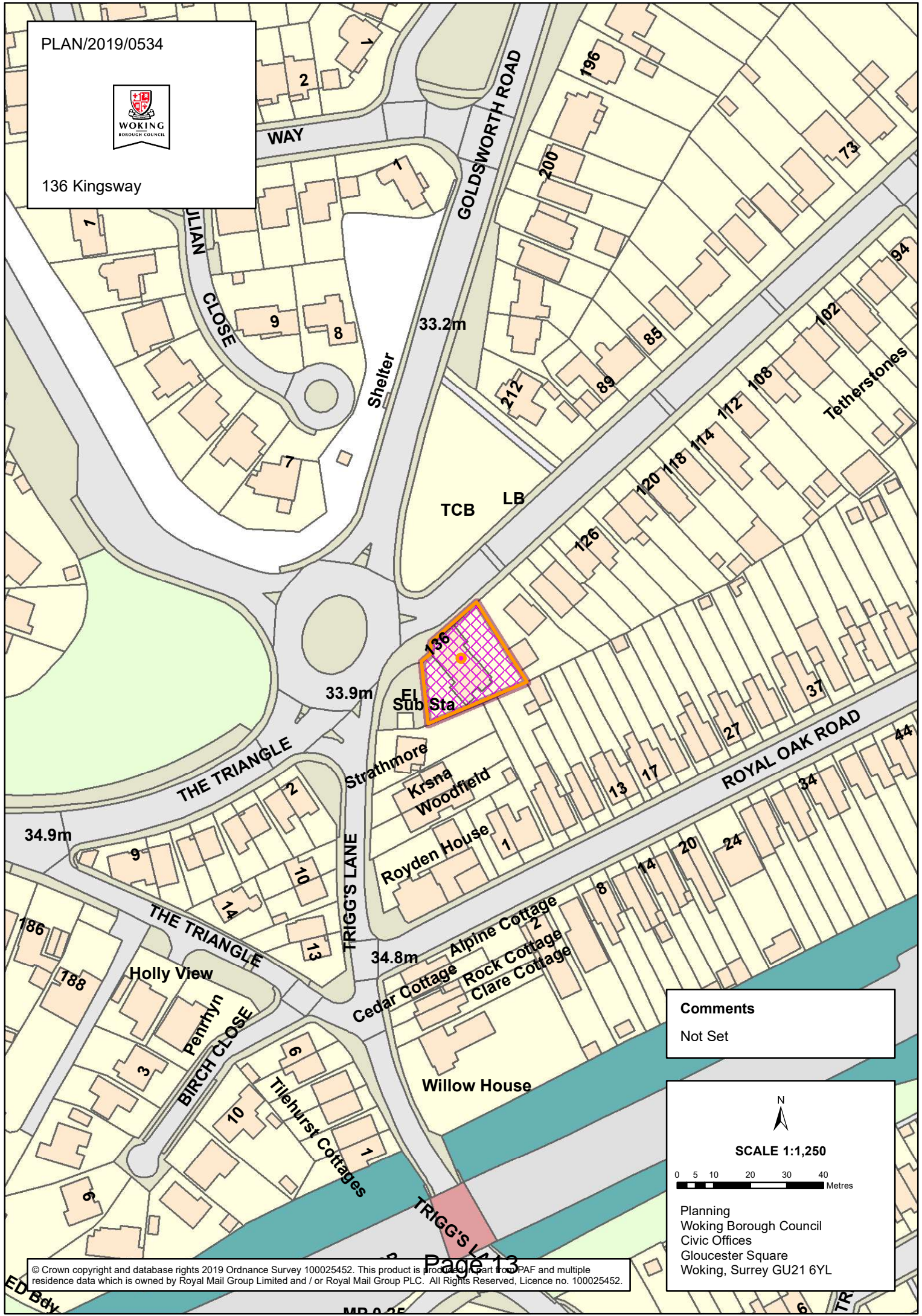
Erection of a two storey building with accommodation in the roof space comprising 5x self-contained flats (3x two bed & 2x one bed) and a ground floor unit in Use Class D1 (non-residential institution) unit and associated parking, bin and cycle storage following demolition of existing two storey building in use as a orthodontic clinic (D1 Use) (AMENDED PLANS)



PLAN/2019/0534



136 Kingsway



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

6A PLAN/2019/0534

WARD: SJS

LOCATION: 136 Kingsway, Woking, Surrey, GU21 6NR

PROPOSAL: Erection of a two storey building with accommodation in the roof space comprising 5x self-contained flats (3x two bed & 2x one bed) and a ground floor unit in Use Class D1 (non-residential institution) unit and associated parking, bin and cycle storage following demolition of existing two storey building in use as a orthodontic clinic (D1 Use).

APPLICANT: Mrs Nicola Humphrey

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey building with accommodation in the roof space comprising 5x self-contained flats (3x two bed & 2x one bed) and a ground floor unit in Use Class D1 (non-residential institution) unit and associated parking, bin and cycle storage following demolition of existing two storey building in use as a orthodontic clinic (D1 Use). The proposal includes the provision of six off-street parking spaces, partially within in an undercroft below a first floor element of the building.

PLANNING STATUS

- Urban Area
- Surface Water Flood Risk
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

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

SITE DESCRIPTION

The proposal relates to a two storey building in use as an Orthodontic Clinic. The original part of the building fronting Kingsway dates from the Victorian/Edwardian era with two later two storey extensions to the rear. An existing parking forecourt is sited to the west of the building. The surrounding area is residential in character and is predominately characterised by two storey detached and semi-detached dwellings dating from the Edwardian and inter-war period.

RELEVANT PLANNING HISTORY

- PLAN/2018/0956 - Erection of a three storey building comprising 8x self-contained flats (5x two bed & 3x one bed) and associated parking, bin and cycle storage following demolition of existing two storey building in use as a orthodontic clinic (D1 Use) – Withdrawn 02/11/2018

14 JANUARY 2020 PLANNING COMMITTEE

- PLAN/1997/0240 - Change of use of first floor from offices to orthodontist treatment rooms and supporting ancillary areas - existing ground floor treatment rooms to be retained – Permitted 10/07/1997
- PLAN/1996/0115 - Conversion and extension of ground floor to form orthodontic surgery and retention of first floor offices – Permitted 28/03/1996
- 85/0054 - Erection of additional office accommodation over existing single storey extension and provision of parking – Permitted
- 84/1119 - Erection of additional office accommodation at ground and first floor level and provision of parking – Refused
- 80/0450 – Alterations and extension to first floor – Refused
- 28515 – Single storey extension and use as offices – Permitted
- 27056 – Change of use shop and residential accommodation to offices – Permitted 01/04/1971
- 26996 – Change of use shop and residential accommodation to showroom and offices – Refused

CONSULTATIONS

- **County Highway Authority:** No objection subject to conditions.
- **Drainage and Flood Risk Engineer:** No objection subject to conditions.
- **Arboricultural Officer:** No objection subject to conditions.
- **Waste Services:** No objection.
- **Scientific Officer:** No objection subject to conditions.
- **Surrey Wildlife Trust:** No comments received.

REPRESENTATIONS

A total of 11x objections have been received raising the following summarised concerns:

- Proposal would be out of character with the area
- Proposal would cause overlooking
- Proposal would be overbearing and cause loss of light
- Proposed building would be taller and closer to neighbours than the existing building
- Proposal would effectively be three storeys
- Proposal would provide insufficient parking
- There is already parking pressure in the area
- The flats would not have adequate amenity space
- Detached dwellings would be more appropriate
- Proposal would be an overdevelopment of the site
- Proposed D1 use could result in disturbance to neighbours

14 JANUARY 2020 PLANNING COMMITTEE

- The construction phase would cause noise, dust, congestion and disruption

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (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

Woking Core Strategy (2012):

- CS1 - A Spatial strategy for Woking Borough
- CS8 - Thames Basin Heaths Special Protection Areas
- CS10 - Housing provision and distribution
- CS11 - Housing Mix
- CS18 - Transport and accessibility
- CS19 - Social and community infrastructure
- CS21 - Design
- CS22 - Sustainable construction
- CS24 - Woking's landscape and townscape
- CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

- DM2 - Trees and Landscaping

Supplementary Planning Documents (SPDs):

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

BACKGROUND

Amended plans were received on 27/11/2019 and 13/12/2019 which made the following amendments:

- Previously proposed balconies have been removed
- Windows and dormer windows have been removed or re-sited
- Internal layouts have been amended
- Changes to elevations and design features
- Indicative layout of proposed D1 unit shown

The proposal has been assessed based on these plans.

PLANNING ISSUES

Principle of Development:

1. The use of the proposal site is as an Orthodontic Clinic which is a D1 use (non-residential institution). The use is understood to have been operated until 31st March 2018 and the premises is understood to have been vacant since this date. The proposal is to demolish the existing building to erect a building comprising 5x flats and a D1 unit at ground floor level.

14 JANUARY 2020 PLANNING COMMITTEE

2. Core Strategy (2012) policy CS19 'Social and Community Infrastructure' states that:
"The loss of existing social and community facilities or sites will be resisted unless the Council is satisfied that:
 - *there is no identified need for the facility for its original purpose and that it is not viable for any other social or community use, or*
 - *adequate alternative facilities will be provided in a location with equal (or greater) accessibility for the community it is intended to serve*
 - *there is no requirement from any other public service provider for an alternative social or community facility that could be met through change of use or redevelopment"*
3. Furthermore, Section 8 'Promoting healthy and safe communities' of the NPPF (2019) states that *"To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should;...guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day need"* and *"ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community"*.
4. The proposal incorporates the provision of a D1 unit at ground floor level measuring 63m² in floor area. The submitted floor plans indicate how the proposed D1 use could be laid out internally to provide two consulting rooms along with reception and staff areas. Whilst the proposal would result in a D1 unit which is significantly smaller than the existing unit, the proposal would not result in the loss of the use and the proposed unit is considered of a sufficient size to be viable and to continue to provide a facility for the local community. The applicant also draws attention to the fact that the area is well-served by dental practices (for example two on Goldsworth Road).
5. Overall the proposal is considered consistent with the aims of policy CS19 and is not considered to result in the undue loss of a community facility. The proposed development can therefore be considered acceptable in principle in land use terms subject to the detailed considerations set out below.

Impact on Character:

6. The proposal site is positioned at the end of Kingsway, which is a residential road characterised by detached and semi-detached two storey dwellings dating from the Edwardian and inter-war era. The surrounding area including The Triangle and Triggs Lane to the south-west are characterised by dwellings of similar ages and styles. The proposal site occupies a prominent position at the end of Kingsway and fronts onto a roundabout which is flanked by a large area of open amenity land to north of the site and a grassed area of amenity land to the west with a wooded area beyond.
7. The part of the existing building which fronts onto Kingsway directly abuts the pavement and dates from the Victorian/Edwardian era and has some architectural merit however the building has been extended substantially and unsympathetically to the rear. The demolition and replacement of the building can be considered acceptable subject to the design of the proposed development and its relationship with the street scene. Whilst the surrounding area is predominately characterised by two storey dwellings, the existing building on the site already differs in form to surrounding development and a block of flats close to the proposal site at No.212 Goldsworth Road has recently been considered acceptable (PLAN/2018/0456).

14 JANUARY 2020 PLANNING COMMITTEE

8. The proposed development is predominately two storeys with accommodation in the roof space served by rooflights and dormer windows and with a maximum ridge height ranging from 9.8m-10.5m. Whilst this is approximately 1.8m-2.5m taller than No.134 Kingsway, the corner position of the proposal site facing towards the roundabout is considered to justify a greater height and scale of development. Furthermore, the proposed building would be positioned approximately 5m from the side boundary with No.134 Kingsway to the east and 10.4m from this neighbour itself which is considered to diminish the perceived difference in height and scale in the street scene along Kingsway. The building is predominately two storeys and is considered consistent with the overall scale and character of development in the area.
9. Whilst the building would be positioned forward of the building line along Kingsway, this would be consistent with the existing situation whereby the existing building directly abuts the pavement. The building would be set-back between 1m and 5.2m from the footpath due to the staggered building line which allows for soft landscaping to the frontage.
10. The proposed building adopts a varied hipped roof form and, staggered building line and projecting gable features which helps to break-up the bulk and massing of the building. The proposed building adopts a traditional design approach, picking up on the Victorian and Edwardian architecture of the surrounding area through the use of brick and tile hanging, timber detailing and contrasting soldier and string courses which all add visual interest and design quality of the building. The building includes a projecting gable feature and windows on the south-west elevation and the building is considered to address the nearby roundabout and adds interest to a prominent corner position. As a result on the above the proposed building is considered well-proportioned and sympathetic to the character of the surrounding area.
11. Overall the proposed building is considered to exhibit good quality design and is considered of an appropriate form, scale and massing for its corner position. The proposal is therefore considered a visually acceptable form of development which would have an acceptable impact on the character of the surrounding area.

Impact on Neighbours:

12. Core Strategy (2012) policy CS21 'Design' requires development proposals to '*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*'. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) recommends minimum separation distances for different relationships including 20m for rear-to-rear relationships and 10m for front-to-boundary relationships at two storey level and 30m and 15m respectively for three storey development.

Strathmore, Triggs Lane:

13. This neighbour is positioned to the south-west and this neighbour's garden is bordered by the proposal site; this neighbour has a relatively close relationship with the proposal site. This neighbour's rear elevation is orientated slightly away from the proposal site towards the south-east but includes habitable room windows on the flank elevation including a ground floor bay window and first floor bedroom window although these rooms are also served by windows on the rear elevation.
14. The existing building already has a relatively close relationship with this neighbour and the two storey elevation is positioned approximately 2m from the boundary and is positioned approximately 13.2m from this neighbour at its nearest point. The existing

14 JANUARY 2020 PLANNING COMMITTEE

building also features first floor windows on the south-east and south-west facing elevations.

15. The proposed building would have an eaves height of between 5.1m and 5.5m and would have a predominately hipped roof with a maximum ridge height of 10.5m; the building would be positioned within 0.8m of the boundary of Strathmore's rear garden at its nearest point however this is towards the end of this neighbour's rear garden. The proposed building would be positioned 10.8m from this neighbour at its nearest point. The proposed building would not be positioned directly opposite any of the windows of this neighbour and is positioned to the north of this neighbour and its rear garden. The proposal is not therefore considered to result in an undue loss of light impact or overbearing impact on this neighbour or its rear garden compared to the existing situation.
16. In terms of window openings, there are no proposed openings at first floor on the south-east elevation facing this neighbour's garden, there are however windows and rooflights at first and second floor level on the south-west-facing elevation. The first floor window nearest this neighbour would serve a bedroom and the centre of the window would be positioned approximately 12m from the windows on the flank elevation of this neighbour at its nearest point. The window would not directly face this neighbour's rear elevation or its rear garden however if a 45° line is taken from the window then the separation distance to the boundary is 7m. Whilst this falls short of the recommended minimum distance of 10m for front-to-boundary relationships set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008), the oblique view from the window is considered to mitigate the potential overlooking and loss of privacy impact. There would also be rooflights in the same elevation at second floor level which would be positioned approximately 8m from the boundary and 14m from the neighbour itself. Again, the oblique angles involved means that these windows are not considered to result in undue overlooking or loss of privacy. A rooflight is proposed in the south-east facing roof slope facing the amenity space of Strathmore however as this is a secondary window, this can be required to be obscurely glazed with restricted opening by condition.
17. It should also be borne in mind that the existing building features first floor windows in relatively close proximity to the boundaries. It is also borne in mind that both the proposal site and Strathmore form corner plots separated by an area of public amenity land and the windows would partially look across this area of public land; in such situations there is less expectation of privacy. It is acknowledged that the existing conifer trees on the site largely screen the existing building from view however these are not protected and could be removed at any time. Overall the proposal is not therefore considered to result in an unacceptable overlooking or loss of privacy impact on this neighbour compared to the existing situation.
18. Overall, the orientation of this neighbour and its rear garden and the orientation of the proposed development is considered to result in an acceptable impact on the amenities of this neighbour compared to the existing situation.

Krsna, Triggs Lane:

19. This neighbour is positioned further south of the proposal site than Strathmore and the proposed building would be positioned 17.2m from this neighbour at its nearest point and the windows at first floor level and above would not directly face this neighbour. The proposal is therefore considered to form an acceptable relationship with this neighbour.

14 JANUARY 2020 PLANNING COMMITTEE

No.134 Kingsway:

20. This is a detached dwelling which adjoins the site to the east. This neighbour is set-in at least 5.5m from the boundary with the proposal site and the proposed development would be positioned 5m from the boundary with this neighbour and 10.5m from the neighbouring dwelling itself.
21. The section of the building nearest this neighbour does feature first floor side-facing windows however as these serve a bathroom and as a secondary window, these can be required to be obscurely glazed with restricted opening by condition. The remaining first and second floor window openings on the proposed building are positioned on the rear projecting element which is set-in 11.4m from the boundary with this neighbour. Whilst the first and second floor windows would be positioned 11.4m from the boundary, this neighbour features a large double garage towards the rear of their plot. This means that the separation distance to the actual amenity space of this neighbour increases to approximately 17.4m and the windows would be positioned at least 18.6m from the dwelling itself, which is orientated over 90° away from the windows in question. This neighbour does feature a ground floor side-facing bay window however the separation distance of 18.6m is considered sufficient to avoid an undue overbearing or loss of privacy impact. It is also borne in mind that the existing building features several first floor windows which are positioned closer to this neighbour at present.
22. In terms of potential loss of light, the proposal would pass the '45° test' in plan and elevation form with front and rear-facing windows of this neighbour. This neighbour does feature a side-facing bay window and the proposed development would be approximately 12m from the window in question. The proposal would pass the '25° test' with this window and in any case, this window is likely to serve a dual-aspect room with primary windows on the rear elevation. The proposal is not therefore considered to result in an undue loss of light or overbearing impact on this neighbour.

Royal Oak Road:

23. Neighbours on Royal Oak Road to the south have a rear-to-rear relationship with the proposed development. The rear gardens of these neighbours are in excess of approximately 22m in depth and the proposed building is considered a sufficient distance from these neighbours to avoid an undue loss of light or overbearing impact. The only rear-facing windows facing towards these neighbours are at first floor level and would be positioned 9m from the rear boundary and in excess of 30m from the rear elevations of these neighbours. The proposal is not therefore considered to result in an undue overlooking or loss of privacy impact on these neighbours.

Proposed D1 use:

24. The proposed D1 use is considered a relatively innocuous use and would be of a reduced scale compared to the existing D1 use which has been operating on the site. The proposed D1 use is not therefore considered to result in an undue neighbour amenity impact compared to the existing situation.
25. Considering the points discussed above, overall the proposal is not considered to result in a significant impact on the amenities of neighbours in terms of loss of light, overbearing and overlooking impacts and therefore accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2019).

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

26. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. 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 of 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.
27. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), 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 proposed development would require a SAMM financial contribution of **£3,124** based on a net gain of 3x two bedroom dwellings and 2x one bedroom dwellings which would arise from the proposal. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
28. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Transportation Impact:

29. The proposed development would utilise the existing vehicular access onto Kingsway and would provide a total of 6x off-street parking spaces. The Council's Parking Standards (2018) set minimum parking standards of 1x space per two bedroom flat and 0.5x spaces per one bedroom flat. This would equate to a minimum parking requirement of 4x spaces for the residential element of the proposed development.
30. In terms of the proposed D1 unit, the SPD sets maximum standards of one space per consulting room (or an individual assessment) for dental practices. The proposed plans identify two consulting rooms which would equate to a total of two spaces. The proposed provision of 6x off-street parking spaces therefore accords with the Council's Parking Standards (2018) and is considered to deliver sufficient parking. It is also borne in mind that on-street parking is available in the form of unrestricted

14 JANUARY 2020 PLANNING COMMITTEE

parking bays opposite the proposal site. The County Highway Authority has been consulted and raises no objection subject to conditions.

31. An integral bin and cycle store is proposed close to the vehicular access point which allows for collection from Kingsway.
32. Overall the proposal is therefore considered to have an acceptable transportation impact.

Standard of Accommodation:

33. The proposed flats would have internal floor areas ranging from 53m² to 69m² which would comply with the recommended minimum standards set out in the National Technical Housing Standards (2015). The ground floor flat would have access to an area of private amenity space; whilst the remaining flats would not have dedicated private amenity space, this is due to the constrained nature of the site and the potential overlooking impact which balconies would have on neighbours. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD states flats under 65m² do not require dedicated amenity space; three of the flats in question would be under 65m². In any case the SPD offers guidance only and in this instance it is considered that the constrained nature of the site makes the provision of private amenity space undesirable. Overall the proposal is considered to offer an acceptable standard of accommodation for future residents when considering the constraints of the site and when balanced with the benefits of delivering five additional dwellings in an established urban area.

Impact on Trees:

34. There are three trees within the proposal site which would be removed as part of the proposal; these are coniferous Lawson Cypress trees of around 16m and are 'B' and 'C' category trees as set out in the submitted Arboricultural Report. These trees are not protected by a Tree Preservation Order. There are also off-site trees which are relatively close to boundaries including a group of Leyland Cypress and Sycamore trees close to the southern boundary and a Silver Birch in the front garden of No.134 Kingsway. There is also a mature Oak tree on public amenity land to the west of the site. The submitted report details how off-site trees would be protected during construction which is considered acceptable by the Council's Arboricultural Officer, who also raises no objection to the removal of existing trees within the site.

Impact on Drainage and Flood Risk:

35. The proposal site is within Flood Zone 1 and is therefore at low risk from flooding from rivers but parts of the proposal site and surrounding areas are classified as being at risk from surface water flooding. The Council's Drainage and Flood Risk Engineer has been consulted and raises no objection subject to a condition securing details of a sustainable surface water drainage scheme. Subject to this condition, the proposal is considered to result in an acceptable impact on surface water drainage and in terms of flood risk.

Impact on Biodiversity:

36. The application is accompanied by a Preliminary Ecological Appraisal and Bat Report including an Emergence Survey which assesses the potential for the presence of protected species on the site. No bats were observed emerging or entering the building which is to be demolished and the submitted survey concludes that the

14 JANUARY 2020 PLANNING COMMITTEE

building is likely absent of roosting bats. Overall levels of bat activity in the area were also recorded as being low. Based on the above, the proposal is therefore considered unlikely to detrimentally impact on roosting bats. The submitted Ecological Appraisal also concludes that there is a low potential for the presence of other species on the site however several recommendations and precautions are made with regards to the clearance of the site. Compliance with the recommended precautions set out in the submitted Ecological Appraisal can be secured by condition.

37. The submitted Preliminary Ecological Appraisal and Bat Emergence Survey also make recommendations with regards to potential measures to enhance the biodiversity of the site (e.g. bird and bat boxes and use of native plant/tree species). Specific details of biodiversity enhancement measures can be secured by condition. Overall the proposal is therefore considered to result in an acceptable impact on biodiversity.

Housing Mix:

38. Core Strategy (2012) policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA) which identifies a need for family accommodation of two bedrooms or more. The most recent published SHMA (September 2015) is broadly similar to the mix identified in policy CS11. The proposal would result in 3x two bedroom flats and 2x one bedroom flats which is considered an appropriate housing mix for this location.

Sustainability:

39. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
40. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Such conditions could be applied if the proposal were considered otherwise acceptable.

Affordable Housing:

41. The recently revised National Planning Policy Framework (2019) states that affordable housing provision should not be sought for residential developments which are not 'major' developments (i.e. 10x units or more). Whilst weight should still be afforded to policy CS12 'Affordable housing' of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the more recently published NPPF (2019). Contributions towards affordable housing are not therefore sought under this application.

14 JANUARY 2020 PLANNING COMMITTEE

Community Infrastructure Levy (CIL):

42. The proposal would be liable to make a CIL contribution of £7,476.92 based on a net increase in floor area of 48m².

CONCLUSION

43. Considering the points discussed above, overall the proposal is considered an acceptable form of development which would respect the character of the surrounding area and would have an acceptable impact on the amenities of neighbours and in transportation terms. The proposal would also re-provide a D1 use and would provide 5x new dwellings in an established urban area. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions and a Legal Agreement to secure a SAMM contribution.

BACKGROUND PAPERS

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

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £3,124	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions and S106 Agreement:

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

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

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

074-02-21 Rev.A (Existing and Proposed Location Plan) received by the LPA on 27/11/2019

074-02-22 Rev.A (Existing Site Survey) received by the LPA on 30/05/2019

074-02-23 Rev.A (Proposed Site Layout) received by the LPA on 27/11/2019

074-02-24 Rev.B (Proposed Site Plan) received by the LPA on 13/12/2019

074-02-25 Rev.B (Proposed Ground Floor Plan) received by the LPA on 13/12/2019

074-02-26 Rev.B (Proposed First Floor Plan) received by the LPA on 13/12/2019

074-02-27 Rev.A (Proposed Second Floor Plan) received by the LPA on 27/11/2019

14 JANUARY 2020 PLANNING COMMITTEE

074-02-28 Rev.B (Proposed Front and Flank Elevation) received by the LPA on 13/12/2019

074-02-29 Rev.A (Proposed Rear and Flank Elevation) received by the LPA on 27/11/2019

Unnumbered drawing named 'Building Elevations' (existing) received by the LPA on 19/06/2019

Unnumbered drawing named 'Ground Floor Plan' (existing) received by the LPA on 19/06/2019

Unnumbered drawing named 'First Floor Plan (existing) received by the LPA on 19/06/2019

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

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

Reason: In the interests of the visual amenities of the area.

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

Reason: In the interests of the visual amenities of the area.

5. ++ Prior to the commencement of the development hereby permitted a Method of Construction Statement, to include details of points (a) to (c) below, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented during the construction of the development hereby approved.
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

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

14 JANUARY 2020 PLANNING COMMITTEE

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

6. The development hereby permitted shall take place in strict accordance with the Arboricultural Report from ACS (Trees) dated 29/05/2019 ref: ha/aiams2/19/136kingswy, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity.

7. ++No above ground development associated with the development hereby permitted shall commence until a scheme detailing the proposed waste and recycling storage and management arrangements has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the development hereby permitted and maintained thereafter at all times in accordance with the agreed details.

Reason: In the interests of amenity and to ensure the appropriate provision of waste infrastructure.

8. ++No above ground development associated with the development hereby permitted shall commence until details of secure cycle storage for both the residential units and D1 unit have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained and made available for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided.

9. ++Prior to the commencement of the development hereby permitted, 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 shall be 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

14 JANUARY 2020 PLANNING COMMITTEE

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: 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.

10. Prior to the first occupation of the development hereby permitted, space shall be 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 permanently retained and maintained for their designated purposes.

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.

11. The first floor windows in the north-east facing flank elevation of the development hereby permitted identified on the approved plans listed in this notice as serving 'Flat 4' and the rooflight in the south-east facing roof slope of the development hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties.

12. The development hereby permitted shall take place in accordance with the precautions and recommendations set out in the within the Preliminary Ecological Appraisal and Bat Report dated 30/05/2019 prepared by Applied Ecology Ltd unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

13. ++Prior to any above ground works (excluding demolition) in connection with the development hereby permitted, details of the measures for the enhancement of biodiversity on the site, and a timetable for their provision on the site, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the agreed details prior to the first occupation of the development hereby permitted and thereafter shall be permanently retained and maintained in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

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

14 JANUARY 2020 PLANNING COMMITTEE

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

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

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

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

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

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

16. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed. The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

17. 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

14 JANUARY 2020 PLANNING COMMITTEE

5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of residential amenity.

18. Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended) or Article 3, Schedule 2 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting those Orders with or without modification) the use of the unit labelled 'D1 Unit' at ground floor level identified on the approved plans listed in this notice shall be restricted solely to uses falling within Use Class D1 (Non-Residential Institution) of The Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other use whatsoever without the consent in writing of the Local Planning Authority.

Reason: To ensure that a D1 use is provided on site in accordance with the approved plans.

19. The D1 unit hereby permitted shall not be used/open to clients/customers and no deliveries shall be taken into or dispatched from the site outside the hours of 08:00 to 18:30 Monday-Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason: In order to protect the residential amenities of the 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. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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

14 JANUARY 2020 PLANNING COMMITTEE

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

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

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

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

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

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

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

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

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

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

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

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

and not at all on Sundays and Bank Holidays.

7. Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from the English Nature Bat Line on 08708 339213. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

SECTION B

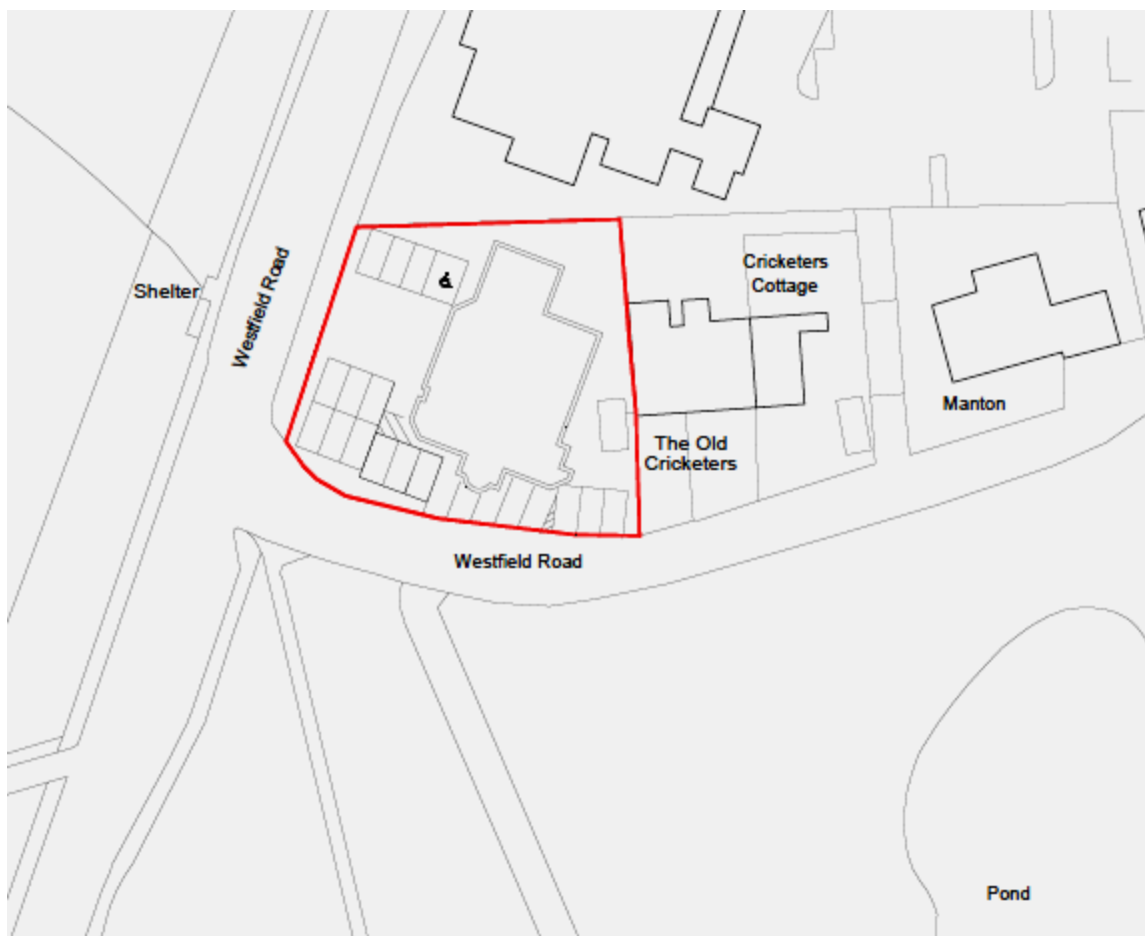
**APPLICATIONS WHICH WILL BE
THE SUBJECT OF A PRESENTATION
BY OFFICERS**

(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 Eastern and Oriental, 53 Westfield Road, Woking

PLAN/2019/0968

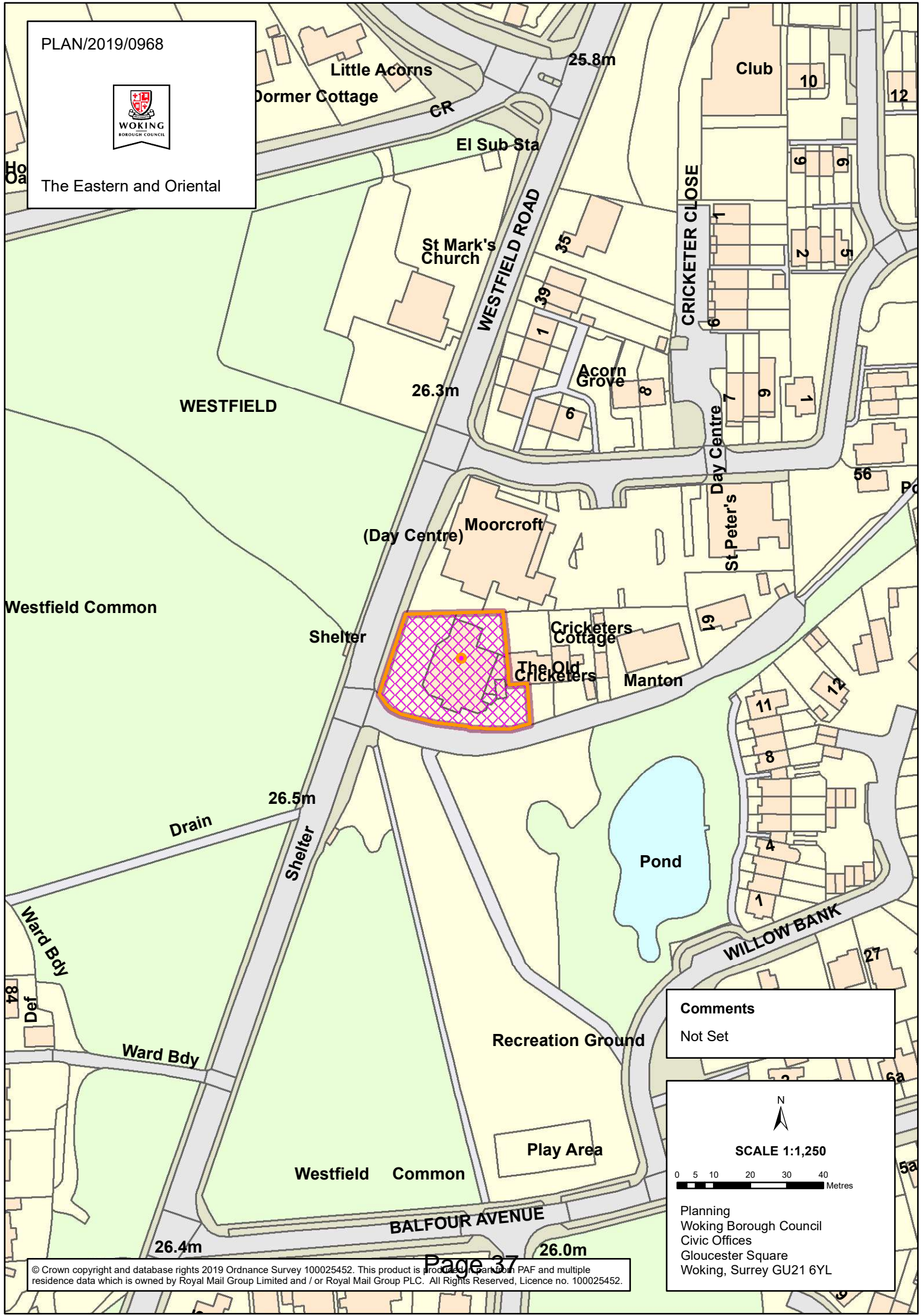
Change of use of the ground floor restaurant (Class A3) to a retail store (Class A1), with extensions and alterations for the creation of 7no. flats (Class C3) (5x1 bed and 2 x 2 bed) on upper floors and associated car/cycle parking, refuse storage and landscaping and the demolition of single storey garage. (AMENDED PLANS)



PLAN/2019/0968



The Eastern and Oriental



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

SITE DESCRIPTION

The application site is a part single/part two-storey building situated to the east of Westfield Road and Westfield Common. The existing use of the site is Class A3 (Restaurant) with ancillary residential accommodation above. The application site is not situated in a Conservation Area, however, to the immediate east of the site is Grade II listed building “The Old Cricketers and Cricketers Cottage”. Westfield Common to the west and south of the application site is a Site of Nature Conservation Importance (SNCI).

In terms of policy designations, the site falls within the boundary of the Westfield Neighbourhood Centre (Policies CS1 and CS4 of the Woking Core Strategy (2012).

PLANNING HISTORY

- PLAN/2019/0721 – Proposed internally illuminated letters mounted onto facade of building as main signage. Individual acrylic lettering mounted onto facade of building. Individual wall mounted signs. Aluminium hanging sign – Permit – 13.09.2019
- PLAN/2019/0720 - Proposed installation of external plant equipment including refrigeration condenser and air conditioning units within timber fenced enclosure together with installation of external coldstore, canopy and minor alterations to the building rear elevation. – Permit – 12.09.2019
- PLAN/2019/0281 - Certificate of Proposed Lawful Development for a change of use from ground floor restaurant (Class A3) with ancillary residential accommodation above to a retail store (Class A1) with ancillary residential accommodation above (Amended Description). – Permit – 16.05.2019
- PLAN/2014/0836 - Erection of a single storey rear infill extension and new external staircase and external alterations – Permit – 03.10.2014
- PLAN/2010/0563 - Erection of a single storey rear and side extension, installation of a flue and alterations to parking area. – Permit – 09.08.2010
- WOK/193 – Erection of a Public House – Permit – 14.03.1934

CONSULTATIONS

County Highway Authority: No objection subject to planning conditions.

Environmental Health Officer: No objection subject to planning conditions

Conservation Consultant: *“I consider the additional accommodation in the roof space, including the addition of dormers to be acceptable. There will be an overall improvement in the street scene by the removal of the detached garage and the creation of a landscaped entrance for the flats. I have no adverse comments.”*

Joint Waste Solutions: Provide advice regarding the residential waste/recycling storage requirements.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 2 - Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
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
Section 16 – Conserving and enhancing the historic environment

South East Plan (2009) (Saved Policy) NRM6 – Thames Basin Heaths Special Protection Area

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS8 - Thames Basin Heaths Special Protection Areas
CS9 - Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 – Affordable housing
CS18 - Transport and accessibility
CS20 – Heritage and conservation
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

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

DM2 - Trees and Landscaping
DM7 – Noise and Light Pollution
DM8 – Land Contamination and Hazards
DM10 – Development on Garden Land
DM16 – Servicing Development
DM20 – Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

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

Other Material Considerations:

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

PLANNING ISSUES

1. The main issues to consider in determining this application are:
 - Principle of development (including change of use)
 - Design considerations
 - Impact on designated heritage assets
 - Standard of accommodation
 - Impact on residential amenities

14 JANUARY 2020 PLANNING COMMITTEE

- Highways and parking implications
 - Sustainability
 - Local finance considerations
 - Thames Basin Heaths Special Protection Area
- and any other matters having regard to the relevant policies of the Development Plan.

Background

2. The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and is a material consideration in the determination of this application. The NPPF (2019) was published in February 2019 and provides minor clarifications to the revised version published in July 2018.
3. However, the starting point for decision making remains the Development Plan, and the revised NPPF (2019) is clear at Paragraph 213 that existing Development Plan policies should not be considered out-of-date simply because they were adopted or made prior to February 2019. The degree to which relevant Development Plan policies are consistent with the revised NPPF (2019) has been considered in this instance, and it is concluded that they should be afforded significant weight, with the exception of Policy CS12, the reasons for which are set out within the affordable housing section of this report.

Principle of Development

4. The NPPF (2019) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification text to Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling.
5. Policy CS4 (Local and Neighbourhood Centres and Shopping Parades) of the Woking Core Strategy (2012) sets out that local and neighbourhood centres, as indicated on the Proposals Map, will retain town centre uses wherever viable in order to meet the day to day needs of the local community.
6. Policy CS4 goes on to state that in neighbourhood centres and shopping parades the Council will seek to protect and retain local shops and other small scale economic uses such as post offices because of the importance of these uses for meeting the everyday needs of those living locally. Proposals for development in these centres must relate to the scale role and function of the centre in the settlement hierarchy and will be determined on individual merit, taking into account the requirements of national planning policy. No retail growth figures have been set out for the Neighbourhood Centres but they are considered appropriate for a small amount of retail growth in order to fulfil their function of meeting day-to-day needs.
7. The proposal is for the change of use of the ground floor restaurant (Class A3) to retail (Class A1) with alterations at the first floor level and the addition of a second floor to provide 7x flats above the ground floor use (5x1 bed and 2x 2 bed) and associated car/cycle parking, refuse storage and landscaping and the demolition of a single storey garage.

14 JANUARY 2020 PLANNING COMMITTEE

8. The proposed change of use of the ground floor from a restaurant (Class A3) to retail (Class A1) would broadly accord with Policy CS4 which seeks to protect and retain town centre/neighbourhood uses wherever viable in order to meet the day to day needs of the local community. Policy CS4 further sets out that neighbourhood centres are considered appropriate for a small amount of retail growth in order to fulfil their function of meeting day-to-day needs. The proposed retail unit would add vibrancy to the neighbourhood centre and would contribute to meeting the day-to-day needs of the local community.
9. In terms of the change of use of first floor ancillary residential accommodation and extension and alterations to provide a total of 7x flats on site (5x 1 bedroom and 2x 2 bedroom), Policy CS10 sets out that density levels will be influenced by design with the aim to achieve the most efficient use of land. Wherever possible, density should exceed 40 dwellings per hectare (dph) and will not be justified at less than 30dph unless there are significant constraints on the site or where higher densities cannot be integrated into the existing urban form. Higher densities than the guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of an area would not be compromised.
10. The existing density on site is 10.41dph and the proposed density is 72.9dph. While the proposed density would exceed the indicative density range of between 30 - 40 dph for infill development within the rest of the Urban Area, Policy CS10 seeks to provide higher densities of development to achieve the most efficient use of land. The proposed density of 72.9dph is not considered to be unacceptable in principle given that the residential development is for flats. The proposed mix of dwelling sizes would broadly reflect the requirements of Policy CS11 (Housing Mix) which seeks to provide a mix of dwelling types and sizes.
11. Overall, the principle of the change of use of the ground floor restaurant to retail and the extensions and alterations to the building to provide 7x residential flats would be acceptable, subject to meeting the relevant criteria of the Development Management Policies DPD, other Development Plan policies and material planning considerations which will be assessed in further detail within the paragraphs below.

Character, Design, and Impact on Designated Heritage Assets

12. The NPPF (2019) 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.
13. 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. Policy CS24 of the Woking Core Strategy 2012 states that 'development will be expected to...respect the setting of, and relationship between, settlements and individual buildings within the landscape' and to 'conserve, and where possible, enhance townscape character'.
14. Policy CS20 (Heritage and Conservation) of the Woking Core Strategy (2012) sets out that new development must respect and enhance the character and appearance of the area in which it is proposed whilst making the most effective use of land. Policy DM20 (Heritage Assets and their Settings) of the Development Management Policies DPD (2016) sets out that proposals affecting heritage assets will be required to demonstrate that the development preserves and/or enhances the heritage asset and its setting.

14 JANUARY 2020 PLANNING COMMITTEE

15. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a duty on the Council in respect of listed buildings in exercising its planning functions. In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which the building possesses.
16. The above statutory duty is to be considered alongside the contents of the NPPF, accompanying National Planning Practice Guidance (NPPG) and local development plan policies. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
17. The Old Cricketers and Cricketers Cottage are Grade II listed. The list entry (ref: 1264341) is as follows:

“6/141 II 22/7/53 Former Inn, now Shop with house attached. C16 encased in mid C18. Timber framed, brick exterior, plain tile mansard roof with centre ridge stack, end stack to right. 2 storeys and attic under flat roof dormers, dentil band to eaves. Casement windows, 4 across the first floor, with two blocked, one bay in from each end; ground floor windows of plate glass under cambered heads, except for window on right end. Two doors to shop left and right of centre, door to cottage on right hand end under pent roof porch on wood supports. C20 extensions to rear.”
18. In support of the application the applicant has submitted a Built Heritage Statement dated October 2019. The submitted statement sets out that the heritage significance of the listed building is principally embodied in its remaining historic fabric and its overall form as a 16th century former inn with later alterations associated with its later and current use as a residence. The building is representative of the local vernacular particularly in its use of brick, tile-hung flank elevations and tiled mansard roof. A detailed assessment of the setting of the listed building is also set forward in the report.
19. The proposed development includes a two-storey side extension to the eastern elevation of the building to accommodate the pedestrian access to the flats above. The proposal is to then convert the existing accommodation within the roof space to a more conventional first floor with brick elevations. A first floor rear mansard type extension with hipped roof dormers is proposed above the existing single storey rear extension near the northern boundary of the site. Above the proposed brick built first floor would be a mansard roof with hipped roof dormer windows providing a third storey. The maximum height of the existing building would not be exceeded with the bulk of the extensions and alterations confined to the existing envelope of development. Bricks and roof tiles for the development would be to match those of the existing dwelling.
20. The proposed conventional first floor would replicate the character and design of the ground floor and existing two-storey bay window feature on the south elevation. The bricks to match existing, lintels and stone coping would reflect the architectural vernacular of the existing building. The mansard roof would grade away from the first floor elevations and the incorporation of hipped roof dormers is considered to provide visual interest and articulation which reduces the visual prominence of the roof within the street scene.
21. The existing flat roof garage and timber framed corrugated plastic roofed storage area towards the eastern part of the site neighbouring The Old Cricketers would be

14 JANUARY 2020 PLANNING COMMITTEE

demolished as part of the proposed development and replaced with an area of soft landscaping and a purpose built cycle and refuse storage area.

22. In terms of the impact of the proposal on the setting of the neighbouring listed building, it is considered that the development would not cause any harm, be it substantial or less than substantial, to its setting. The proposed development would maintain an appropriate level of visual separation between the two buildings and the removal of the existing flat roofed garage and timber framed storage area, along with the incorporation of the entrance to the flats to the south-east elevation of the building, would improve the relationship with the neighbouring listed building and enhance its setting.
23. The Council's Conservation Consultant has reviewed the submitted scheme and raises no objection to the proposal as they consider that there would be an overall improvement to the street scene by the removal of the detached garage and the creation of a landscaped entrance the flats. They also consider that sufficient clearance between the two buildings is maintained.
24. Overall, it is considered that the proposed development would relate well to the character and design of the existing building and the surrounding area. The proposal addresses its corner plot location well and would not appear incongruous or overly prominent within the street scene. The proposed development would not result in any harm to the neighbouring Grade II listed building and would enhance its setting. The proposal would therefore accord with Policies CS20, CS21 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and the NPPF (2019).

Impact upon neighbouring amenity

25. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. Policy CS21 also advises that new developments should be designed to avoid significant harm to the environment and general amenity resulting from noise. Policy DM7 of the Development Management Policies DPD (2016) also relates to noise implications. More detailed guidance, in terms of neighbouring amenity, is provided by the Outlook, Amenity, Privacy and Daylight SPD (2008).
26. The main dwellings to consider when assessing the impact of the proposal on the residential amenities of neighbouring properties are: The Old Cricketers and Cricketers Cottage to the east. It is noted that planning permission ref: PLAN/2019/0720 dated 12.09.2019 granted permission for the installation of external plant and equipment for the use of the ground floor retail unit. A Noise Impact Assessment (NIA) was submitted as part of this previous planning permission which concluded that the proposed plant and machinery would not have any significant adverse impact on the residential amenities of neighbouring properties.
27. A more recent Noise Assessment (rev 1) dated 05.12.2019 has been submitted in support of the current planning application demonstrating that there would not be any significant adverse impact on the closest proposed residential receptor, the first floor living room of Flat 3. As the noise impact is acceptable at the closest proposed residential receptor which is approximately 1-2m from the closest plant/equipment, it is not considered that there would be any significant adverse noise impact to neighbouring The Old Cricketers or Cricketers Cottage which are approximately 8m away and separated by boundary fencing. The Council's Environmental Health Officer (EHO) has

14 JANUARY 2020 PLANNING COMMITTEE

reviewed the submitted assessment and raises no objection to the proposed development with regards to noise impact on neighbouring properties.

28. In support of the current planning application the applicant has submitted a Daylight and Sunlight Assessment dated 27.09.2019 assessing the impact of the proposed development on neighbouring residential receptors.
29. With regards to The Old Cricketers to the immediate east of the application site, the submitted Daylight and Sunlight Assessment identifies windows at The Old Cricketers which could be affected by the proposal. This assessment concludes that the proposed development would have an imperceptible impact on the levels of skylight and sunlight received by windows at The Old Cricketers which would accord with the recommendations of BRE:209. The submitted assessment also identifies that the proposed development would have an acceptable impact on the sunlight received by surrounding amenity areas. It is therefore concluded that the proposed development would not have any significant adverse impact in terms of loss of daylight/sunlight to habitable rooms or loss of sunlight to amenity space at The Old Cricketers.
30. The existing window arrangement for the ancillary residential accommodation at the first floor level of the Eastern and Oriental is such that there are no habitable room windows facing towards The Old Cricketers, but rather hallway, landing and bathroom windows which are non-habitable. It is unclear whether the first floor window on the side elevation of The Old Cricketers serves a habitable room or not, however it is noted that this window is not obscurely glazed and there is a likelihood that it is a secondary window serving a first floor bedroom.
31. The submitted first floor plan shows some of the first floor habitable room windows to be obscurely glazed and non-opening which would ensure that there is no significant loss of privacy to habitable room windows or private amenity space of The Old Cricketers, subject to an additional kitchen/living room window serving Flat 4 being obscurely glazed to prevent direct overlooking to the first floor side elevation window at The Old Cricketers. In terms of the second floor dormer windows, the majority of these windows would not afford any direct views into habitable rooms or the rear amenity space of The Old Cricketers with the exception of east facing kitchen/living room window serving Flat 7. Subject to a planning condition restricting specific windows as being obscurely glazed and non-opening below 1.7m above the internal floor level of the room in which they are situated, it is considered that there would be no significant loss of privacy to The Old Cricketers.
32. The position of the existing Eastern & Oriental building would largely remain unchanged with the uplift in residential accommodation coming primarily from first and second floor extensions within the existing building footprint with no increase in the maximum height of the building. Overall, it is considered that the proposal would not result in any significant loss of outlook or overbearing impact to The Old Cricketers given the position of the majority of the development to the south-west of the rear elevation of The Old Cricketers.
33. In light of the findings of the above assessment relating to The Old Cricketers, it is considered that the proposed development would not have any significant adverse impact on Cricketers Cottage beyond given its increased separation distance from the application site. The north of the application site is bound by Moorcroft Day Centre while to the west and south of the site is Westfield Common. It is therefore considered that the proposed development would not have any significant adverse impact on the residential amenities of neighbouring residential receptors.

Standard of Accommodation

34. Although not locally adopted the Technical Housing Standards – Nationally Described Space Standard (2015) (as amended) provides useful guidance. The table below sets out the Gross Internal Area (GIA) of the proposed flats alongside the Technical Housing Standards – Nationally Described Space Standard (2015) (as amended).

	Number of bedrooms	Gross internal floor area (sqm)	Technical Housing Standard (sqm)
Flat 1	2 bedroom 3 person	61.2	61 (2b3p)
Flat 2	1 bedroom 2 person	51.3	50 (1b2p)
Flat 3	2 bedroom 4 person	74.6	70 (2b4p)
Flat 4	1 bedroom 2 person	54.6	50 (1b2p)
Flat 5	1 bedroom 2 person	51	50 (1b2p)
Flat 6	1 bedroom 2 person	53.6	50 (1b2p)
Flat 7	1 bedroom 2 person	53	50 (1b2p)

35. All of the proposed flats would meet the minimum space standards set out in the Technical Housing Standards – Nationally Described Space Standard (2015) (as amended) and would provide multiple outlooks (i.e. would not be single aspect). While the proposed flats would not have any private or communal amenity space provision on site, it is noted that the site is bound by Westfield Common to the immediate south and west with children’s play areas and other recreational facilities such as the Woking Sports Box and Westfield Cricket & Bowls Club within walking distance.
36. The Council’s Environmental Health Officer (EHO) initially raised concerns as no Noise Assessment (NA) had been submitted to take account of the plant and equipment permitted by planning permission ref: PLAN/2019/0720 dated 12.09.2019 and the impact that it would have on the proposed residential amenities of the proposed dwellings. Concerns were also raised about the originally proposed delivery times 06.00 – 22.00 seven days a week and the store opening hours.
37. In response to the EHO’s comments the applicant has submitted a NA, Rev 1, dated 05.12.2019 which assesses the impact of the previously approved plant/equipment, the proposed delivery activities as well as customer noise on the proposed dwellings. The proposed delivery times are as follows:

Fresh (including frozen on Tuesday, Thursday and Saturday)	Monday – Saturday arriving 07:00 – 13:30
Ambient	5 deliveries a week arriving 09:00 - 18:00
Bread (x2), sandwiches and also newspapers	Monday to Saturday (6 days), direct from supplier, arriving at 07:00 and 10:30

38. The submitted NA includes noise mitigation measures as well as a specific noise management plan for deliveries which includes measures such as: lorry engine and refrigeration being turned off as soon as practicable and not left running during deliveries; the use of an isolating mat under the tail/scissor lift to reduce the noise of the plats on the pavement or the loading bay; as well as guidance for employees which set out how to deal with noise complaints quickly, effectively and to address any issues

14 JANUARY 2020 PLANNING COMMITTEE

raised. The proposed hours of operation for the retail unit are 07:00 – 23:00 Monday – Sunday.

39. The Council's EHO has reviewed the submitted NA and the accompanying email dated 05.12.2019 and confirms that no objection is raised subject to the delivery hours being as restricted to the times set out in email dated 05.12.2019 and the recommendations of the submitted NA being followed in full. With reference to hours of operation, the EHO raises no objection to the proposed hours of operation given the approach that has been taken to similar sites elsewhere in the Borough and that it is unlikely that the proposed hours of operation would result in any statutory nuisance to the flats above.
40. The EHO has advised that planning conditions restricting opening hours, hours for deliveries as well as construction hours would be required. In addition to the above restrictions, a planning condition requiring details of acoustic performance measures for party ceilings/floors and walls as well as a condition requiring the details of any external lighting scheme to be submitted are also required.
41. Subject to the planning conditions requested by the EHO, it is considered that the proposed dwellings would provide a good standard of accommodation for owner/occupiers which would not experience any significant or unacceptable levels of noise. The proposal would therefore accord with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).

Highways and Parking Implications

42. Policy CS18 of the Woking Core Strategy (2012) sets out that minimum car parking standards will be set for residential development (outside of Woking Town Centre). Policy DM16 (Servicing Development) of the Development Management Policies DPD (2016) sets out that the Council will require servicing facilities to be well designed, built to accommodate the demands of the development and sensitively integrated into the development and the surrounding townscape and streetscape. Servicing activities should not give rise to traffic congestion, conflict with pedestrians, or other road users, or be detrimental to residential amenity.
43. The Parking Standards SPD (2018) sets out the following *minimum* residential parking standards and *maximum* standards for food or non-food retail:

Number of bedrooms	Minimum on-site vehicle parking spaces per flat, apartment or maisonette	Number of flats, apartments or maisonettes in proposal	Overall minimum parking standard
1 bedroom	0.5	5	2.5
2 bedroom	1	2	2
Total spaces required (minimum)			4.5
Total spaces proposed			7
Use Class	Maximum per m2 (GFA)	Maximum Required	Proposed
Food or non-food retail up to 500m2	1 car space per 30m2	10	10

14 JANUARY 2020 PLANNING COMMITTEE

44. As demonstrated in the table above, the proposed development would exceed the minimum on-site car parking spaces provision for the residential element of the proposal and would accord with the maximum car parking requirement for the retail element of the proposal. A total of 7x on-site car parking spaces would be provided for the flats which would exceed the minimum requirement for 4x spaces. The proposed level of residential on-site car parking provision is considered to be acceptable given the suburban location of the site and the likelihood of residents requiring the use of a car. The level of provision would provide 1x on-site car parking space per flat which would minimise the potential for overspill car parking onto Westfield Road to the south.
45. The County Highway Authority has assessed the application on highway safety, capacity and policy grounds and raises no objection to the proposed development subject to planning conditions requiring: the provision of the on-site car parking, turning and delivery areas in accordance with the submitted plans; a Construction Transport Management Plan; and the provision of on-site cycle parking spaces.
46. Overall, it is considered that the proposed development would be acceptable in terms of on-site car parking provision and highway safety and capacity grounds. A total of 10x covered and secure cycle parking spaces would be provided for residents which would equate to at least 1x cycle parking space per flat which would encourage sustainable modes of transport.

Thames Basin Heaths Special Protection Area (TBH SPA)

47. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Woking Core Strategy (2012) 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.
48. The development results in a net increase of 6x dwellings on site. The applicant has indicated that they are prepared to enter into such an agreement should planning permission be granted. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
49. Subject to securing the provision of the SAMM tariff (through a S106 Legal Agreement) and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development would not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017. At the time of writing this report, the residential element of the proposal would require a Thames Basin Heaths contribution of approximately £2905 (this figure is linked to inflation).

Affordable Housing

- 50 Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
- 51 Paragraph 63 of the National Planning Policy Framework (NPPF) (2019) sets out that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. The site is not within a designated rural area and does not constitute major development (development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more).
- 52 Whilst it is considered that weight should still be afforded to Policy CS12 (Affordable housing) of the Woking Core Strategy 2012 it is considered that greater weight should be afforded to the policies within the NPPF 2019. As the proposal represents a development of less than 10 units, and has a maximum combined gross floor space of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Waste & Recycling Storage

53. The proposed development would comprise of 7x dwellings above the ground floor retail unit. The residential waste/recycling storage area would be situated to the north-east of the building accessed by a timber gate which fronts onto the recreation ground to the south of the application site. Joint Waste Solutions have reviewed the application and set out the waste/recycling storage requirements for the residential element of the proposed development.
54. Overall, It is considered that there would be sufficient storage space for waste/recycling receptacles in the proposed storage area within 25m pulling distance for two-wheeled bins to the roadside. However, the full complement of receptacles is not shown on the submitted drawings and it is therefore necessary to require the full details of waste/recycling storage for the residential component of the scheme to be secured by way of a planning condition to ensure that the waste/recycling storage arrangement does not affect access to the covered cycle parking spaces.
55. If larger waste/recycling receptacles were to be used instead of the two-wheeled 240l wheeled bins a collection point for the bins would need to be agreed as the carry point for four wheeled bins is 10m, as opposed to the 25m for two-wheeled bins. Subject to a detailed waste/recycling storage layout and management strategy being submitted and approved prior to the occupation of the proposed flats, it is considered that there would be no significant adverse impacts resulting from the waste/recycling storage requirements for the proposed flats.
56. With reference to the ground floor retail unit a Commercial Goods Entrance is located to the rear of the building which provides access to a relatively large external storage area where waste/recycling could be stored. The retail unit would also be serviced by an on-site commercial loading way which could be used for waste servicing purposes. However, as no specific details have been provided it is considered necessary to require details of the commercial waste/recycling storage and servicing to ensure that satisfactory arrangements can be accommodated within the application site.

Sustainability

57. Following a Ministerial Written Statement to Parliament on 25th March, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.
58. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential development which seeks the equivalent water and energy improvements of the former Code Level 4. While the applicant has submitted an Energy and Sustainability Assessment dated 27.09.2019, it would appear that this assessment relies upon the installation of PV panels in a prominent roof-top location.
59. The PV panels are shown on the submitted roof plan but not on any of the elevations or proposed 3D views. The position of the panels as indicated on the submitted Roof Plan would be a highly prominent location which could be highly visible within the street scene due to the prominent corner plot location of the development. Therefore further details of the proposed PV panels would be required by way of a planning condition to ensure that they do not have an unacceptable adverse impact on the character and appearance of the area.
60. It is also noted that the flat sizes referenced in the submitted assessment conflict with the flat sizes shown on the submitted plans and it is therefore unclear whether the submitted assessment relates to the development currently under consideration.
61. In light of the above, it is considered that the proposal would be acceptable in terms of sustainability subject to planning conditions seeking the equivalent water and energy improvements of the former Code Level 4.

LOCAL FINANCE CONSIDERATIONS

- 59 The development would be liable for Community Infrastructure Levy (CIL) for the residential element of the proposed development. The charge would be £125 per square metre of the gross internal floorspace (GIA) of the proposed residential development, plus indexation for inflation. At the time of writing this report it is estimated that the CIL liability for the residential part of the proposal would be approximately £49,223.
- 60 As the total new build exceeds 100sqm, the additional retail floorspace at the ground floor level would be CIL liable. The proposed development includes an increase in retail floorspace of approximately 4sqm. A charge of £75 per square metre of retail development is required which, when indexed for inflation, results in an estimated charge of £374.
- 61 As set out in the Thames Basin Heaths Special Protection Area (TBH SPA) section above, a SAMM contribution of £2905 would be required to account for the net increase of 6x dwellings on site. It is noted that these figures are based on the information submitted as part of the current application relating to the current financial year. The above contributions would increase in line with inflation at the next financial year.

CONCLUSION

- 62 The principle of development is considered to be acceptable and the proposal will incorporate a satisfactory design which would enhance the setting of the neighbouring Grade II listed building. The proposal would have an acceptable impact on neighbouring amenity, highway safety and would provide a good standard of accommodation for the proposed flats.
- 63 The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS8, CS10, CS16, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), the ‘Outlook, Amenity, Privacy and Daylight’ SPD (2008), Parking Standards SPD (2018) and Design SPD (2015), Policies DM2 and DM7 and DM16 of the Development Management Policies DPD (2016), the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and National Planning Policy Framework (2019) and it is therefore recommended that planning permission is approved subject to the recommended planning conditions and Section 105 Legal Agreement securing the Thames Basin Heaths SAMM contribution.

BACKGROUND PAPERS

1. Site visit photographs: 29.08.2019 & 09.05.2019

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£2905 SAMM (TBH SPA) contribution.	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the signing of a Section 106 Legal Agreement to secure SAMM contribution and 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 permitted shall be carried out in accordance with the approved plans listed below:

- 001, Location Plan & Site Photos, received 07.10.2019
 002, Ground Level Plan Existing, received 17.10.2019
 003, Levels 1, Level 2, Roof Plan Existing, received 17.10.2019

14 JANUARY 2020 PLANNING COMMITTEE

004, West and South Elevations Existing, received 17.10.2019
005, East and North Elevations Existing, received 17.10.2019
006, 3D Views Existing, received 17.10.2019
007, 3D Views Existing, received 17.10.2019
008, 3D Views Existing, received 17.10.2019
009, 3D Views Existing, received 17.10.2019
112, Ground Level Plan Proposed, received 17.10.2019
113, Levels 1, Level 2, Roof Plan Proposed, received 17.10.2019
114, West and South Elevations Proposed, received 17.10.2019
115, East and North Elevations Proposed, received 17.10.2019
116, 3D Views Proposed, received 17.10.2019
117, 3D Views Proposed, received 17.10.2019
118, 3D Views Proposed, received 17.10.2019
119, 3D Views Proposed, received 17.10.2019
120, Section Existing & Proposed, Proposed, received 17.10.2019

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

- 3 The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the building, the visual amenities of the area and the setting of the neighbouring Grade II listed building in accordance with Policies CS20 and CS21 of the Woking Core Strategy (2012).

- 4 ++ Prior to the first occupation of the dwellings hereby approved, a hard and soft landscaping scheme showing details of hard and soft landscaping to the frontage, details of materials for areas of hardstanding (including any drainage arrangements) and boundary treatments and additional tree planting, shall be submitted to and approved in writing by the Local Planning Authority.

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

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

- 5 ++ Prior to the commencement of any of the residential unit 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).

14 JANUARY 2020 PLANNING COMMITTEE

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

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

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

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

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

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

7. ++ Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with drawing '112, Ground Level Plan Proposed, received 17.10.2019' for vehicles to be parked and for the loading and unloading of vehicles. Thereafter the parking, loading, unloading and turning areas shall be retained and maintained solely for their designated purposes as shown on '112, Ground Level Plan Proposed, received 17.10.2019'.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users and to ensure that sufficient on-site car parking is provided for the approved dwellings in accordance with Policy CS18 of the Woking Core Strategy (2012) and the Woking Parking Standards SPD (2018).

8. The following windows hereby permitted, as shown on '113, Levels 1, Level 2, Roof Plan Proposed, received 17.10.2019' and listed below shall be glazed entirely with obscure glass and be non-opening unless the parts of the windows which can be opened are more than 1.7m above the internal floor level of the room in which the window is installed.
 - First Floor Flat 4 – North-East Facing Living Room Window
 - First Floor Flat 4 – North-East Facing Bedroom Window

14 JANUARY 2020 PLANNING COMMITTEE

- First Floor Flat 4 – East Facing Living Room Window
- Second Floor Flat 7 – East Facing Living Room Window

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

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

- 9 The flat roof area of the existing single storey rear extension shown as 'Flat Roof' on drawing '113, Levels 1, Level 2, Roof Plan Proposed, received 17.10.2019' and the other flat roofed areas of the development hereby approved shall not be used as balconies, roof terraces, sitting out areas or similar amenity areas nor shall any railings or other means of enclosure be erected on top of or attached to the side of the building without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect adjoining properties from overlooking and noise and to comply with Policy CS21 of the Woking Core Strategy 2012.

- 10 Notwithstanding the details of PV Panels shown on the proposed roof plan, as shown on drawing '113, Levels 1, Level 2, Roof Plan Proposed, received 17.10.2019', details of any PV Panels or similar installations (including drawings showing the panels within the elevations of the development hereby approved) shall first be submitted to the Local Planning Authority for approval in writing. The development shall thereafter be carried out in accordance with the approved details.

Reason: The application site occupies a prominent corner plot location and the installation of PV panels in what would be a highly visible location could have an unacceptable adverse impact on the character and appearance of the existing building, the wider area and the neighbouring Listed Building contrary to Policies CS20 and CS21 of the Woking Core Strategy (2012).

- 11 ++ No above ground development associated with the development hereby permitted shall commence until details of any necessary upgrade to the existing acoustic performance of the party ceilings/floors and walls have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of the development.

Reason: To protect the environment and amenities of the occupants of the approved first and second floor dwellings in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).

- 12 Construction work of any sort within the area covered by the application site shall only take place between 0800 -1800 hours Monday to Friday, 0800-1300 hours on Saturday and not at all on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).

- 13 ++ No development shall commence until a Construction Transport Management Plan to include details of:

14 JANUARY 2020 PLANNING COMMITTEE

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

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: To ensure that the construction of the proposed development does not adversely affect highway safety or inconvenience highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the NPPF (2019).

- 14 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 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 and the dwellings hereby approved in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).

- 15 No deliveries shall be taken or dispatched from the site outside of the following times:

Fresh Deliveries – 07:00 – 13:30;
Ambient Deliveries – 09.30 – 18.00;
Bread, Sandwiches and Newspapers – 07:00 – 10:30;

Monday – Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the environment and occupants of the approved flats and neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).

- 16 The retail premises hereby approved shall not be open to customers between the hours of 23:00 – 07:00 Monday – Sunday including Bank or Public Holidays.

Reason: To protect the environment and amenities of the occupants of the approved flats and of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM7 of the Development Management Policies DPD (2016).

- 17 ++ Prior to the commencement of the change of use and prior to the occupation of the dwellings hereby permitted, whichever is the sooner, a scheme for the storage of refuse and recycling (including details regarding location and means of enclosure of bin stores and a collection point if required) for both the residential and retail development hereby permitted shall be 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 in accordance with Policy CS21 of the Woking Core Strategy (2012)

14 JANUARY 2020 PLANNING COMMITTEE

- 18 No fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed unless and until details, including acoustic specifications have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

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

- 19 The ground floor use hereby permitted shall be carried out in accordance with the Noise Management Plan for deliveries set out in 'Planning Noise Assessment, Rev 1, dated 05.12.2019' prepared by Noise Solutions Limited and shall continue to be complied with for the duration of the approved use.

Reason: To protect the residential amenities of the owner/occupiers of the approved flats and neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

- 20 The ground floor development hereby permitted shall be restricted solely to Class A1 of The Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order) and shall not be used for any use outside Class A1 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 site specific location within the Westfield Neighbourhood Centre and surrounding area and to safeguard the amenities of the adjoining premises in accordance with Policies CS4 and CS21 of the Woking Core Strategy (2012).

- 21 ++ The residential development hereby approved shall not be first occupied unless and until the secure cycle parking shown on drawing '113, Levels 1, Level 2, Roof Plan Proposed, received 17.10.2019' has been provided. The cycle parking facilities shall thereafter be retained and maintained for use by the occupiers of the approved flats.

Reason: To ensure that sufficient on-site cycle parking is provided and that sustainable modes of transport are encouraged in accordance with Policy CS18 of the Woking Core Strategy (2012), the Parking Standards SPD (2018) and the NPPF (2019).

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 accepting additional information during the course of the assessment of the application.
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.

14 JANUARY 2020 PLANNING COMMITTEE

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

3. 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.
4. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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

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

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

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

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

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

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

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

08.00 – 18.00 Monday to Friday

08.00 – 13.00 Saturday

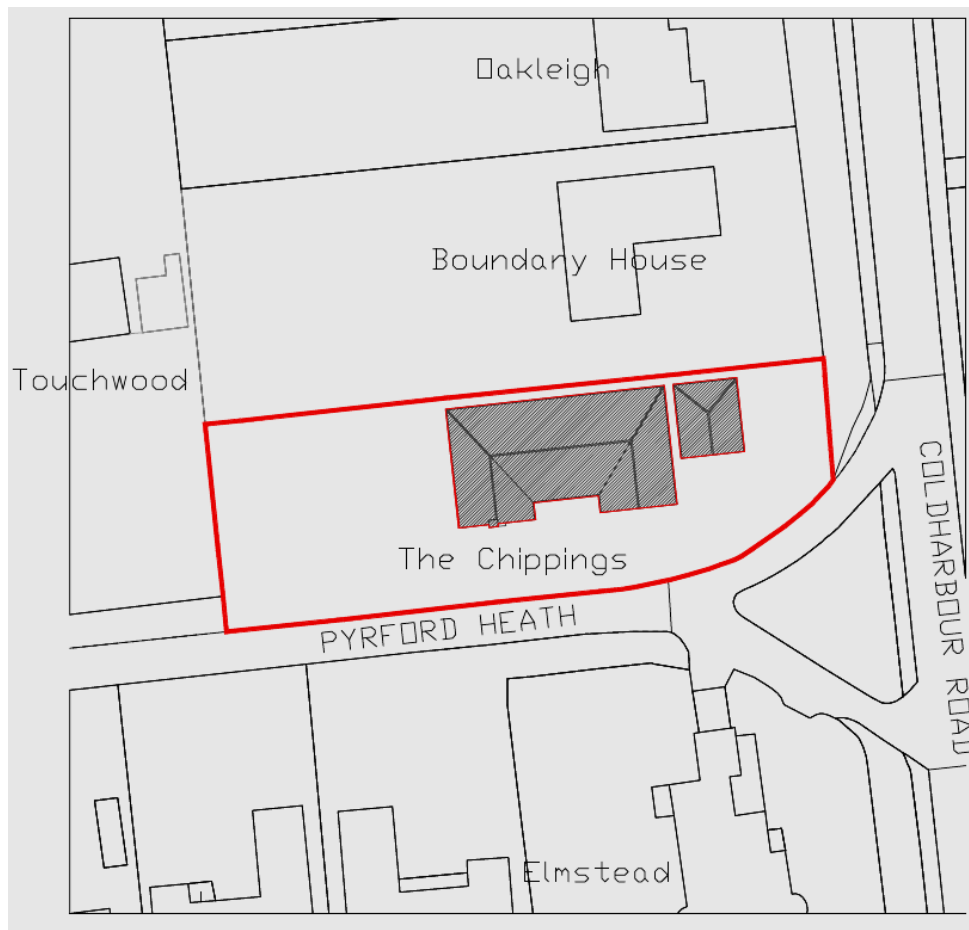
and not at all on Sundays and Bank/Public Holidays.

6. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.

Chippings, Pyrford Heath, Woking

PLAN/2019/0988

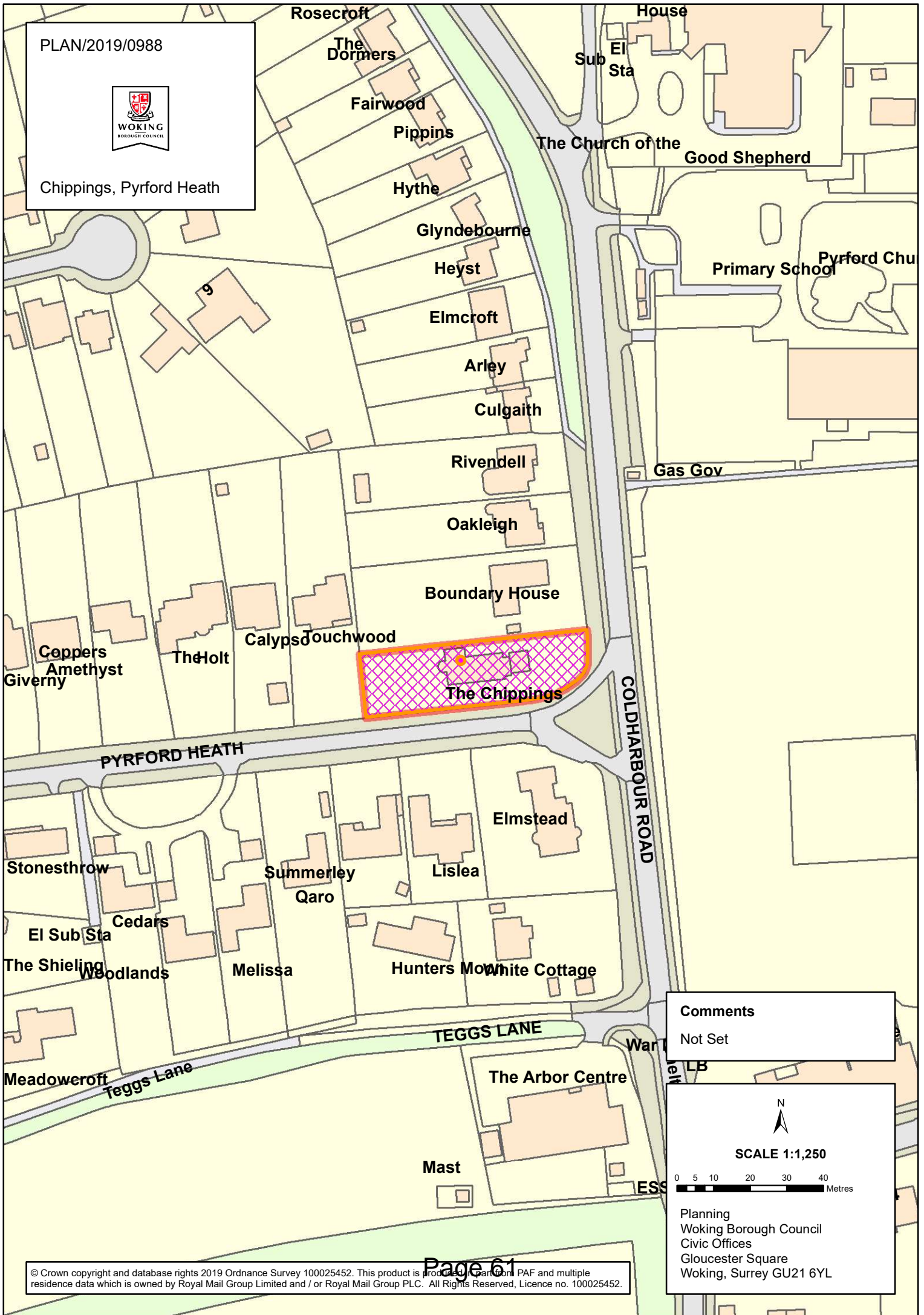
Erection of a single-storey, 4-bedroom, replacement dwelling house and detached garage following the demolition of the existing building.



PLAN/2019/0988



Chippings, Pyrford Heath



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

6C PLAN/2019/0988

WARD: PY

LOCATION: Chippings, Pyrford Heath, Pyrford, Woking, Surrey, GU22 8SR

PROPOSAL: Erection of a single-storey, 4-bedroom, replacement dwelling house and detached garage following the demolition of the existing building.

APPLICANT: Mr and Mrs Johnson

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the erection of a replacement single dwelling which falls outside of the scheme of delegated powers.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to demolish the existing bungalow dwelling and erect a replacement 4-bedroom bungalow with detached garage towards the eastern side of the site.

PLANNING STATUS

- Urban Area
- Tree Protection Order area
- Thames Basin Heaths SPA Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site is located on the Northern side of Pyrford Heath on the junction with Coldharbour Road in an area primarily dominated by 2 storey dwellings with some single storey and some 3 storey buildings set on generous plots. Chippings is a detached bungalow of modest proportions positioned close to the centre of the site oriented facing southwards, with a frontage of soft landscaping and a substantial tree which is protected by an area Tree Preservation Order. The northern boundary with Boundary House consists of 2 metre high close timber fencing and recently pruned hedges on the neighbouring side at 3 metre in height. The eastern and western sides contain similar hedging separating the site from the adjacent highway and Touchwood to the West.

PLANNING HISTORY

PLAN/2018/0904 - Proposed demolition of existing bungalow dwelling and erection of chalet style dwelling with 5no bedrooms and detached single garage – Permitted 14.12.2018

14 JANUARY 2020 PLANNING COMMITTEE

PLAN/2016/1268 - Proposed demolition of existing bungalow dwelling and erection of chalet style dwelling with 5no bedrooms and integral garage – Permitted 30.03.2017

PLAN/1994/0287 – Erection of single storey extension to domestic garage – Permitted 19.05.1994

PLAN/1989/0503 – Erection of single storey side extension to existing dwelling – Permitted 01.08.1989

Boundary House

PLAN/2016/1352 - Proposed two storey side extension, front porch canopy roof and single storey rear extension following the demolition of existing conservatory and shed – Permitted 31.01.2017

PROPOSED DEVELOPMENT

Planning consent is sought for the demolition of the existing bungalow and erection of a replacement bungalow with 4 bedrooms and a detached garage to the East of the proposed dwelling.

CONSULTATIONS

County Highway Authority: No highway requirements (13.11.19)

Arboricultural Officer: Arboricultural information provided by APArboriculture ref: APA/AP/2019/101 considered acceptable and should be complied with in full, including the pre commencement meeting and arboricultural supervision as indicated (25.11.19)

Pyrford Neighbourhood Forum: No comments raised

REPRESENTATIONS

There has been 1 third party letter of objection received in relation to the proposed development. The issues raised in this letter echo concerns raised in the 2016 and 2018 applications (PLAN/2016/1268 & PLAN/2018/0904). These concerns are summarised as follows;

- Overbearing impact on the outlook from Boundary House
- Impact on privacy/loss of privacy
- Loss of light to habitable rooms and overshadowing

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019
Section 2 - Achieving sustainable development
Section 12 - Achieving well-designed places

Core Strategy Document 2012
CS1 - A Spatial Strategy for Woking
CS8 - Thames Basin Heaths Special Protection Area
CS10 – Housing provisions and distribution

14 JANUARY 2020 PLANNING COMMITTEE

CS16 – Infrastructure Delivery
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 - Presumption in Favour of Sustainable Development

Supplementary Planning Guidance

Supplementary Planning Document 'Parking Standards' 2018
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015

Development Management Policies DPD 2016

DM2 – Trees and Landscaping
DM12 - Self Build and Custom Build Houses

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

PLANNING ISSUES

1. The main issues to consider in determining this application are; the principle of development, design considerations and the impact of the proposal on the character and appearance of the surrounding area, impact on residential amenity, highways and parking implications, impact on trees, sustainability, the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan and local finance considerations.

Principle of Development

2. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Section 12 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is generally consistent with this in so far as it expects development proposals to have regard to the general character and quality of the surrounding area. The application site is located within an established residential area with a number of services in close proximity and an arterial route-way (Coldharbour Road) located adjacent to the site. Given this, the sites location is considered suitably sustainable in the defined urban area of Woking.
3. In accordance with the Development Plan, new residential development should seek to maximise the efficient use of land by concentrating most new development in urban areas. The proposal makes best use of land, retaining a density which maintains the character of the local area.
4. The principle of erecting one replacement residential dwelling on the site is considered acceptable subject to the further material considerations as set out in this report.

Impact on Character and Appearance of the Area

5. To comply with Policy CS21 of the Woking Core Strategy 2012, the development should be designed so that it reflects the building lines, scale, height, proportions, layout, materials and other characteristics of adjoining

14 JANUARY 2020 PLANNING COMMITTEE

buildings and land. The host dwelling is a single storey detached dwelling dating from the late 1960s/early 1970s with subsequent additions added in the late 80s/early 90s. The neighbours to the North on Coldharbour Road along with the neighbour to the West within Pyrford Heath are all two storey dwellings. Opposite the application dwelling at Elmstead on Coldharbour Road is a 3 storey Arts and Crafts style dwelling. Considering the mixture of dwelling heights in the immediate area, the principle of the replacement bungalow dwelling standing at 6.3 metres in height, approximately 1 metres higher than the existing dwelling and with a larger footprint is considered acceptable.

6. The application site adopts a similar scale and shape to those proceeding from the North but includes a dwelling orientated towards Pyrford Heath (southwards). Measuring a width of 65 metres which tapers off to address the junction with Coldharbour Road, with a depth of 22 metres, the application site covers a generous plot contributing to a spacious character typical of the surrounding area. Dwellings along Coldharbour Road and indeed Pyrford Heath hold no particular consistent style or design with examples of Arts and Crafts two storey dwellings and 1960/1970s styles also evident. The proposed scheme would result in the removal of the existing dwelling at Chippings, which while being an established part of the area, does not contribute a level of architectural merit that would require preserving. Erection of this new bungalow dwelling would maintain the pattern of development in the area. Standing at a height of 6.3 metres, measuring a width of 23 metres with a total depth of approximately 12.3 metres, the proposal is considered to stand in harmony with the neighbouring dwellings conforming to the overarching theme of sizeable suburban dwellings on spacious plots.
7. The proposed dwelling is set to be constructed in a conventional style with low eave lines and twin projecting gables providing articulation along the principal elevation. Adopting architectural cues from a number of dwellings throughout Coldharbour Road as well as Pyrford Heath, including a mix of hipped and pitched roof forms, the proposal aims to create a building that will correspond well with the existing character of the area while adhering to the site's constraints.
8. The balanced composition of the proposed twin gable projection on the front elevation offer a vertical emphasis to an otherwise horizontally dominated frontage. The rear elevation, as well as both the eastern and western side elevations, are muted in comparison to the principal elevation, with a large portion of these elevations dominated by the roofscape, typical of bungalow dwellings. Although the proposed dwelling will be larger than the existing bungalow, it is considered to form a dwelling which offsets this increase in size with the adoption of a pitched roof form with a slight increase in height in a bid to minimise its overall scale and mass.
9. A detached garage is proposed towards the eastern side of the dwelling which is to measure 6.2 metres in width, 7.4 metres in depth and stand at 4.2 metres in height adopting a dual pitched roof. The garage is considered to form a subordinate addition typical of a primary/secondary relationship one would expect between a dwelling and garage. Measuring 6.2 metres in width, the proposed structure adheres with the building line evident on Coldharbour Road and would therefore respect the built form in the area and would not as such appear as overdevelopment on the site.

14 JANUARY 2020 PLANNING COMMITTEE

10. As previously mentioned, the proposed replacement dwelling would stand on the footprint of the existing dwelling but include a larger footprint of 270sq.m on a site that covers approximately 1050sq. metres. There has been concern of over-development of the site. With the design of the dwelling and garage incorporating a scale and form consistent with size of the application site and adopting a scale similar to other dwellings on similar sized plots, it is considered that the proposed development respects the underlying character of the area covering approximately 27-30% of the site.
11. The wider locality includes properties of varying designs, form and materials with no underlying distinctive character evident. The development is set to replace an existing dwelling which holds no particular architectural merit with a dwelling and detached garage which corresponds to the site constraints as well as the varied character of the area. Measuring 6.3 metres in height, 23 metres in width and 12.3 metres in overall depth, the scale of the proposal is comparable to the neighbouring properties surrounding the site, tying in with the wider locality.
12. The proposed development is of an acceptable design and would respect the character and appearance of the immediate area as well as tying in with the wider surrounding characteristics. As such, the proposal is in accordance with Section 12 of the National Planning Policy Framework, Policies CS21 and CS24 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Residential Amenity

13. The replacement dwelling will be positioned atop the footprint of the existing dwelling at Chippings albeit with a deeper and wider form and 1 metre higher ridge line. Bound to the North by Boundary House which fronts onto Coldharbour Road and to the West by Touchwood within Pyrford Heath, the application site is primarily set amongst larger two storey dwellings.
14. Touchwood to the West, is set back approximately 25 metres from Pyrford Heath and abuts the western side elevation of the application site. While the proposed dwelling would increase in scale, the separation distance between the replacement dwelling and side boundary would be at least 25 metres mitigating detrimental overbearing. As such, the amenities of the occupiers at Touchwood are not considered to be materially affected, in terms of overlooking, loss of privacy or overbearing impact.
15. Policy CS21 of the Woking Core Strategy 2012 requires development proposals to *“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”*. It is worth noting that the existing layout includes a bungalow dwelling positioned between 1-3.5 metres off the rear boundary backing onto Boundary House. Further to this, it should be noted that planning consent (PLAN/2016/1352) was granted for a two storey southern side extension and single storey rear extension on Boundary House. The impact of the development will be assessed with the above in consideration.
16. The proposed replacement dwelling would increase the height of the building by approximately 1 metre from 5.2 to 6.2 adopting a pitched roof form to minimise the overall bulk and mass and would be positioned 1.3 metre off the

14 JANUARY 2020 PLANNING COMMITTEE

boundary. The proposed eaves height would remain the same at 2.5 metres with the roof sloping away from the boundary and the highest part of the roof (ridge line) positioned approximately 7 metres from the boundary. Further to this, while part of the proposed replacement dwelling will project approximately 13 metres beyond the rear elevation of Boundary House, the boundary treatment of the hedging and fencing coupled with the hipped roof form which slopes away from the shared boundary reduces the level of bulk from the perspective of Boundary House. As such, considering the modest increase in height along with these adopted elements to reduce the overall bulk and mass, the proposal is not considered to result in a significant level of overbearing or loss of light by which a recommendation for refusal could be substantiated.

17. On the adjacent side of Pyrford Heath is a three storey dwelling, Elmstead, fronting onto Coldharbour Road. The proposed replacement dwelling will sit on the footprint of the existing dwelling fronting onto Pyrford Heath retaining the current relationship with the highway and neighbouring dwellings. Given that the replacement dwelling will be single storey similar to that of the existing, the proposed relationship would remain similar to that of the existing.
18. Considering the points raised above, the development is considered to be acceptable in terms of its relationship with neighbouring properties and will safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings, in accordance with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 and the National Planning Policy Framework.

Highways and Parking Implications

19. The Supplementary Planning Document 'Parking Standards' 2018 recommends a minimum of 3 parking spaces per dwelling of 4 or more bedrooms. A detached garage is proposed with adequate turning and additional parking area available to the front and side of the property. This proposal does not seek to introduce a new site entrance utilising the existing one and existing driveway on site with space for up to 3 cars to park comfortably and a detached garage for up to 2 car. The minimum requirement of 3 on-site parking spaces is therefore met in this instance.
20. The 'Parking Standards' SPD 2018 also sets out cycle parking standards of 2 cycle spaces per dwelling. There is considered to be sufficient space within the detached garage to provide secure cycle parking to serve the replacement dwelling. The County Highway Authority raise no highway requirements for the proposal.
21. The proposal therefore accords with Policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' 2018 and provisions set out in the National Planning Policy Framework.

Impact on Trees

22. The area is sylvan in character and within a Tree Preservation Order area. A number of mature trees surrounding the site contribute to the overall character.

14 JANUARY 2020 PLANNING COMMITTEE

23. The application has been supported by Arboricultural Information by APArboriculture ref: APA/AP/2019/101 received 25.11.19 which the Council's Arboricultural Officer has responded to and notes that the information submitted is considered acceptable and should be complied with in full including a pre-commencement meeting as indicated. This can be secured via Condition 7.

Sustainability

24. The application site comprises previously developed land. Following a Ministerial Written Statement to Parliament on 25 March, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The Government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
25. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permission which seeks the equivalent water and energy improvements of the former Code Level 4. (Conditions 5 and 6)

Impact on the Thames Basin Heaths Special Protection Area

26. The proposed development lies beyond the 400m threshold but within 5 kilometres of the SPA boundary which provides a protected habitat for ground nesting birds with new residential developments capable of adversely affecting the SPA. As the proposal constitutes a replacement dwelling, however, it can be determined that it will have no significant impact on the SPA.

Local Finance Considerations

27. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed residential development will increase the floor space by 113sq. m and incur a cost of £125 per sq. m which equates to a contribution of £17,601.92 (2019 indexation). The applicants have confirmed that they wish to apply for the self-build exemption and on this being agreed, no CIL payment would be required. The LPA must assess the application for exemption separately and the applicant must submit a Commencement of Development Notice prior to any commencement of development.

Conclusion

28. The principle of development is considered to be acceptable and the proposal will incorporate a satisfactory design and will not be detrimental to the

14 JANUARY 2020 PLANNING COMMITTEE

character and appearance of the surrounding area. The proposal will not detrimentally affect the setting of the adjacent dwellings along Coldharbour Road and Pyrford Heath. The proposal will also have an acceptable impact on neighbouring amenity, highway safety and the surrounding landscape with information provided and considered acceptable in relation to tree protection.

29. The proposal is considered to be an acceptable form of development that complies with Section 2 and 12 of the National Planning Policy Framework, policies CS1, CS8, CS10, CS16, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018 and 'Design' 2015, Policies DM2 and DM12 of the Development Management Policies DPD 2016, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and is accordingly recommended subject to the recommended conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. Response from Arboricultural Officer (21.11.19)
3. Response from County Highway Authority (13.11.19)
4. 1 third party letter of objection

RECOMMENDATION

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

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

Reason:

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

2. ++ (Notwithstanding the material details outlined on the approved plans), the development hereby permitted should not commence until details and/or samples and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary walls 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

3. The development hereby permitted should be carried out in accordance with approved plans;

- Drawing No. 845_02_101 Rev B

14 JANUARY 2020 PLANNING COMMITTEE

- Drawing No. 845_05_101 Rev C
- Drawing No. 845_03_101 Rev C
- Drawing No. 845_03_103 Rev B
- Drawing No. 845_04_101 Rev B

Reason:

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

4. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B, C, E and F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling(s) or the provision of any other building or hardstanding within the curtilage other than as expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason:

The Local Planning Authority considers that further development of the site or dwelling could cause detriment to the provision of an appropriate amount, and quality, of private amenity space to serve the host dwelling or character of the surrounding area and for this reason would wish to control any future development.

5. ++ Prior to the commencement of any above ground works to construct the development hereby permitted, written evidence should 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.

14 JANUARY 2020 PLANNING COMMITTEE

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

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.

7. Protective measures should be carried out in strict accordance with the arboricultural Information provided by APArboriculture ref: APA/AP/2019/101 dated 25.11.19 received on 25.11.19 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:

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

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and

14 JANUARY 2020 PLANNING COMMITTEE

discharge the condition. A period of between five and eight weeks should be allowed for.

3. 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.
4. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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

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

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

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

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

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

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

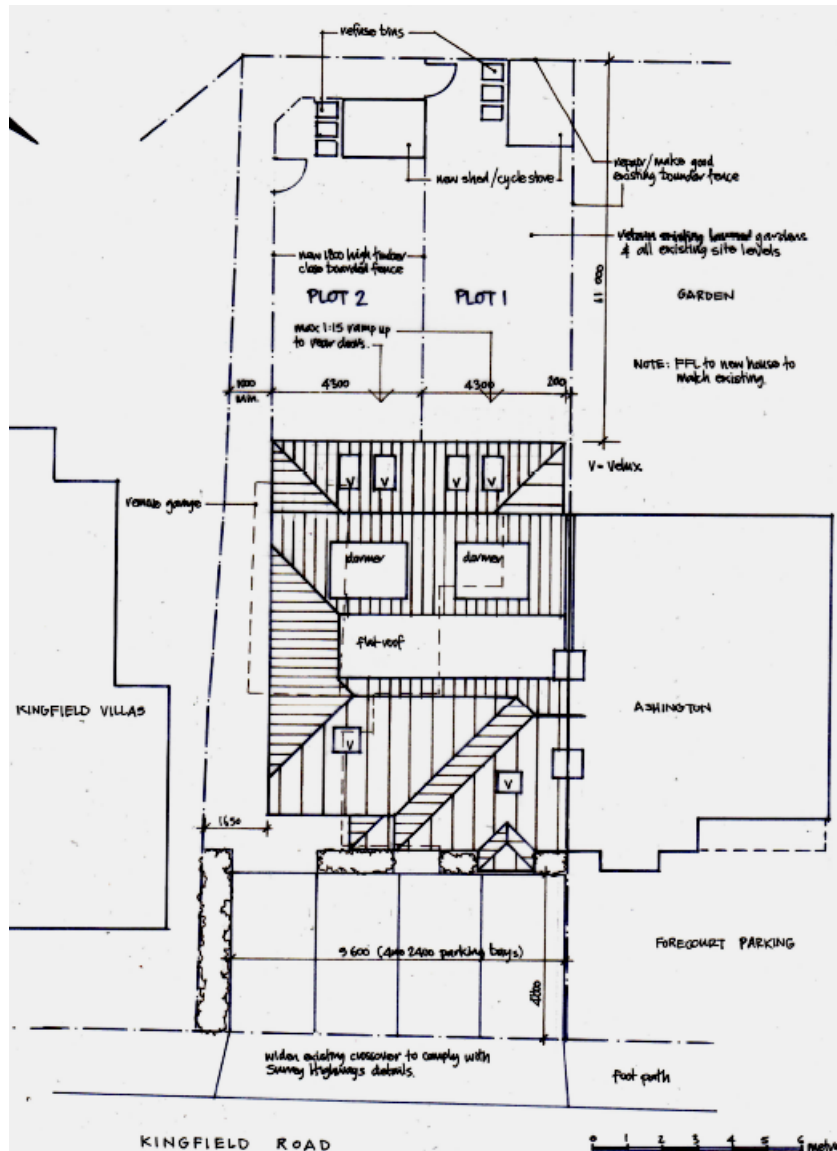
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

5. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
6. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

Baywood, Kingfield Road, Woking

PLAN/2019/0064

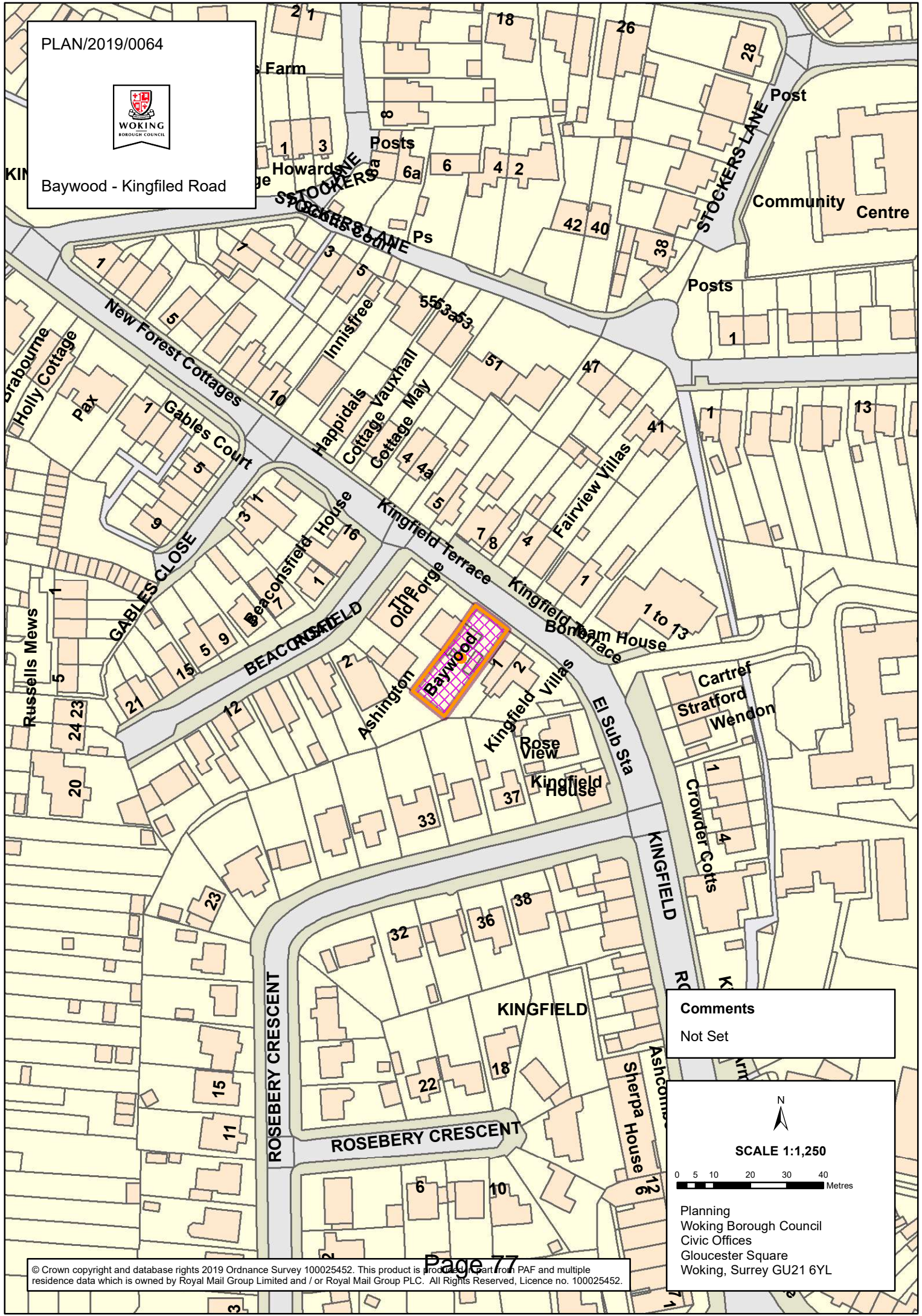
Subdivision of land at Baywood, retention, extension and subdivision of existing dwelling to create a new and attached dwelling (additional rear extension to each dwelling as approved under PLAN/2017/0452).



PLAN/2019/0064



Baywood - Kingfiled Road



Comments
Not Set

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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

14 JANUARY 2020 PLANNING COMMITTEE

6D PLAN/2019/0064

WARD: Hoe Valley

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

PROPOSAL: Subdivision of land at Baywood, retention, extension and subdivision of existing dwelling to create a new and attached dwelling (additional rear extension to each dwelling as approved under PLAN/2017/0452).

APPLICANT: Ms Wendy Powell

OFFICER: James Kidger

REASON FOR REFERRAL TO COMMITTEE

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

PROPOSED DEVELOPMENT

Planning permission is sought to subdivide the plot and to erect a two storey dwelling adjoining the existing dwelling, along with associated works including the provision of a dormer window and rooflight to the existing dwelling. The scheme is essentially the same as that previously approved under application reference PLAN/2017/0452, but provides for an additional single storey element to each dwelling at the rear.

The scheme has been amended since submission to reduce the size of the single storey element at the rear and its consequent impact on the adjoining property.

PLANNING STATUS

- Surface Water Flooding 20m buffer
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The property is a semi-detached two storey dwelling on the west side of Kingfield Road. The area is primarily residential with semi-detached and terraced dwellings fronting the street on both sides.

PLANNING HISTORY

- PLAN/2017/0452 – subdivision of plot and erection of new semi-detached dwelling – approved 25th June 2018.

CONSULTATIONS

14 JANUARY 2020 PLANNING COMMITTEE

Drainage & Flood Risk – No objection subject to recommended condition.

Highway Authority – No objection subject to recommended conditions.

REPRESENTATIONS

Two representations have been received objecting to the proposed development for the following reasons:

- Overlooking of neighbouring properties and consequent loss of privacy;
- Noise; and
- Impact to parking and traffic.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2019):

Section 2 – Achieving sustainable development

Section 5 – Delivering a sufficient supply of homes

Section 9 – Promoting sustainable transport

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

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

Section 15 – Conserving and enhancing the natural environment

Development Management Policies DPD (2016):

DM10 – Development on garden land

DM11 – Sub-divisions, specialist housing, conversions and loss of housing

Woking Core Strategy (2012):

CS8 – Thames Basin Heaths Special Protection Areas

CS9 – Flooding and water management

CS10 – Housing provision and distribution

CS11 – Housing mix

CS12 – Affordable housing

CS18 – Transport and accessibility

CS21 – Design

CS22 – Sustainable construction

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

1. The main planning considerations material to this application are the principle of development on the site, the design and appearance of the additional single storey element and the impact on the amenity of neighbouring properties.

Principle of development

14 JANUARY 2020 PLANNING COMMITTEE

2. The principle of an additional dwelling at the site was established by the previously approved scheme, to which this application differs only in the addition of a single storey element to the rear. The additional dwelling was fully considered under application PLAN/2017/0452 and it is unnecessary to repeat this; suffice to say that the erection of the dwelling, sans rear projection, is a credible fallback position for the applicant should this scheme be refused.
3. The remainder of this report will therefore consider the additional impact of the single storey element only.

Design and appearance

4. The appearance of the proposed single storey element would be in keeping with the design of the remainder of the scheme. The hipped roof form, glazing and rendered walls would match that of the main building, whilst the modest height and depth would make it clearly subservient. It is not considered detrimental to the aesthetics of the previously approved scheme.

Impact on neighbouring amenity

5. The limited depth, sub-3m eaves height and heavily pitched roof form of the proposed single storey element would ensure there would be little overbearing impact to the adjoining property 'Ashington', and it is noted that the nearest ground floor window at that property would pass the 45 degree test contained within the Outlook, Amenity, Privacy and Daylight SPD on both horizontal and vertical axis. In addition, there would be little further impact to 1 Kingfield Villas on the south side due to the gap between the properties.

Private amenity space

6. Notwithstanding the additional floor space proposed, the private amenity space to be provided for each dwelling would remain commensurate with their size and would comprise an area approximately equal to the footprint. Though the Outlook, Amenity, Privacy and Daylight SPD calls for an area greater than the footprint, the difference in this case would be negligible and would not harm the amenity of future occupiers.

Flood risk

7. The property is located within 20m of an area at very high (1 in 30 year) risk of surface water flooding. A drainage scheme has been submitted as part of the application and its provisions will be secured by condition.

Thames Basin Heaths Special Protection Area (TBH SPA)

8. The site is within 5km of the TBH SPA and the proposed development would result in additional residential units. Natural England have demonstrated that additional residential development within such proximity can have a significant effect upon the rare bird population of the SPA.
9. Policy CS8 of the Woking Core Strategy requires an appropriate contribution toward Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) in order to mitigate these effects. This contribution has already been made following the approval of PLAN/2017/0452 and does not need to be secured again.

14 JANUARY 2020 PLANNING COMMITTEE

Affordable housing

10. Policy CS12 of the Core Strategy states that all new residential development on greenfield land (garden land is classified as such) will be expected to provide 50% affordable housing, or a financial contribution toward the provision of affordable housing off-site.
11. However, paragraph 63 of the National Planning Policy Framework (NPPF) (2019) states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. The site is not within a designated rural area and does not constitute major development (development where 10 or more dwellings will be provided or, if the number of dwellings is not known, the site has an area of 0.5 hectares or more).
12. Whilst weight should still be afforded to policy CS12 it is considered that greater weight should be afforded to the policies within the NPPF. As such, given that the proposed development would not be major development no affordable housing financial contribution is sought.

Local Finance Considerations

13. The proposed development includes new residential units and is thus liable for a financial contribution under the Community Infrastructure Levy (CIL).
 - The gross floor space would amount to 208.5m².
 - The existing floor space amounts to 76.28m².
 - The net additional floor space would therefore be 132.22m².

CIL would therefore be payable on the net increase of 132.22m².

CONCLUSION

The additional dwelling was fully considered under PLAN/2017/0452. Planning policy has not significantly changed since and the development remains acceptable. The addition of a further single storey element at the rear is considered acceptable in design terms and would not be significantly harmful to neighbouring amenity. The application is therefore recommended for approval subject to conditions.

BACKGROUND PAPERS

Site Photographs dated 8th March 2019.

RECOMMENDATION

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

1. The development for which permission is hereby granted shall 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).

14 JANUARY 2020 PLANNING COMMITTEE

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

BA/03A – Proposed Ground Floor Plan – received 28th March 2019
BA/04A – Proposed First Floor Plan – received 28th March 2019
BA/05A – Proposed Second Floor Plan – received 2nd December 2019
BA/06A – Proposed Elevations – received 28th March 2019
BA/08A – Proposed Site Plan – received 28th March 2019
BA/09A – Site Drainage Layout – received 27th November 2019

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

3. The materials used in the external elevations of the development hereby permitted shall be those approved in writing by the Local Planning Authority under COND/2019/0031. 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. The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to Kingfield Road has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

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

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking area shall be retained and maintained for their designated purpose.

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

6. The development hereby approved shall be carried out in strict accordance with the Construction Transport Management Plan approved in writing by the Local Planning Authority under COND/2019/0031.

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

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no extension, addition or alteration permitted by Classes A, B, C and D of Part 1 of Schedule 2 of that Order shall be made to the dwellings hereby approved without the prior written approval by the Local Planning Authority of an application made for that purpose.

Reason: To protect the amenity and privacy of the occupants of neighbouring properties.

14 JANUARY 2020 PLANNING COMMITTEE

8. All development shall be constructed in accordance with the submitted and approved Site Drainage Layout (received 27th November 2019) unless otherwise first approved in writing by the Local Planning Authority.

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

Informatives:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. The applicant is advised that Council Officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.
4. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential extensions), 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>

14 JANUARY 2020 PLANNING COMMITTEE

<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).

1-2 Benton House Cottages, Heath House Road, Woking

PLAN/2019/0679

Erection of 2x two storey detached dwellings (4x bed) following demolition of existing semi-detached dwellings and outbuildings (AMENDED PLANS)



PLAN/2019/0679



1 & 2 Benton House Cottages

Pond

Crastock House

Todsbrook

Herries

Tennis Court

Clearwood House

BLACKHORSE ROAD

Benton House Cottage

12

The Little House

HEATH HOUSE ROAD

Benton House

Lychwood

Sub Sta

EI

The Trees

Comments

Not Set



SCALE 1:1,250

0 5 10 20 30 40 Metres

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

6E PLAN/2019/0679

WARD: HE

LOCATION: 1 & 2 Benton House Cottages, Heath House Road, Woking, GU22 0QU

PROPOSAL: Erection of 2x two storey detached dwellings (4x bed) following demolition of existing semi-detached dwellings and outbuildings

APPLICANT: Mr S. Hollis

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of 2x two storey detached dwellings (4x bed) following demolition of the existing pair of semi-detached dwellings and 2x double garages.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a pair of two storey semi-detached dwellings dating from the mid C20. The dwellings have recently been extended to the side and rear and both feature detached double garages to the sides. Heath House road is characterised predominately by large detached dwellings set in substantial plots. The proposal site is within designated Green Belt and the surrounding area is spacious and rural in character.

RELEVANT PLANNING HISTORY

No.1 & No.2 Benton House Cottages:

- PLAN/2019/0679 - Erection of 2x two storey detached dwellings (4x bed) following demolition of existing semi-detached dwellings and outbuildings – Application received 05/07/2019 and not yet determined
- PLAN/2018/0896 - Certificate of Proposed Lawful Development for the conversion of 2No semi-detached dwellinghouses into 1No detached dwellinghouse – Certificate refused 01/11/2018 for the following reason:

01. The amalgamation of two existing dwellinghouses capable of use as family accommodation into one large dwellinghouse would result in the loss of family dwelling accommodation contrary to Policy CS11 Woking Core Strategy (2012)

14 JANUARY 2020 PLANNING COMMITTEE

and Policy DM11 Development Management Policies Development Plan Document (2016). The proposal therefore constitutes development in which planning permission would be required based on the case law established at London Borough of Richmond v Secretary of State for the Environment, Transport and the Regions and Richmond upon Thames Churches Housing Trust QBD 28 March 2000 and R (Royal Borough of Kensington and Chelsea) v Secretary of State for Communities and Local Government [2016] EWHC 1785 (Admin) (15 June 2016).

No.1 Benton House Cottages:

- PLAN/2019/0519 - Certificate of Lawful Development for a proposed single storey outbuilding – Refused 25/07/2019 for the following reason:

01. It has not been demonstrated that the proposed outbuilding is reasonably required for purposes incidental to the enjoyment of the dwellinghouse known as 'No.1 Benton House Cottages'; the proposal is not therefore deemed to fall within the tolerances of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). A formal planning application would therefore be required.

- PLAN/2019/0208 - Certificate of Lawful Development for a proposed detached double garage and gravel driveway – Certificate Granted 01/05/2019
- PLAN/2019/0207 - Certificate of Lawful Development for a proposed single storey side extension and front porch – Certificate Granted 01/05/2019
- PLAN/2018/0942 - Prior notification for a single storey rear extension to extend a maximum depth of 6m, maximum height of 3m and a maximum height of eaves of 3m. – Prior Approval Approved 17/10/2018
- PLAN/2018/0894 - Certificate of Proposed Lawful Development for the erection of single storey side extension and porch – Certificate Granted 05/12/2018
- PLAN/2018/0893 - Certificate of Proposed Lawful Development for the erection of an outbuilding – Certificate refused 30/11/2018 for the following reason:

01. The proposed outbuilding is not considered to be reasonably required for purposes incidental to the enjoyment of the dwellinghouse known as '1 Benton House Cottages' and therefore, by reason of its large footprint, nature and scale of uses, its size relative to the dwellinghouse the proposal is not deemed to be compliant with Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

No.2 Benton House Cottages:

- PLAN/2019/0520 - Certificate of Lawful Development for a proposed single storey outbuilding – Refused 25/07/2019 for the following reason:

01. It has not been demonstrated that the proposed outbuilding is reasonably required for purposes incidental to the enjoyment of the dwellinghouse known as 'No.2 Benton House Cottages'; the proposal is not therefore deemed to fall within the tolerances of Class E, Part 1, Schedule 2 of the Town and Country Planning

14 JANUARY 2020 PLANNING COMMITTEE

(General Permitted Development) (England) Order 2015 (as amended). A formal planning application would therefore be required.

- PLAN/2019/0210 - Certificate of Lawful Development for a proposed detached double garage and gravel driveway – Certificate Granted 01/05/2019
- PLAN/2019/0209 - Certificate of Lawful Development for a proposed single storey side extension and front porch – Certificate Granted 01/05/2019
- PLAN/2018/0997 - Prior notification for a single storey rear extension to extend a maximum depth of 6m, maximum height of 3m and a maximum height of eaves of 3m – Prior Approval Granted 17/10/2018
- PLAN/2018/0895 - Certificate of Proposed Lawful Development for the erection of a front porch and outbuilding – Certificate Refused 02/11/2018 for the following reason:

01. It has not been demonstrated that the proposed outbuilding is reasonably required for purposes incidental to the enjoyment of the dwellinghouse known as '2 Benton House Cottages' and therefore, by reason of its large footprint, nature and scale of uses, its size relative to the dwellinghouse and distance from the dwellinghouse, the proposal is not deemed to be compliant with Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

CONSULTATIONS

- **Arboricultural Officer:** No objection subject to conditions.
- **County Highway Authority:** No objection.
- **Drainage and Flood Risk Engineer:** No objection subject to conditions.
- **Surrey Wildlife Trust:** No comments received.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

- Section 2 - Achieving sustainable development
- Section 11 - Making effective use of land
- 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
- CS9 - Flooding and water management

14 JANUARY 2020 PLANNING COMMITTEE

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

Woking Development Management Policies DPD (2016):

- DM2 - Trees and Landscaping
- DM13 - Buildings Within and Adjoining the Green Belt

Supplementary Planning Documents (SPDs):

- Parking Standards (2018)
- Woking Design (2015)
- Climate Change (2013)

BACKGROUND

Amended plans were received on 18/10/2019 during the course of the application which reduced the overall floor area, volume, footprint, height and design of the proposed replacement dwellings following concerns raised by the Case Officer. The proposal has been assessed based on these plans.

PLANNING ISSUES

Impact on the Green Belt:

1. The proposal site is in designated Green Belt and as such Woking Core Strategy (2012) policy CS6 'Green Belt', DMP DPD (2016) policy DM13 'Buildings Within and Adjoining the Green Belt' and section 13 of the NPPF (2019) apply and these policies seek to preserve the openness of the Green Belt and to prevent inappropriate development in the Green Belt except where 'Very Special Circumstances' exist. The NPPF (2019) regards the erection of new buildings in the Green Belt as 'inappropriate development' however exceptions to this include "*the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces*". This is the exception relevant to the proposal as it is for the erection of replacement dwellings following demolition of the existing buildings.
2. Woking DMP DPD (2016) policy DM13 'Buildings Within and Adjoining the Green Belt' states that:

"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."
3. The justification text for policy DM13 an indicative volume increase of 20-40% is indicated as being potentially acceptable however the justification goes on to state that higher or lower percentages may be acceptable depending on the justification and context.
4. The proposal site comprises a pair of semi-detached dwellings which have both been recently extended with single storey side and rear extensions. Both dwellings also

feature detached double garages. The dwellings are positioned in substantial plots and are set-back at least 35m from the front boundary of the site with Heath House Road. The proposal is for the demolition of both dwellings and garages and the erection of two detached two storey dwellings in their place. The existing development has a significant spread across the width of the site with limited separation between the garages and dwellings; although the garages are single storey, this is considered to result in a considerable spread of development across the proposal site. The difference in volume, floor area and footprint between the existing and proposed development is set out in Figure 1 below. Considering the close proximity of the existing garages to the existing dwellings, it is considered appropriate to include them in the calculations.

	Existing dwellings and garages	Proposed Development	Percentage change
Volume	1261m ³	1805m ³	43%
Floor area	342m ²	507m ²	48.2%
Footprint	306.5m ²	292m ²	-4.7%
Width of built frontage	36m	28.4m	-21.1%

Figure 1 – Green Belt Calculations

5. The proposed dwellings would result in approximately a 43% increase in volume on the proposal site compared to the existing situation and a 48% increase in floor area. Whilst these increase are at the upper end of what is normally considered ‘materially larger’, these increases should be viewed in the context of an overall reduction in the footprint of development on the proposal site (-4.7%) and the reduction in the total width of built development across the site (-21.1%) and an increase in the visual spacing between buildings. It should also be borne in mind that the proposal would result in the removal of the detached garages and there would therefore be an overall reduction in the number of separate buildings on the site and the proposal is therefore considered to consolidate development on the proposal site. The ridge height of the proposed dwellings (8m) would be consistent with the maximum height of the existing dwellings.
6. Considering these factors together, overall the proposal is not considered to result in a development which is materially larger than the existing development on the proposal site in the context of Green Belt policy and is not considered to result in an undue loss of openness to the Green Belt. The proposal is therefore considered to constitute appropriate development in the Green Belt which would preserve the openness of the Green Belt. It is recommended that ‘permitted development’ rights for any extensions or outbuildings are removed in order that the Council can control future development of the proposal site.

14 JANUARY 2020 PLANNING COMMITTEE

Impact on Character:

7. The existing dwellings are built in a simple traditional style but are not considered to hold any notable architectural merit. The demolition and replacement of the dwellings can therefore be considered acceptable in principle subject to the character and design of the proposed dwellings. The dwellings are set in substantial plots and the surrounding area is sparsely laid out with generally large detached dwellings in substantial plots. The area consequently has a spacious and rural character.
8. The existing semi-detached pair of dwellings is therefore considered anomalous to the surrounding area which is characterised by large detached dwellings. Their replacement with two detached dwellings is considered to better reflect the prevailing character and grain of development in the area. The dwellings would have a separation distance of 5m between the dwellings themselves and between 4m and 5.5m from the boundaries with neighbours which is considered to result in appropriate separation between dwellings and boundaries and this is considered to reflect the spacious rural character of the area.
9. Both proposed dwellings would be two storeys but are designed with a 'cat-slide' roof on the front elevations, reduced eaves heights and hipped roofs along with front dormer and gable features. This design approach is considered to give the appearance of relatively modestly proportioned dwellings which are considered appropriate to their rural context and the design approach limits the sense of bulk and massing of the proposed development. The proposed dwellings would be finished in a mixture of brickwork, tile hanging and timber detailing with variations in finishes between the two dwellings. Both dwellings adopt a traditional design approach and overall are considered visually acceptable dwellings which would respect the character of the surrounding area.

Impact on Neighbours:

10. The proposal site is in a relatively remote location and the nearest neighbour is at Little House to the east. The driveway of this neighbour separates the two properties and the proposed dwelling at Plot 2 would be positioned approximately 23.5m from this neighbour at its nearest point and approximately 12.5m from the boundary of this neighbour's garden. This relationship is considered sufficient to avoid any undue loss of light or overbearing impact on this neighbour. A first floor side-facing window is proposed however this would serve a bathroom and can be required to be obscurely glazed with restricted opening by condition. The dwelling at Plot 1 would be positioned 5m from the western boundary of the site and the adjoining land comprises woodland. The nearest neighbour to the west is Benton House which is positioned approximately 100m from the boundary of the proposal site. Other neighbours are positioned further from the proposal site. The separation distances to neighbours described above are considered sufficient to result in an acceptable impact on the amenities of neighbours in term of loss of light, overbearing and overlooking impacts.

Impact on Trees:

11. There are no protected trees on or close to the proposal site however there are mature trees on neighbouring sites and across the frontage of the proposal site. The Council's Tree Officer raises no objection subject to tree protection information being secured by condition. Most of the existing trees and vegetation on the proposal site have been removed however this did not require consent. It is acknowledged that the site consequently appears stark with a poor quality appearance however the proposal

14 JANUARY 2020 PLANNING COMMITTEE

represents an opportunity to secure a landscaping scheme to include tree planting in order to help integrate the proposed development with the surrounding area.

Transportation Impact:

12. The minimum parking standard for both dwellings would be three spaces as set out in the Council's Parking Standards SPD (2018). There is sufficient space to the frontage of both dwellings to accommodate at least three vehicles. The access arrangements would remain unchanged and there would be no uplift in the number of dwellings on the site. The proposal is therefore considered acceptable in terms of its transportation impact.

Impact on Biodiversity:

13. The application is accompanied by an Ecological Report which assesses the potential for the presence of protected species on the site. The findings of the report is that there is no evidence of bats in the existing buildings and the trees on the site were considered to have negligible to low bat roosting potential. The report sets out recommendations and precautions with regards to the clearance of the site. Compliance with the recommended precautions can be secured by condition.
14. The submitted report also makes recommendations with regards to potential measures to enhance the biodiversity of the site (e.g. bird and bat boxes and use of native plant/tree species). Specific details of biodiversity enhancement measures can be secured by condition. Overall the proposal is therefore considered to result in an acceptable impact on biodiversity and represents an opportunity to achieve a net gain in biodiversity on the site in accordance with the NPPF (2019).

Drainage and Flood Risk:

15. The Council's Drainage and Flood Risk Engineer has reviewed the proposal and raises no objection subject to a condition requiring details of a sustainable drainage system. The proposal is therefore considered acceptable in this regard.

Sustainability:

16. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
17. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

Standard of Accommodation:

18. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlooks to habitable rooms and large rear gardens. The proposal is therefore considered to achieve acceptable living conditions of future occupants.

Community Infrastructure Levy (CIL):

19. The proposal would be liable to make a CIL contribution of £36,761.54 based on a net increase in floor area of 236m² (not taking account of garages which have not been in use).

CONCLUSION

20. The proposal would constitute replacement buildings in the Green Belt which are not materially larger than the ones they replace and the proposal is therefore considered appropriate development in the Green Belt which would preserve the openness of the Green Belt. The proposal is considered visually acceptable and is considered to have an acceptable impact on the character of the host dwelling and surrounding area, on the amenities of neighbours and on biodiversity. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Ecological Report (ref: 193230/JDT) dated 24/06/2019 prepared by AA Environmental Ltd

RECOMMENDATION

PERMIT subject to the following conditions:

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

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

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

14 (Existing Plans and Elevations) received by the LPA on 18/07/2019
14 (Existing Plans and Elevations – Garage Only) received by the LPA on 18/07/2019
29 A (Plot 1 Plans and Elevations) received by the LPA on 18/10/2019
30 A (Plot 2 Plans and Elevations) received by the LPA on 18/10/2019
31 A (Site Plans and Location Plan) received by the LPA on 18/10/2019
32 A (Site Sections) received by the LPA on 18/10/2019

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

14 JANUARY 2020 PLANNING COMMITTEE

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

Reason: In the interests of the visual amenities of the area.

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

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

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

Reason: In the interests of the visual amenities of the area.

6. The development hereby permitted shall take place in accordance with the precautions and recommendations set out in the within the Ecological Report (ref: 193230/JDT) dated 24/06/2019 prepared by AA Environmental Ltd unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

14 JANUARY 2020 PLANNING COMMITTEE

7. ++Prior to any above ground works (excluding demolition) in connection with the development hereby permitted, details of the measures for the enhancement of biodiversity on the site, and a timetable for their provision on the site, shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the agreed details prior to the first occupation of the development hereby permitted and thereafter shall be permanently retained and maintained in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance biodiversity on the site.

8. ++Prior to the commencement of the development hereby permitted (excluding demolition) details of a scheme for disposing of surface water by means of a sustainable drainage system shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

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

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no extension, enlargement, building, structure or any area of hardstanding forward of the principal front elevations of the dwellings hereby approved otherwise permitted by Classes A, B, D, E and F of Part 1 of Schedule 2 of that Order, shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: In the interests of visual amenity and to preserve the openness of the Green Belt.

10. The first floor windows in the north-east facing flank elevations of the dwellings identified as Plot 1 and Plot 2 hereby permitted and in the south-west facing flank elevation of Plot 2 hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties.

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

14 JANUARY 2020 PLANNING COMMITTEE

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

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

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

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

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

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

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

4. 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.

14 JANUARY 2020 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>

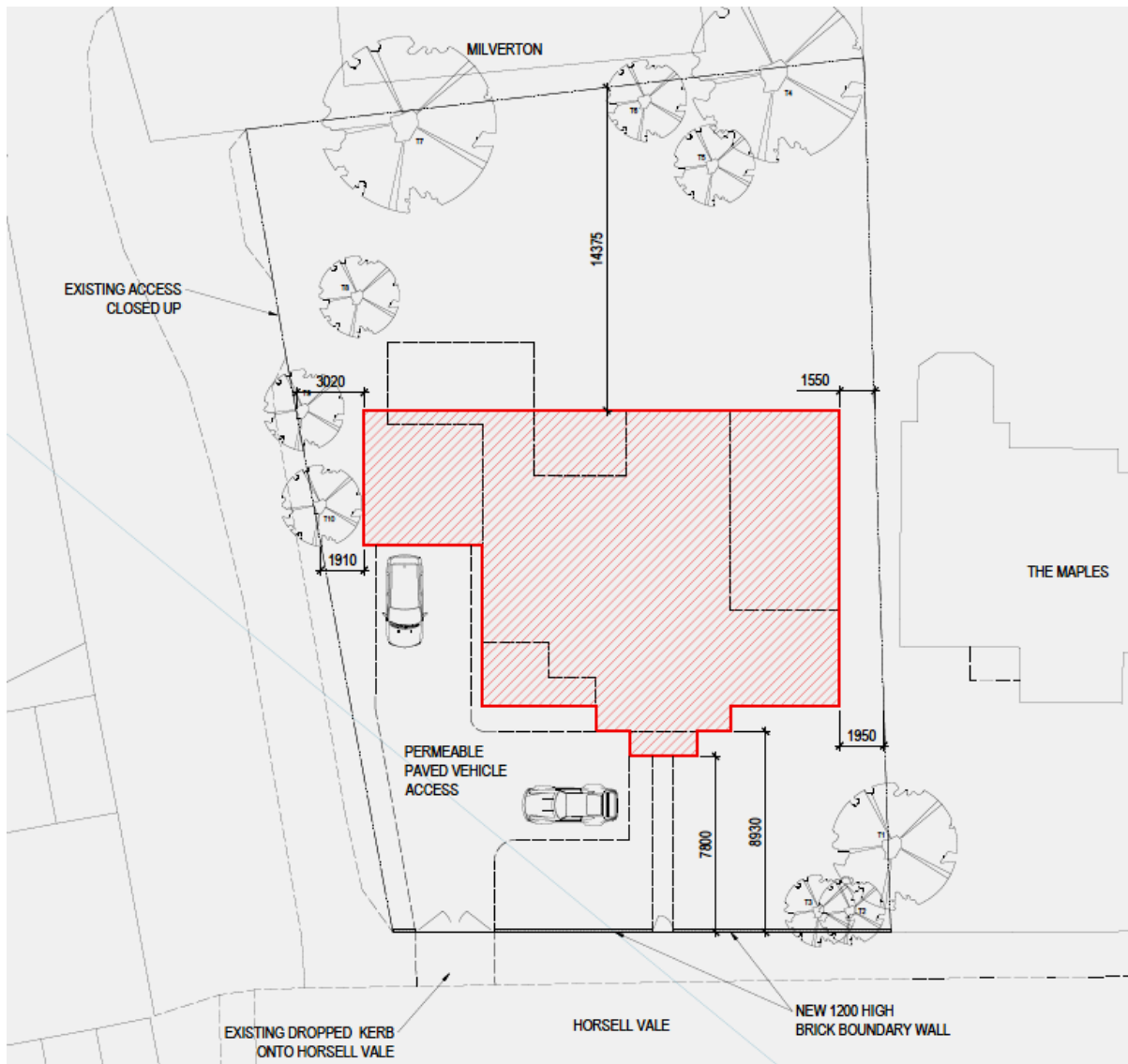
Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

5. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-
 - 8.00 a.m. - 6.00 p.m. Monday to Friday
 - 8.00 a.m. - 1.00 p.m. Saturday
 - and not at all on Sundays and Bank Holidays.
6. Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from the English Nature Bat Line on 08708 339213. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

Tyree, Horsell Vale, Horsell, Woking

PLAN/2019/0894

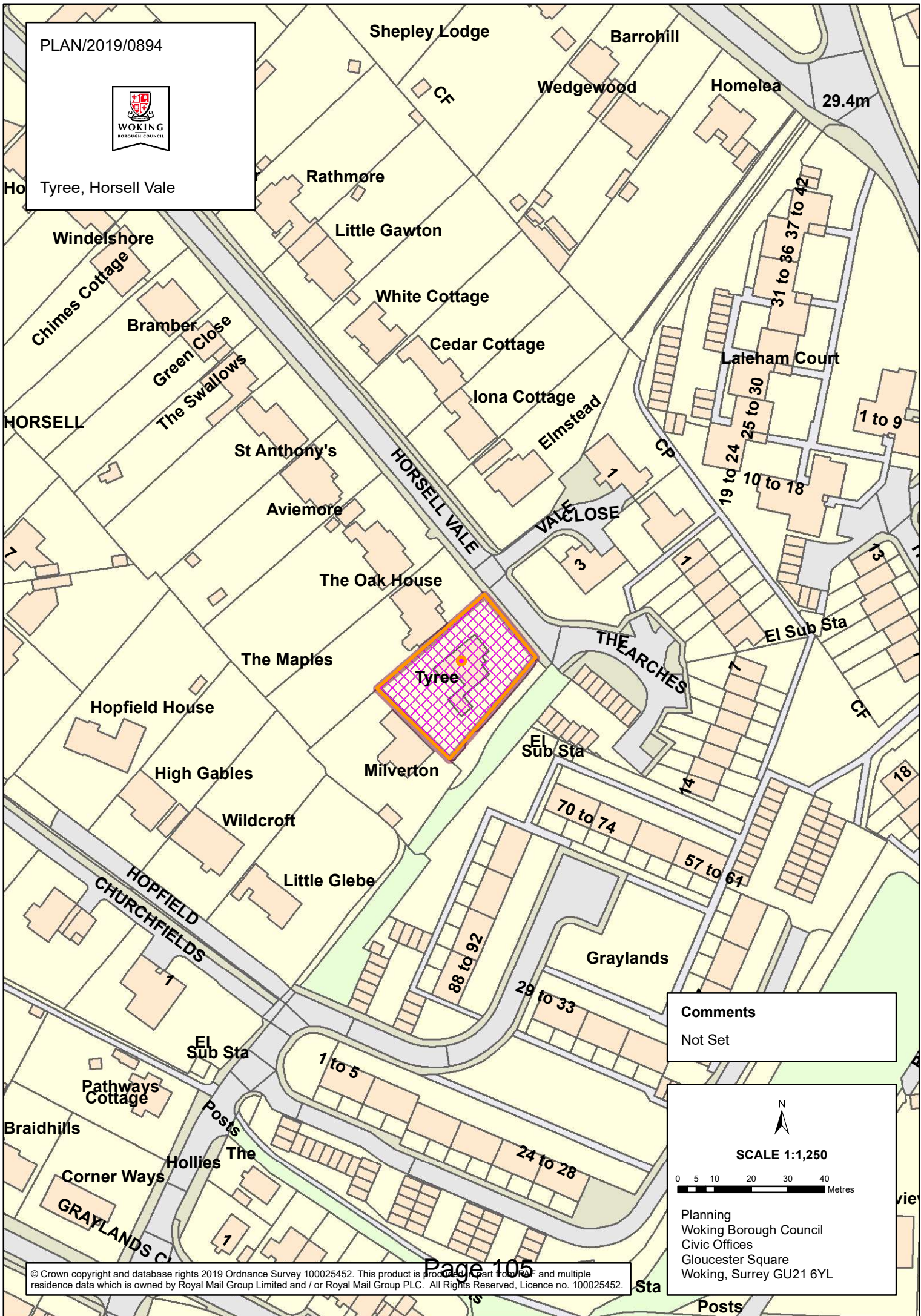
Demolition of existing bungalow and garage and erection of two storey dwelling, adjoining garage and boundary wall.



PLAN/2019/0894



Tyree, Horsell Vale



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

14 JANUARY 2020 PLANNING COMMITTEE

6F PLAN/2019/0894

WARD: Horsell

LOCATION: Tyree, Horsell Vale, Horsell, Woking, GU21 4QU

PROPOSAL: Demolition of existing bungalow and garage and erection of two storey dwelling, adjoining garage and boundary wall.

APPLICANT: Mr Aziz

OFFICER: James Kidger

REASON FOR REFERRAL TO COMMITTEE

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

PROPOSED DEVELOPMENT

Planning permission is sought to demolish the existing bungalow and garage and to erect a two storey dwelling, adjoining garage and front boundary wall.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The existing property is a detached single storey dwelling fronting the southerly end of Horsell Vale. The road is residential and composed of large detached two storey dwellings on substantial plots, with the existing dwelling being the only single storey property in the street.

PLANNING HISTORY

None relevant.

CONSULTATIONS

None.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2019):
Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport
Section 11 – Making effective use of land
Section 12 – Achieving well-designed places

Woking Core Strategy (2012):

CS8 – Thames Basin Heaths Special Protection Areas
CS18 – Transport and accessibility
CS21 – Design
CS22 – Sustainable construction
CS24 – Woking’s landscape and townscape
CS25 – Presumption in favour of sustainable development

Supplementary Planning Documents (SPDs):

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

PLANNING ISSUES

1. The main planning considerations material to this application are the principle of development on the site, the standard of accommodation to be provided, the impact on the character of the area and the impact on the amenity of neighbouring properties.

Principle of development

2. The proposed development would replace the existing dwelling and there would be no net increase in the housing supply. Whilst there are no specific policy objections to a replacement dwelling in an established urban area such as this, the acceptability or otherwise of the scheme is subject to the character of the area and a satisfactory design. These issues are discussed below.

Standard of accommodation

3. The proposed dwelling would have six bedrooms and a potential occupancy of twelve persons. Each of the bedrooms would be well sized – the smallest would be 13 square metres – with good outlook and natural lighting. The total floor area would be in excess of 400 square metres – ample for a dwelling of this scale – and the large open plan ground floor living area would ensure plentiful circulation space.
4. The remaining outdoor amenity space at the rear of the plot would be over 350 square metres. While this would not be in accordance with the level recommended within the Outlook, Amenity, Privacy and Daylight SPD (which for large family houses calls for an area of amenity space greater than the floor area of the dwelling), the remaining space would be substantial and useable and is not considered harmful to the amenity of future occupiers.

Character of the area

5. The proposed dwelling would be two storey and would incorporate design features similar to other properties in the streetscape, notably the catslide roof on the south side and differing first floor front projections. As such the design is considered more in keeping with the character of the street than the existing property.
6. The whole of the dwelling would be rendered in white while the roof would be grey tiled. A more contemporary appearance is not considered harmful in this location given

14 JANUARY 2020 PLANNING COMMITTEE

the variety of other properties in the street scene, some of which have been remodelled and some of which remain of a more traditional appearance.

Impact on neighbouring amenity

7. The bulk of the proposed north-west elevation would be concentrated against the mass of The Maples adjacent. At the rear it would only marginally exceed the depth of The Maples and there would be little impact, whilst at the front it would be over 2.5m deeper. However, even the ground floor front window of The Maples nearest the proposed dwelling would pass the 45 degree test (contained within the Outlook, Amenity, Privacy and Daylight SPD) on both the horizontal and vertical planes, which is indicative of an acceptable impact.
8. The proposed first floor rear windows would offer an additional angle of view toward Milverton to the south-west. However, the case officer observed when visiting the site that clear views into the flank windows of Milverton are already possible given the closeness of that property to the boundary. In addition, the views available from the proposed windows would be little different to the corresponding views already available from the first floor windows of Milverton toward the existing property.
9. In these circumstances the minor harm identified does not warrant refusal, and it is further noted that rear dormers could be erected on the existing property without the need for planning permission.
10. All proposed first floor side windows would be obscure glazed and this will be secured by condition.

Parking

11. The proposed driveway would accommodate four off-road parking spaces. This would be in excess of the minimum standard for a six bedroom dwelling (three spaces) as set out within the Parking Standards SPD.

Thames Basin Heaths Special Protection Area (TBH SPA)

12. The site is within 5km of the Thames Basin Heaths Special Protection Area. However, there would be no net increase in the housing supply and therefore no Strategic Access Management and Monitoring (SAMM) contribution is required.

Sustainability

13. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This was expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
14. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and

14 JANUARY 2020 PLANNING COMMITTEE

an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

Local Finance Considerations

15. The proposed development includes a replacement dwelling and is thus liable for a financial contribution under the Community Infrastructure Levy (CIL).

- The gross floor space would amount to 416.01m².
- The existing floor space amounts to 147.88m².
- The net additional floor space would therefore be 268.13m².

CIL would therefore be payable on the net increase of 268.13m².

CONCLUSION

The proposed development would provide a larger unit of accommodation in the borough and would generate some economic activity during construction work. The standard of accommodation and amenity space to be provided is considered acceptable and there would be no harm to the character of the area, whilst the minor harm to neighbouring amenity does not warrant refusal. The application is therefore recommended for approval subject to conditions.

BACKGROUND PAPERS

Site Photographs dated 13th November 2019.

RECOMMENDATION

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

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

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

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

S1492-P100A – Proposed Block Plan – received 11th September 2019
S1492-P101A – Proposed Ground Floor – received 11th September 2019
S1492-P102B – Proposed First Floor – received 2nd October 2019
S1492-P103A – Proposed Roof Plan – received 11th September 2019
S1492-P111A – Proposed Elevations – received 11th September 2019
S1492-P112A – Proposed Elevations – received 11th September 2019

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

14 JANUARY 2020 PLANNING COMMITTEE

3. ++ No above ground development associated with the development hereby permitted shall commence until details and samples of the materials to be used in the external elevations 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. The 4no. first floor windows in the side elevations of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the neighbouring properties.

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

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

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

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

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. 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.

14 JANUARY 2020 PLANNING COMMITTEE

3. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday; 8.00 a.m. - 1.00 p.m. Saturday; and not at all on Sundays and Bank Holidays.
4. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential extensions), 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>

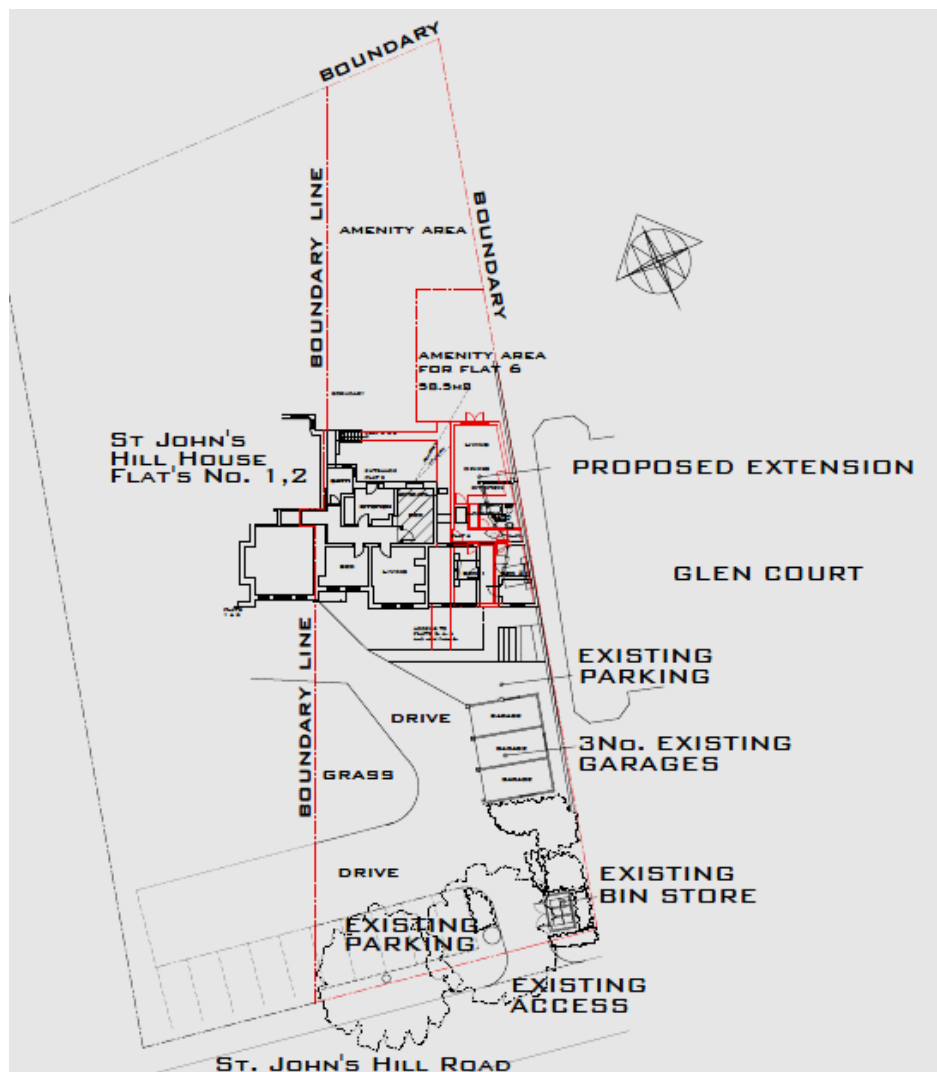
Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

5. Your attention is specifically drawn to the condition(s) 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.

St Johns Hill House, St Johns Hill Road, St Johns, Woking

PLAN/2019/1155

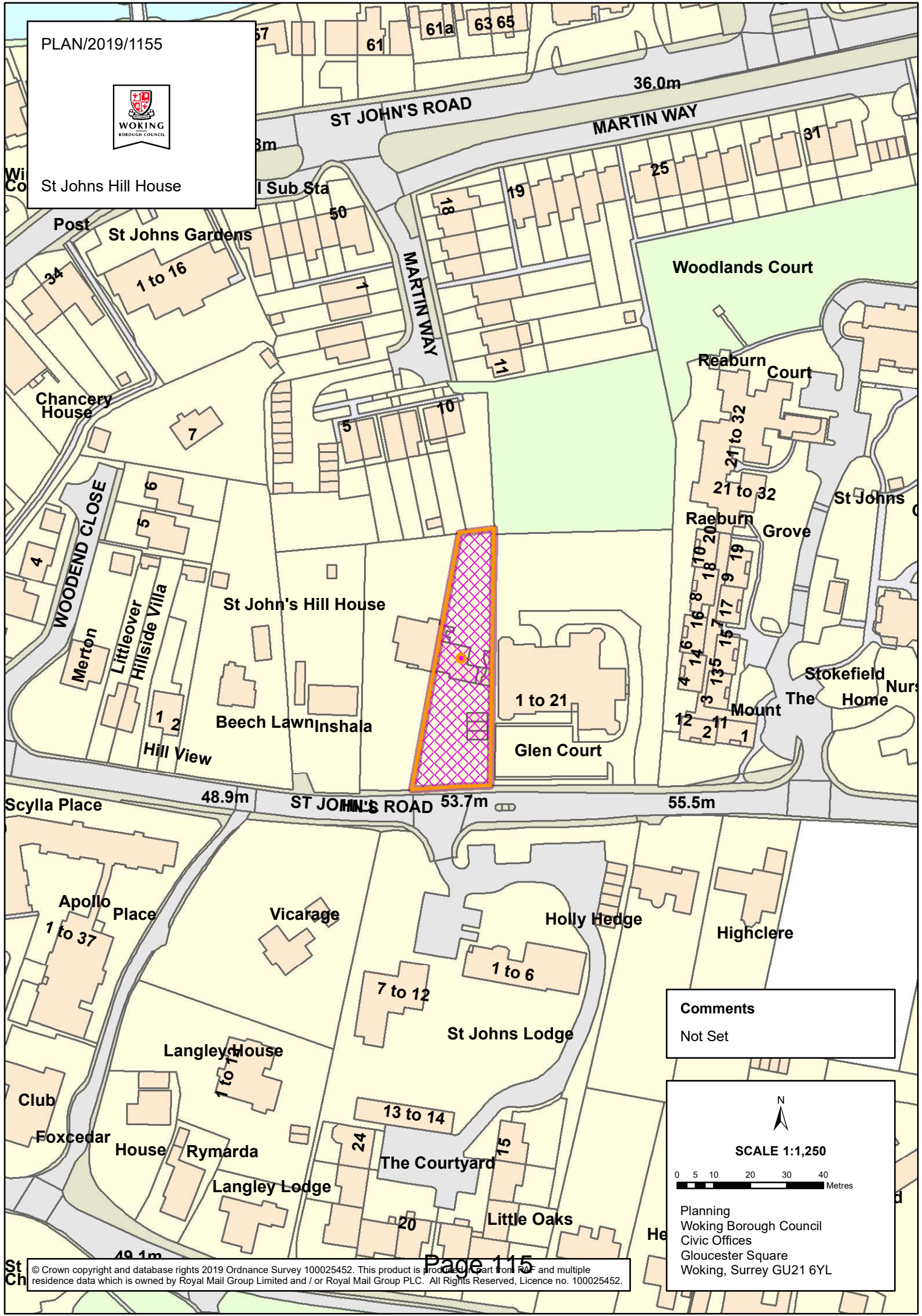
Erection of a single-storey rear extension, following demolition of part of an existing single-storey element, to create 1 x 2-bedroom flat.



PLAN/2019/1155



St Johns Hill House



Comments
Not Set

N

SCALE 1:1,250

0 5 10 20 30 40 Metres

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

14th JANUARY 2019 PLANNING COMMITTEE

6G **PLAN/2019/1155** **WARD: SJS**

LOCATION: **St John's Hill House, St John's Hill Road, St John's, Woking, Surrey, GU21 7RQ**

PROPOSAL: **Erection of a single-storey rear extension, following demolition of part of an existing single-storey element, to create 1 x 2-bedroom flat.**

TYPE: **Full**

APPLICANT: **Mr Nic Gaggiano** **CASE OFFICER: Tanveer Rahman**

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of a new dwelling and is recommended for permission. It therefore falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING STATUS

- Urban Area
- Locally Listed Building
- Tree Preservation Order (TPO)
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site (delineated by the red outline on the location plan) relates to the eastern section of St John's Hill House, the eastern section of its carpark and front garden area and the eastern section of its rear garden area. The entire site slopes down from St John's Hill Road and is accessed via the site's south eastern corner. To the front of the building, along the eastern boundary, is a detached triple garage. The entire site is covered by a TPO.

St John's Hill House is a locally listed, two-storey pitched roof, detached building with accommodation in its roof space and a single-storey element on its side (east) elevation. The building is currently split into five flats, two of which are within the application site.

PLANNING HISTORY

(Entire St John's Hill House site)

TREE/2014/8032: Removal of second stem nearest to St Johns Hill House. T1 - Twin stemmed silver birch. (Works subject to TPO 626/0085/1966) - Permitted 11.02.2014.

PLAN/2008/0116: Erection of three storey side extension - Withdrawn 30.05.2008

TREE/2006/8189: Reduce back by 15% 3 lateral limbs overhanging neighbouring property and crown lift to height of 5m for one Oak. Crown lift over road one Horse Chestnut. Reduce

14th JANUARY 2019 PLANNING COMMITTEE

back by a half, a limb above road and crown lift to height of 5m one Red Oak. Crown thin by 25% one Beech. (Works subject to TPO 626/085) NOTE : Permission is not required for the removal of dead wood - Permitted 03.08.2006.

TREE/2003/8127: Fell one Plane tree. (Works subject to TPO 626/085) - Withdrawn 13.05.2003.

74/0740: DETACHED GARAGE - Permitted 01.10.1974.

11574: CON TO 4FS ERECTION 3 GS - Permitted 01.01.1959.

13075: USE AS OFFICE - Refused 01.05.1960.

13323: U 2RMS AS ART STUDIO - Refused 01.09.1960.

PROPOSED DEVELOPMENT

The application proposes to erect a single-storey pitched roof rear extension onto the existing single-storey side element, following demolition of part of the existing single-storey element. This extension is proposed to contain a new two-bedroom flat. There would be patio doors in the proposed extension's rear elevation which would lead onto an area of private amenity space which would be created by enclosing off part of the existing rear garden area. Two roof lights are also proposed in the extension. A new opening is proposed in the existing single-storey side element's front elevation in order to provide access to the new flat and the two existing flats within the application site's section of the building. It is also proposed to have an existing front elevation opening blocked up and two front windows inserted into it to serve the two proposed bedrooms.

SUMMARY INFORMATION

Site area (delineated by red line on location plan)	0.105ha
Existing units	2 units
Proposed units	3 units
Existing site density	19.0 dwellings/hectare
Proposed site density	28.5 dwellings/hectare

CONSULTATIONS

Council Conservation Consultant: The bulk of the changes sought here are to a late single storey addition to the right hand section of the main house. This single storey front elevation will have certain changes such as a new access and an altered window, but none of the additions will be significant from the front. Viewed from the rear there will be a large additional pitched roof and other changes but all to the late addition to the main house. I do not consider this scheme would significantly harm the character of his locally listed building.

Council Senior Arboricultural Officer: No objection subject to condition.

County Highway Authority (SCC): No response received at time of writing. The Committee will be updated verbally on any response received.

Joint Waste Solutions: No objection.

NEIGHBOUR REPRESENTATIONS

At the time of writing, one letter of representation was received. The letter only made statements about ownership of the site which is not a planning consideration.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment
Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS1 - A Spatial Strategy for Woking
CS8 - Thames Basin Heaths Special Protection Area
CS10 - Housing provision and distribution
CS11 - Housing mix
CS12 - Affordable housing
CS18 - Transport and accessibility
CS20 - Heritage and conservation
CS21 - Design
CS22 - Sustainable construction

Development Management Policies DPD (2016):

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

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 are impact on the locally listed building and character, trees, neighbouring amenity, quality of accommodation, amenity space, car parking provision and highway safety, waste and recycling, sustainability, affordable housing and the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

Impact on the locally listed building and character

1. Paragraph 197 of the NPPF (2019) states that “*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*”. Policy CS21 of

14th JANUARY 2019 PLANNING COMMITTEE

the *Woking Core Strategy* (2012) 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”.

2. The proposed extension would be single-storey, pitched roof in nature and entirely to the rear. Furthermore, its footprint and overall mass is not considered to be disproportionate to the scale of the host building. It is therefore considered to be subservient and in keeping with the host building's character. The proposed fenestration alterations to the existing single-storey side element are considered to be relatively minor in their nature.
3. For these reasons it is considered that the proposal would not result in unacceptable harm or loss to the significance of the heritage asset and that it would not have an unacceptable impact on the character of the wider area either.

Impact on trees

4. There are a number of trees on site and the site is covered by an area TPO.
5. The Council's Senior Arboricultural Officer has been consulted on the application and raises no objection subject to a condition requiring arboricultural information.
6. It is therefore considered that the proposal would have an acceptable impact on trees subject to condition.

Impact on neighbouring amenity

7. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve “a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook”.
8. The application site is on lower ground than the neighbouring block of flats to the east Glen Court. The proposed extension would not be in line with any of the windows in Glen Court's west elevation and would not project beyond its rear elevation either. For these reasons it is considered that the proposal would not create unacceptable overlooking issues, it would unacceptably impact daylight levels and it would not appear unacceptably overbearing towards Glen Court.
9. *Outlook, Amenity, Privacy and Daylight* (2008) contains a ‘45° test’ in plan and elevation to assess whether a proposed rear extension would have an acceptable impact on the daylight levels received by sole windows serving habitable rooms at adjoining properties. The proposed extension would fail the test in plan but pass it in elevation towards the rear bedroom window at the existing ground floor ‘Flat 3’. It is therefore considered that the proposed extension would not unacceptably impact daylight levels towards ‘Flat 3’.
10. The proposed extension would be 2m from the rear bedroom window at ‘Flat 3’, it would project 4.5m beyond the window and would have an eaves height of 2.4m. On balance, it is considered that this would not appear unacceptably overbearing towards this window.

14th JANUARY 2019 PLANNING COMMITTEE

11. For these reasons it is considered that the proposal would have an acceptable impact on neighbouring amenity.

Quality of accommodation

12. The proposed flat is considered to achieve an acceptable size and layout for a two-bedroom flat.
13. It is noted that the two proposed bedrooms would face directly towards a retaining wall and the side (north) elevation of the existing garages. This is not considered to be a particularly ideal outlook but is not considered to be unacceptably poor enough to constitute grounds for refusal.
14. It is noted that the windows in Glen Court's west elevation would provide views towards the roof light in the proposed extension's east elevation which would serve a bathroom. This is considered to create some degree of overlooking down towards the bathroom which again is not considered to be ideal. However, as this would not be habitable room this overlooking is on balance not considered to be sufficient to constitute grounds for refusal either.
15. The proposed development is therefore considered to be acceptable in terms of quality of accommodation.

Impact on amenity space

16. The proposal is considered to give the proposed flat an acceptable level of private amenity space and leave the two existing flats within the application site with an acceptable level of communal amenity space.

Impact on parking provision & highway safety

17. Woking Council's SPD *Parking Standards* (2018) recommends 2-bedroom flats should have minimum parking provision of 1 car parking space and 1-bedroom flats should have minimum parking provision of 0.5 car parking space. It adds that where garages contribute to this provision they should be a least 6m x 3m.
18. The proposal would result in the application site's part of St John's Hill House having two 2-bedroom flats and one 1-bedroom flat. This would require 2.5 spaces to accord with the SPD. The three spaces within the existing garage structure each have dimensions of 5.15m x 2.3m and are not therefore considered to contribute to parking provision. However, it is considered that there is still space to park five cars within the application site, along its southern boundary.
19. It is therefore considered that the proposal would have an acceptable impact on parking provision and highway safety.

Impact on waste and recycling

20. It is considered that the proposed layout would enable the provision of acceptable waste and recycling storage and collection.

Sustainability

21. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore, in applying

14th JANUARY 2019 PLANNING COMMITTEE

Policy CS22 of the *Woking Core Strategy* (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic).

22. It is considered that details of compliance with these requirements can be secured via condition.

Impact on the Thames Basin Heaths Special Protection Area

23. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the *Woking Core Strategy* (2012) requires new residential development beyond a 400m threshold but within 5 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).
24. 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 **£698** in line with the *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015* (April 2019 update) as a result of an additional two 2-bedroom dwelling.
25. 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.
26. 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 **£698** 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 **Heather Farm** has been identified to mitigate the impacts of the development proposal.

Affordable Housing

27. Policy CS12 of the *Woking Core Strategy* (2012) states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site. However, paragraph 63 of the NPPF

14th JANUARY 2019 PLANNING COMMITTEE

(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). 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 *National Planning Policy Framework* (2019). The proposal is not a major development and therefore no affordable housing contribution is sought.

Local finance consideration

28. The proposal would lead to a gross internal area of 62.8sqm outside of the designated town centre. As the existing store rooms which are proposed to be demolished have a gross internal area of 31.35sqm a contribution to the Community Infrastructure Levy (CIL) will be liable on the 31.45sqm net additional floorspace. It will therefore be liable to a contribution to the Community Infrastructure Levy (CIL) of **£4.898.94** according to the current financial year's price index.

CONCLUSION

Overall, the proposal would have an acceptable impact on the locally listed building and character, trees, neighbouring amenity, quality of accommodation, amenity space, car parking provision and highway safety, waste and recycling, sustainability and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan. The proposal therefore accords with Sections 5, 9, 11, 12, 15 and 16 of the *National Planning Policy Framework* (2019), Policies CS1, CS8, CS10, CS12, CS18, CS20, CS21 and CS22 of the *Woking Core Strategy* (2012), Policies DM2 and DM20 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 (11.12.2019)

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £698 contribution to provide SAMM.	To accord with the Habitat Regulations and associated Development Plan policies and the Council's Adopted Avoidance Strategy.

RECOMMENDATION

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

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

Reason:

14th JANUARY 2019 PLANNING COMMITTEE

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 must be carried out in accordance with the approved drawings listed below:

- 1:1250 location plan (received by the LPA on 22.11.2019)
- 1:200 proposed block plan Drwg no.2019/744/06. (received by the LPA on 05.12.2019)
- 1:100 proposed floor plans and elevations Drwg no.2019 /744/04. (received by the LPA on 22.11.2019)
- 1:100 proposed roof plan Drwg no.2019 /744/05. (received by the LPA on 22.11.2019)

Reason:

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

3. The external finishes of the development hereby permitted must match those used in the existing building in material, colour, style, bonding and texture unless otherwise indicated on the approved plans.

Reason:

To protect the character and appearance of the building and the visual amenities of the area.

4. Above ground development associated with the development hereby permitted must not 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:

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

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

Reason:

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

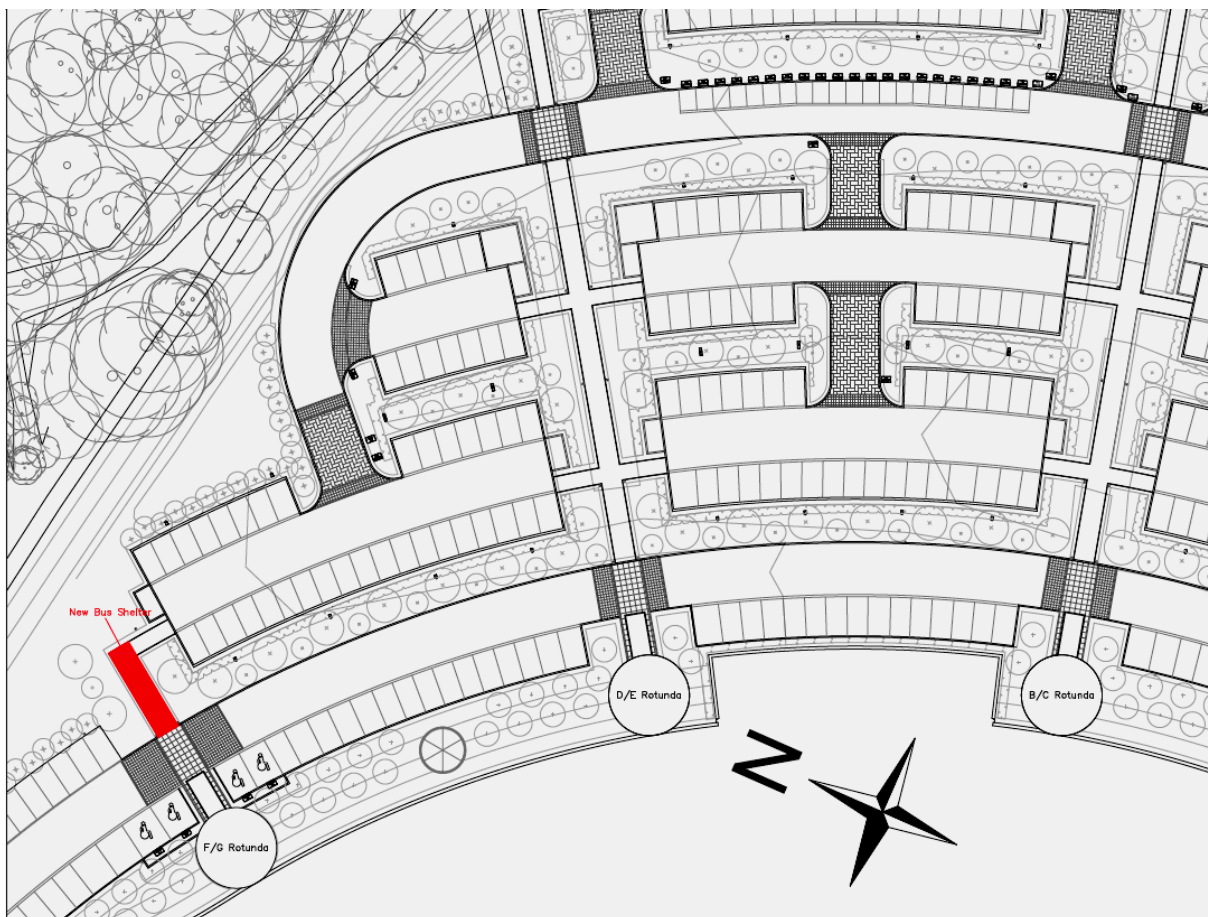
The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF (2019). The application was considered acceptable upon receipt.

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.

McLaren Technology Centre, Woking

PLAN/2019/1166

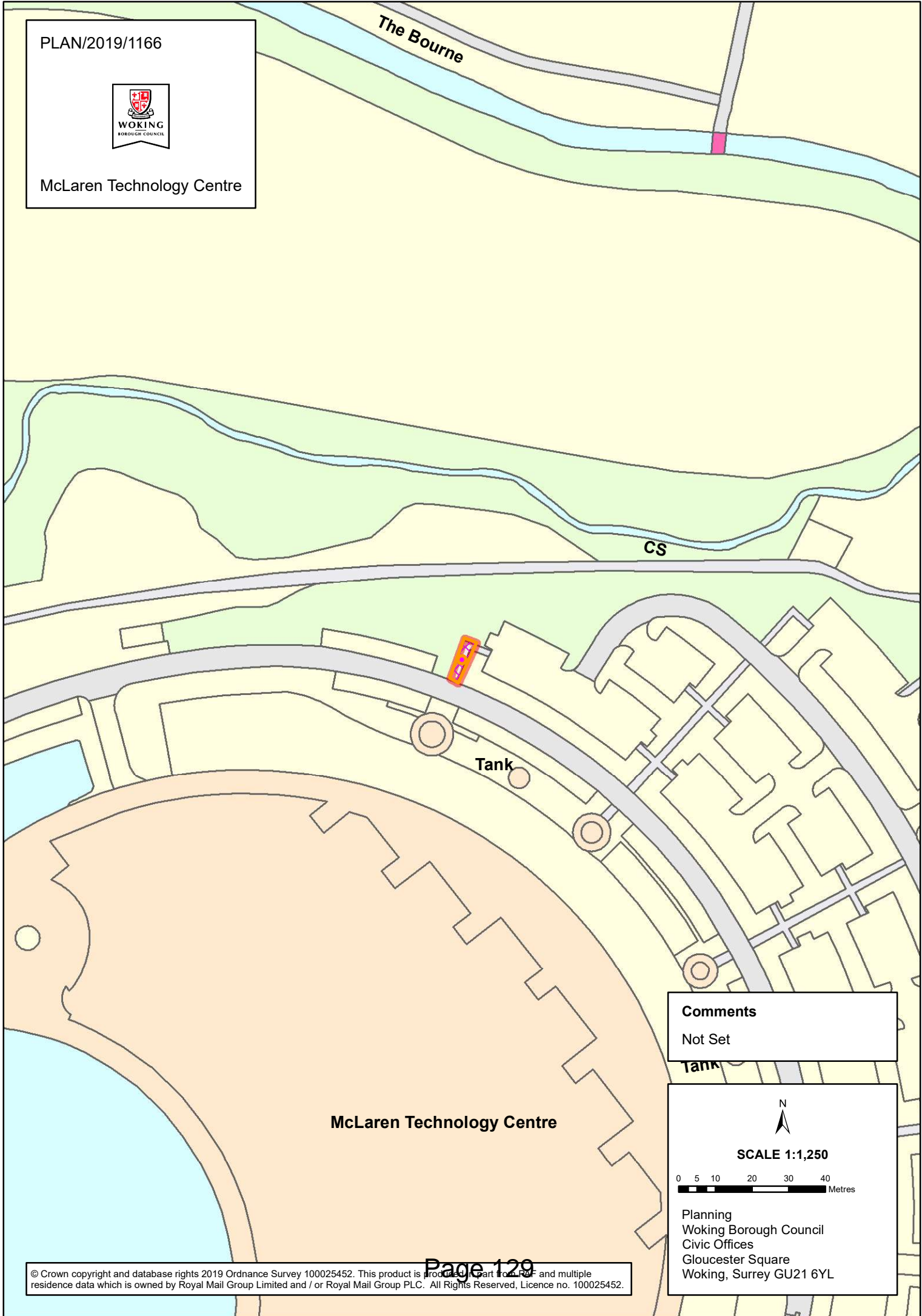
Proposed Installation of a canopy over the McLaren Shuttlebus waiting area adjacent to the McLaren Technology Centre, and all other necessary on-site works.



PLAN/2019/1166



McLaren Technology Centre



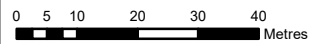
Comments

Not Set

Tank



SCALE 1:1,250



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

14 JANUARY 2020 PLANNING COMMITTEE

6H

PLAN/2019/1166

WARD: HO

LOCATION: McLaren Technology Centre, Chertsey Road, Woking

PROPOSAL: Proposed installation of a canopy over the McLaren Shuttlebus waiting area adjacent to the McLaren Technology Centre, and all other necessary on-site works.

APPLICANT: McLaren Services Ltd

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

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

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks planning permission for the installation of a canopy over the McLaren Shuttlebus waiting area adjacent to the McLaren Technology Centre, and all other necessary on-site works.

PLANNING STATUS

- Green Belt
- Thames Basin Heaths SPA Zone A (within 400m)
- Flood Zone 2 (medium risk).

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The McLaren Campus is situated approximately 3km north of Woking Town Centre and comprises the McLaren Technology Centre (MTC) and the McLaren Production Centre (MPC). The campus is accessed via the A320 (Paragon roundabout). The application site is located within the existing MTC car park directly adjacent to the F/G entrance rotunda.

PLANNING HISTORY

There is a relatively extensive planning history for the wider McLaren campus which is available on file. The most recent planning history (excluding non-material amendment applications) is given below:

PLAN/2019/0709 - Section 73 application for variation of conditions 02 (approved plans), 03 (hard surfaces), 04 (planting scheme), 05 (drainage strategy) and 06 (drainage drawings and method statement) of PLAN/2019/0139 dated 24.05.2019 (Development of a noise, vibration and harshness assessment area and area for the temporary storage of production line vehicles directly adjacent to the McLaren Production Centre, and all other necessary on-site works and infrastructure) to revise approved surface water drainage system design and landscaping. Permitted 30.08.19

14 JANUARY 2020 PLANNING COMMITTEE

PLAN/2019/0226 - Application made under Section 106A of The Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 (as amended) to modify the wording of Schedule 1, Paragraph 14 of the Section 106 Agreement dated 7 March 1997 (planning permission reference PLAN/1995/0641) - relating to the development of the McLaren Technology Centre - in order to refer expressly to the proposed noise, vibration and harshness (NVH) assessment area as a permitted activity (related planning application reference PLAN/2019/0139). Permitted 01.08.19

PLAN/2019/0139 - Development of a noise, vibration and harshness assessment area and area for the temporary storage of production line vehicles directly adjacent to the McLaren Production Centre, and all other necessary on-site works and infrastructure. Permitted 24.05.19

PLAN/2018/0114 - Section 73 application to vary Condition 4 (approved plans), to revise the parking configuration and phase implementation, of Planning Permission PLAN/2014/1297 for the development of an applied technology centre of 57,000sq m (G.E.A.) as an extension to the McLaren Production Centre, to include an aerodynamic research facility, workshops, research and development space, offices, meeting rooms, teaching and training space, vehicle preparation and assembly spaces, together with terraced car parking and two car park decks, cycle parking, a replacement helipad, and service areas. Associated earthworks and re-contouring of the open parkland, hard and soft landscape and infrastructure works, including an electrical substation and foul water pumping station and the temporary diversion of a public right of way during the construction of the development. Permitted subject to S106 Agreement 08.01.2019

PLAN/2014/1297 - Development of an applied technology centre of 57,000sq m (G.E.A.) as an extension to the McLaren Production Centre, to include an aerodynamic research facility, workshops, research and development space, offices, meeting rooms, teaching and training space, vehicle preparation and assembly spaces, together with terraced car parking and two car park decks, cycle parking, a replacement helipad, and service areas. Associated earthworks and re-contouring of the open parkland, hard and soft landscape and infrastructure works, including an electrical substation and foul water pumping station and the temporary diversion of a public right of way during the construction of the development (amended description and amendment to drawing PL/222 to remove superfluous annotation). Permitted subject to S106 Agreement 18.03.2016

PLAN/2009/0440 - A new production centre together with a new pedestrian link and tunnel, entrance rotunda, hard and soft landscape proposals, vehicular and cycle parking and associated infrastructure and works. Permitted subject to conditions 01.09.2009

PROPOSED DEVELOPMENT

The application seeks planning permission for the installation of a canopy over the McLaren Shuttlebus waiting area adjacent to the McLaren Technology Centre, and all other necessary on-site works.

The proposed canopy would measure 11.4 metres in width by 3 metres in depth with a maximum height of 2.8 metres. The rear elevation of the canopy would be formed by glass panels with the roof faced with box profile sheeting. The canopy shelter would have a satin finished in colour RAL 9006 (White Aluminium) i.e. light grey/silver colour.

CONSULTATIONS

WBC Contaminated Land Officer: No comments to make.

WBC Drainage and Flood Risk Engineer: Any comments received will be verbally reported.

REPRESENTATIONS

0 letters of representation have been received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS6 – Green Belt

CS9 – Flooding and Water Management

CS18 - Transport and accessibility

CS21 - Design

CS24 - Woking's landscape and townscape

Development Management Policies DPD (DM Policies DPD) (2016)

DM2 - Trees and Landscaping

DM13 – Buildings in and adjacent to the Green Belt.

Draft Site Allocations DPD (Regulation 19 Submission version) July 2019

GB13 – McLaren Campus – Major Developed Site within the Green Belt.

Supplementary Planning Documents (SPD's)

Design (2015)

Parking Standards (2018)

PLANNING ISSUES

Impact on Green Belt

1. The proposal site is located in the Green Belt and as such Policy CS6 of the Woking Core Strategy, Policy DM13 of the DM Policies DPD and Section 9 of the NPPF apply. These policies seek to preserve the openness of the Green Belt; the essential characteristics of the Green Belt are its openness and permanence. The erection of new buildings in the Green Belt is inappropriate development unless it complies with one of the exceptions listed in Paragraph 145 of the NPPF. Exceptions to this include:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting and identified affordable housing need within the area of the local planning authority.

2. The second bullet point is not relevant to this case but the proposed canopy bus shelter could be considered to comprise limited infilling on the site and thus could fall within this exemption to inappropriate development in the Green Belt providing it does not have a greater impact on the openness of the Green Belt than the existing development.
3. There is no further definition of 'limited infilling' in the NPPF or local planning policies to provide assistance. Nonetheless in this case the proposed canopy bus shelter would be

positioned between the large building comprising the MTC and the large car park that serves the building. The canopy bus shelter would over-sail an existing footpath/waiting area within the site and would not extend the built development beyond the extent of the existing car park. Given the layout of the site and the undulating nature of the topography the proposed canopy bus shelter would have a limited impact and would only be viewed within this part of the site. On this basis it is considered to comprise 'limited infilling' on the site. It is therefore considered that exception g) could be engaged by the proposal.

4. The second part of the exception requires a proposal to not have a greater impact on openness than the existing development. In this regard the proposed canopy bus shelter would be small in scale and height and would have three open sides (as it will over-sail a footpath/waiting area) and a glazed rear elevation. The proposal would represent a very minor addition to the site and would not result in any greater impact on openness than the existing development on the site. The proposal is also not considered to result in any conflict with the purposes of the Green Belt.
5. Mindful of the above comments it is considered that the proposed development would fall within exception g) of the NPPF, would not be inappropriate development within the Green Belt and would not have any greater impact on openness than the existing development on the site. The proposal is therefore considered to comply with Policy CS6 of the Woking Core Strategy, Policy DM13 of the DM Policies DPD, emerging Policy GB13 of the Draft Site Allocations DPD and the NPPF.

Visual Impact

6. Policy CS21 of the Woking Core Strategy (2012) requires development proposals to "*respect and make a positive contribution to the street scene and the character of the area in which they are situated...*" and Policy CS24 seeks to maintain the landscape character of the area.
7. The proposed canopy bus shelter is located at the northern end of the car park close to the F/G entrance rotunda to the MTC. The canopy bus shelter would have an open front and sides and a glazed rear elevation, enabling views through the structure. The roof would be faced with box profile sheeting. The proposed canopy bus shelter would be located immediately adjacent to the large car park and would appear as a conventional addition to a large car park on an employment site. Overall the proposals would not therefore be detrimental to the character and appearance of the site and surrounding area. The proposal is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy and the NPPF.

Impact on Neighbours

8. Policy CS21 of the Woking Core Strategy advises that proposals for new development should achieve a satisfactory relationship to adjoining properties. There are no neighbouring dwellings in close proximity to the proposed position of the canopy bus shelter and no adverse impacts to the amenities of any neighbouring occupiers would therefore occur. The proposal is therefore considered to comply with Policy CS21 of the Woking Core Strategy and the NPPF.

Impact on Trees

9. There are some mature trees located near to the proposed position of the canopy bus shelter but none are so close as to be adversely affected by the proposed development. It is also understood that the foundations for the canopy bus shelter have already been installed and this has not resulted in any detriment to the landscaping or the tree coverage

14 JANUARY 2020 PLANNING COMMITTEE

on the site. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the NPPF.

Transportation Impacts

10. The proposal would not result in any change to the access or parking arrangements for the site. McLaren operates a staff shuttle bus service that runs between the campus, Woking town centre and Woking Business Park. The main waiting area for staff based within the MTC is directly opposite the F/G entrance rotunda. The applicant advises that this area is currently exposed to inclement weather conditions and there are limited sheltered locations for staff when waiting for the shuttle bus. The proposal would therefore resolve this situation and could further encourage the take up of the shuttle bus service by staff. The proposal would therefore promote sustainable travel choices further by providing additional facilities and is therefore considered to comply with Policy CS18 of the Core Strategy and the NPPF.

Community Infrastructure Levy (CIL):

11. The proposal relates to a non-residential and non-retail use and as such the CIL rate is £0.

CONCLUSION

12. Mindful of the above comments the proposal would be not inappropriate development in the Green Belt, would maintain openness and would not result in any harm to the visual amenity of the area, neighbouring amenity and trees and would have a positive transportation impact. The proposal therefore accords with Policies CS6, CS18, CS21 and CS24 of the Woking Core Strategy 2012, Policies DM2, DM3 and DM13 of the DM Policies DPD 2016, and the NPPF and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Planning file PLAN/2019/1166

RECOMMENDATION

PERMIT subject to the following conditions:

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

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

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

Site Location Plan (135742/P01) received 02.12.19
Block Plan (MTC-LAND-E01part) received 02.12.19
Plans and elevations (Shelter main build-up M199-5001-4F) received 02.12.19
Construction details (Typical post detail M199-0002-6F) received 02.12.19

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

14 JANUARY 2020 PLANNING COMMITTEE

3. The development hereby approved shall be constructed/faced in materials as indicated on the approved plans and application unless otherwise first approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policies CS6, CS21 and CS24 of the Woking Core Strategy 2012 and the NPPF.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 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, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.

Marist RC Primary School, 58 Old Woking, West Byfleet, Woking.

PLAN/2019/1042

Proposed replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.



PLAN/2019/1042



Marist RC Primary School



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

14 JANUARY 2020 PLANNING COMMITTEE

6I	PLAN/2019/1042	WARD: PY
LOCATION:	Marist RC Primary School, 58 Old Woking Road, West Byfleet, KT14 6HS	
PROPOSAL:	Proposed replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.	
APPLICANT:	The Marist Catholic Primary School	OFFICER: William Flaherty

REASON FOR REFERRAL TO COMMITTEE

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

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks planning permission for the replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new covered shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.

PLANNING STATUS

- West Byfleet Neighbourhood Area
- TBH SPA Zone B (400m-5km)
- Tree Preservation Order Area (adjacent to northern boundary)
- Urban Area
- Surface Water Flood Risk area (medium/high risk)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is the Marist Catholic Primary School situated at the junction where Sheerwater Road and Old Woking Road meet. Parts of the site are at medium (1 in 1000 year) to high (1 in 100 year) risk of surface water flooding. Nos. 10 – 16 Regency Drive to the immediate north of the application site is covered by an Area Tree Preservation Order (TPO).

PLANNING HISTORY

There is a long planning history for the site. Since 2013 the planning history for the site is as follows:

PLAN/2018/0053 - Surfacing of playground with wet pour safer surfacing and the installation of new play equipment. Permitted 26.04.2018

14 JANUARY 2020 PLANNING COMMITTEE

PLAN/2017/1456 - Certificate of Proposed Lawful Development to create new hardstanding for the playground and new play equipment. Withdrawn

PLAN/2014/1122 – Erection 2no. 6m flag poles. Permitted 20.03.2015

PLAN/2013/0098 – Variation of Condition 20 of PLAN/2003/1070 dated 06.01.20047 amended by PLAN/2012/0406 to increase pupil numbers from 345 to 420. Permitted 22.04.2013

PROPOSED DEVELOPMENT

The application seeks planning permission for the replacement and improvement of the existing outdoor learning area to provide a Multi-use Learning Space (Including new shelter, surfacing, timber decking, seating and quiet corner area and raised role play stage areas) following the demolition of the existing pergola structures.

The covered shelter would have a depth of approximately 3.2m, a maximum height to the ridge of the dual pitched roof of approximately 3.6m (eaves height of approximately 2.7m) and a width of approximately 9.5m.

CONSULTATIONS

West Byfleet Neighbourhood Forum: No comments received.

County Highway Authority: No objection

Tree Officer: No objection

Flood Risk & Drainage Engineer: No objection subject to the details of a scheme for disposing of surface water by means of a sustainable drainage system being secured by way of a pre-commencement planning condition.

Environmental Health Officer: No objection.

REPRESENTATIONS

1x letter of objection has been received raising the following comments:

- The proposed structure is too close to a major road and the pollution from the heavy amount of traffic and noise would have a detrimental effect on the health of the children;
- The proposal would bring the school building and noise closer to our boundary;
- The surfacing and timber decking is not good for the environment.

Officer Comment: The Multi-Use Learning Space would be located in the north-east corner of the application site which is the part of the site furthest away from the heavily trafficked Old Woking Road to the south and Sheerwater Road to the west. It is further noted that the site is not in or adjacent to a designated Air Quality Management Area (AQMA). Residential gardens are to the north of the proposed development with Fosse Way cul-de-sac to the north-east. In light of the proposed location of the development within the site, that it is replacing a similar structure, the site is not in or adjacent to an AQMA, it is considered that the proposal would accord with Policy DM6 of the Development Management Policies DPD (2016).

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Woking Core Strategy (2012)

- CS1 - A spatial strategy for Woking Borough
- CS9 – Flooding and Water Management
- CS18 – Transport and accessibility
- CS21 - Design
- CS24 - Woking's landscape and townscape

Development Management Policies DPD (DM Policies DPD) (2016)

- DM2 - Trees and Landscaping
- DM6 – Air and Water Quality
- DM7 – Noise and Light Pollution
- DM21 – Education Facilities

West Byfleet Neighbourhood Plan 2017

- BE1 – Development Character
- OS3 – Trees and Hedges

Supplementary Planning Documents (SPD's)

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

PLANNING ISSUES

1. Policy DM21 of the DM Policies DPD supports the provision of additional education facilities subject to them meeting normal planning requirements. The main issues to consider in the assessment of this application are the impact of the proposal on the character and appearance of the existing site and the surrounding area, the impact on neighbouring residential amenity, the impact on protected trees, impact on surface water flood risk and highways and parking matters.

Character and Appearance

2. Policy CS21 of the Woking Core Strategy (2012) requires development proposals to “*respect and make a positive contribution to the street scene and the character of the area in which they are situated....*” and Policy CS24 seeks to maintain the townscape character of the area.
3. The proposed Multi-Use Learning Space would be located in the north-east corner of the wider school site in the vicinity of Fosse Way and Regency Drive. The existing brick planters, pergola and decking would be removed and replaced with the proposed development. It is noted that the existing pergola and decking has already been removed for health and safety reasons.
4. The proposed Multi-Use Outdoor Learning Space shelter would have a depth of approximately 3.2m, a maximum height to the ridge of the dual pitched roof of approximately 3.6m (eaves height of approximately 2.7m) and a width of approximately 9.5m. The materials would be timber shiplap boarding for the sides, timber decking boards and weatherproof ply/mineral felt for the roof. The proposal would be half-height timber shiplap on three sides with the rear elevation facing properties along Regency Drive being full height timber shiplap. The proposal would include the addition of a new ramp to better facilitate access for disabled children.

14 JANUARY 2020 PLANNING COMMITTEE

5. The proposed decking would be pressure treated timber of a maximum height of approximately 0.11m. Seating would be pressure treated timber while fencing for the quiet corner area would be 1.2m high. The artificial grass for the quiet corner area would be polypropylene yarn with 2EW sand infill. The proposed role-play stage would be approximately 0.18m in height above the proposed decking (total height of approximately 0.3m) with the backdrop curtain approximately 3m in height. A number of smaller pieces of play equipment such as a chalkboard, timber story telling chair and artificial grass seating cubes are also proposed.
6. It is considered that the proposed development would be of an appropriate size and scale commensurate with the existing school. While the proposal would be relatively close to the site boundary, the proposed development would not be highly prominent within the street scene and would not exceed the existing wire mesh fencing in height. Overall, it is considered that the proposal would not result in any significant adverse impact to the character or appearance of the area or the wider school site. The proposal is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy, Policy BE1 of the West Byfleet Neighbourhood Plan and the NPPF.

Impact on Residential Amenity

7. Policy CS21 of the Woking Core Strategy advises that proposals for new development should achieve a satisfactory relationship to adjoining properties. The proposed Multi-Use Learning Space would replace an existing decking/ pergola structure in the north-eastern part of the site. The Council's Environmental Health Officer (EHO) has been consulted as part of the assessment of the application and raises no objection to the proposed development in terms of noise generation.
8. The proposed decking/raised stage area would not give rise to any significant loss of privacy or overlooking to neighbouring properties given the existing decking/ pergola, existing established boundary treatment which surrounds the site and also the typical height of children of a primary school age who would be using the area. The EHO has raised no objection to the proposal and its potential noise impact. While the use of this area of the site could be intensified by the proposed development, it is not considered that this would be to a materially significant degree given that there are no existing restrictions to the use of this part of the site (i.e. the same number of children could use the previously existing pergola which would be less effective in noise attenuation terms than the proposed Multi-Use Outdoor Learning Space).
9. In response to the concerns raised by the neighbour in their written representation, the proposed development would be approximately 45m from No. 45 Regency Drive with a soft play area and playground between No. 45 and the proposed development. Within this context, it is not considered that there would be any significant adverse impact to the amenities of No. 45 when compared to the existing situation.
10. Overall, it is therefore considered that the proposed development would not have any significant adverse impact on the amenities of the owner/occupiers of neighbouring properties given the existing use of this part of the site and the wider site as a whole. The proposal accords with Policy CS21 of the Woking Core Strategy and the NPPF.

Impact on Trees

11. It is noted that there are a number of protected trees situated along the site boundary with properties at Regency Drive. The Council's Tree Officer has reviewed the submitted application and having visited the site has advised that no tree protection information is

14 JANUARY 2020 PLANNING COMMITTEE

required as the area is already laid with hardstanding and the previously built brick walls mean that there is negligible likelihood of damage to protected trees from the current proposal (any damage to the Root Protection Areas [RPAs] of protected trees would have occurred when the hardstanding/brick walls were initially built/laid). Accordingly it is considered that the proposed development would be acceptable in terms of its impact on protected trees. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the NPPF.

Surface Water Flooding

12. The area of the site where the development is proposed is identified as being at medium – high risk of surface water flooding (1 in 1000 year – 1 in 100 year annual probability of surface water flooding). As well as being located within a surface water flow route, this part of the site falls within the Rive Ditch catchment which heightens the need for surface water to be managed.
13. The Council's Flood Risk and Drainage Engineer has reviewed the proposed development and advises that details of a scheme for disposing of surface water by means of a sustainable drainage system are required prior to the commencement of development, otherwise the proposed development would increase flood risk to the site and the surrounding area. Subject to details of a scheme for disposing of surface water by means of a sustainable drainage system being secured by way of a pre-commencement planning condition (Condition 4), it is considered that the proposed development would be acceptable in flood risk/drainage terms. The proposal is considered to comply with Policy CS9 of the Core Strategy and the NPPF.

Highways and parking

14. The County Highway Authority has assessed the application in terms of likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore raises no objection. The proposal is therefore considered to comply with Policy CS18 of the Core Strategy and the NPPF.

Community Infrastructure Levy (CIL):

15. The proposal relates to a non-residential and non-retail use and as such the CIL rate is £0.

CONCLUSION

16. For the reasons set out above, it is considered that the proposed development would be acceptable in terms of character and design, impact on neighbouring residential amenity, impact on protected trees, its impact in terms of flood risk and drainage and highways and parking subject to planning conditions. The proposed development therefore accords with Policies CS9, CS18, CS21 and CS24 of the Woking Core Strategy (2012), Policies DM2, DM6, DM7 and DM21 of the Woking Development Management Policies DPD (2016), Policies BE1 and OS3 of the West Byfleet Neighbourhood Plan (2017), and the National Planning Policy Framework (2019) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Planning file PLAN/2019/1042
2. Site photographs dated 04.12.2019

RECOMMENDATION

PERMIT subject to the following conditions:

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

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

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

A100, Location Plan, received 24.10.2019
A101, Existing & Proposed Site Plan, received 24.10.2019
A102, Proposed Ground Floor Layout, received 24.10.2019
A103, Proposed Elevations Sheet 1, received 24.10.2019
A104, Proposed Elevations Sheet 2, received 24.10.2019
A105, 3D Views, received 24.10.2019
A106, Aerial View, received 24.10.2019
A107, Demolition, received 24.10.2019

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

3. The external finishes and roof materials of the development hereby permitted shall be those specified in the submitted 'Playcubed - A bespoke proposal for The Marist Catholic Primary School', received 24.10.2019.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012 and Policy BE1 of the West Byfleet Neighbourhood Plan (2017).

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

Reason: To ensure that the development achieves a high standard of sustainability, does not increase surface water flood risk on-site and in the surrounding area, and to comply with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the NPPF (2019).

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

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

14 JANUARY 2020 PLANNING COMMITTEE

8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays

3. The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
4. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
5. 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)

