



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

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

There are no items for Public Speaking.

Section B - Application reports to be introduced by Officers

6a. 2018/0798 Little Ponds, Mount Road, Woking (Pages 13 - 32)

6b. 2019/1017 23 Gloster Road, Woking (Pages 33 - 46)

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 - 23 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



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PLANNING COMMITTEE – 4 FEBRUARY 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:

23 January 2020

APPEALS DECISIONS

ENF/2018/00051 & 2018/0680

Enforcement of a conversion of garage into separate dwelling without consent at Meadowbank, Prey Heath Road, Mayford, GU22 0SL.

Planning Application Refused by Delegated Authority
8 October 2018.
Enforcement Notice Authorised by Delegated Authority.
9 October 2018.
Appeal Lodged
21 March 2019.
Appeal dismissed (Enforcement Notice to be corrected)
20 December 2019.

2019/0276

Application for the erection of 4 terraced dwellings, 3 three storey and 1 two storey at Binkot, Englefield Road, Knaphill, Woking.

Refused by Delegate Powers
10 June 2019
Appeal Lodged
10 July 2019.
Appeal Allowed (Costs not awarded)
31 December 2019.

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.
Appeal allowed
23 October 2019.

2019/0820

Application for the erection of a single storey rear extension and first floor roof extensions including raising of the ridge height to form first floor accommodation and new roof form at 32 Tresillian Way, Woking, GU21 3DL.

Refused by Delegated Powers
10 October 2019
Appeal Lodged
11 December 2019.
Appeal allowed
10 October 2019.

2019/0292

Application for Erection of a pair of four-bedroom semi-detached dwellings and a detached garage together with alterations to vehicular access and parking arrangements following demolition of an existing bungalow and garage at Belfairs, Pond Road, Woking, GU22 0JT.

Refused by Delegated Powers
26 June 2019.
Appeal Lodged
28 August 2019.
Appeal dismissed
13 January 2020.

PLANNING COMMITTEE AGENDA

PLANNING APPLICATIONS AS AT 4TH FEBRUARY 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.

<p>The committee has the authority to determine the recommendations contained within the following reports.</p>
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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

04 February 2020

<u>ITEM</u>	<u>LOCATION</u>	<u>APP. NO.</u>	<u>REC</u>	<u>WARD</u>
0006A	Little Ponds, Mount Road, Woking, Surrey, GU22 0PY	PLAN/2018/0798	LEGAL	HE
0006B	23 Gloster Road, Old Woking, Woking, Surrey, GU22 9EU	PLAN/2019/1017	PER	HV

SECTION B - 6A-6B

PER - Grant Planning Permission

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

SECTION A

APPLICATIONS ON WHICH PUBLIC ARE ELIGIBLE TO SPEAK

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

SECTION B

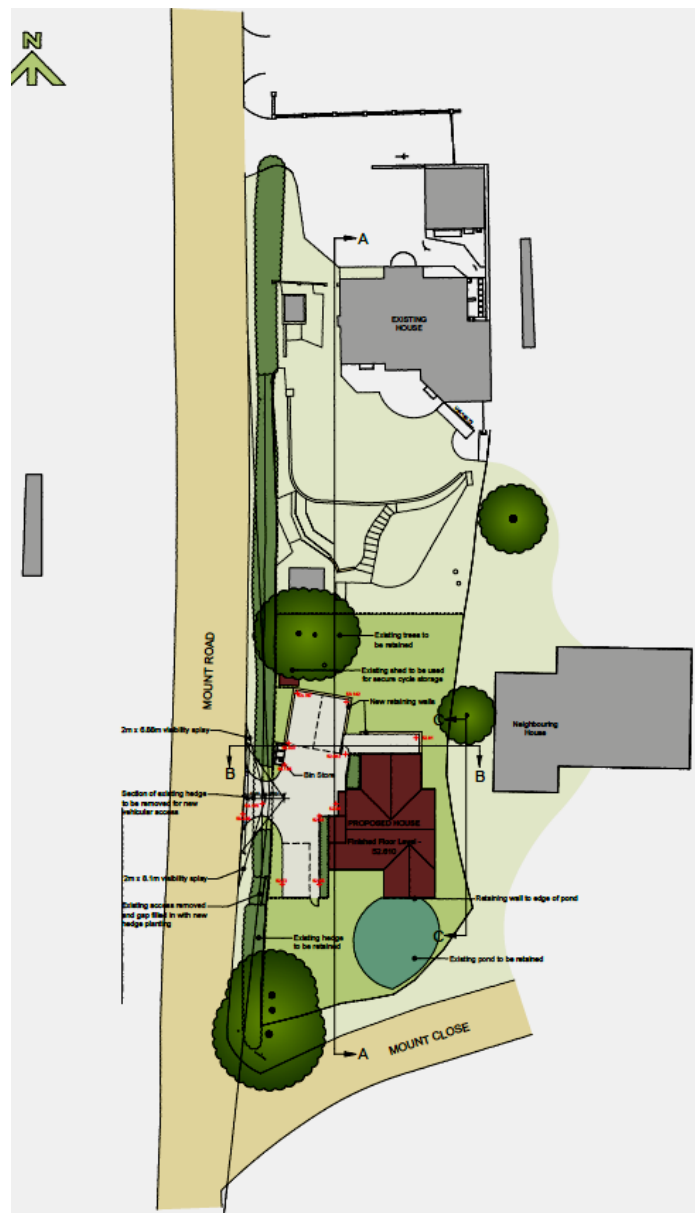
**APPLICATIONS WHICH WILL BE
THE SUBJECT OF A PRESENTATION
BY OFFICERS**

(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)

Little Ponds, Mount Road, Woking

PLAN/2018/0798

Erection of a two storey detached dwelling (3x bed) on land south of Little Ponds and associated vehicular access, parking and landscaping (Amended Plans)



PLAN/2018/0798



Little Ponds, Mount Road

Quevru

El Sub Sta

HALE ENDS

60.6m

HALE ENDS

Ridge Acre

Red Oaks

Seat

HOCK HEATH ROAD

63.9m

View

Quorndon

House

Ravensbourne

Glenbright House

Netherside

Oriel Lodge

Westdeen

Little Ponds

55.9m

Ponds

Little Dene

Bart House

Mimosa House

MOUNT CLOSE

51.0m

Pinewood

HOCK HILL LANE

Holywell

House

Mount Lodge

Forest

46.5m

Landford Lodge

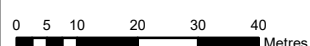
Farthings

Hook

Comments



SCALE 1:1,250



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

Rustlings

6a PLAN/2018/0798

WARD: HE

LOCATION: Little Ponds, Mount Road, Woking, GU22 0PY

PROPOSAL: Erection of a two storey detached dwelling (3x bed) on land south of Little Ponds and associated vehicular access, parking and landscaping.

APPLICANT: Mr & Mrs Bedford

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey detached dwelling (3x bed) on land south of Little Ponds. The proposal includes an associated vehicular access onto Mount Road along with three off-street parking spaces and landscaping.

Site Area:	0.149 (1,490m ²)
Existing units:	1
Proposed units:	2
Existing density:	6.7 dph (dwellings per hectare)
Proposed density:	13.4 dph

PLANNING STATUS

- Urban Area
- Hook Heath Neighbourhood Area
- Surface Water Flood Risk Area
- Tree Preservation Order
- Great Crested Newt Orange Zone
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and S106 Agreement.

SITE DESCRIPTION

Little ponds is a two storey detached dwelling dating from the 1960s. The plot of the proposal site extends for up to 83.5m in depth from north to south and borders Mount Road to the west. There is a change in levels from the front to the rear of the site; there is a change in levels of approximately 6.5m between the ground level of the existing dwelling at Little Ponds and Mount Close to the south. The proposal site is bordered by a mature evergreen hedge and vegetation and features mature trees and there are two ponds within the site. The surrounding area is typically characterised by large detached dwellings and a predominance of tree cover and vegetation and the informal arrangement of dwellings and plots gives a spacious, verdant appeal to the area. The proposal site is within the Hook Heath area of the borough and is within the Urban Area.

RELEVANT PLANNING HISTORY

None of relevance.

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.
- **Surrey Wildlife Trust:** No objection subject to conditions.
- **Hook Heath Neighbourhood Forum:** Object for the following summarised reasons:
 - The resulting plots would be smaller than adjacent plots and therefore would be contrary to policy BE1 of Hook Heath Neighbourhood Plan (2015)
 - The new plot would not be consistent with the definition of what is required in an Arcadian area
 - Properties in the area which are smaller are less prominent than the proposal site
- **Green Infrastructure Team:** Proposal would be eligible to take part in the Great Crested Newt Pilot Project and would be liable to make a contribution of £900.

REPRESENTATIONS

Four objections have been received, including one from the Hook Heath Residents' Association raising the following summarised concerns:

- Proposal would be out of character with the area
- Proposal would result in overlooking and loss of privacy
- The proposed plots would be too small and would be contrary to the Hook Heath Neighbourhood Plan
- Proposal could exacerbate surface water drainage issues
- The area is becoming too densely developed and is in danger of losing its character
- The County Highway Authority should be consulted on the new vehicular access

Neighbours were re-consulted on amended plans and three additional objections, including one from the Hook Heath Residents' Association and one from the Hook Heath Neighbourhood Forum were received reiterating concerns summarised above.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

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Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

DM1 - Green Infrastructure Opportunities
DM2 - Trees and Landscaping
DM10 - Development on Garden Land

Hook Heath Neighbourhood Plan (2015):

BE1 - Design of New Developments
BE2 - Off-road Parking

Supplementary Planning Documents (SPDs):

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

Other documents:

Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016)
Natural Woking Supporting Information document (2016)
Saved South East Plan Policy (2009) NRM6 - Thames Basin Heaths SPA
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
Community Infrastructure Levy (CIL) Charging Schedule (2015)
Waste and recycling provisions for new residential developments
Woking Character Study (2010)

BACKGROUND:

Amended plans were received on 29/10/2019 which amended the proposal to include the retention of the larger of the two ponds. A revised Ecological Appraisal was received on 02/10/2019. The proposal has been assessed based on these plans and information.

PLANNING ISSUES

Impact on Character:

1. The proposal is for the erection of a detached two storey dwelling on land to the rear of Little Ponds. Woking DMP DPD (2016) policy DM10 'Development on Garden Land' permits the subdivision of plots providing the proposed development "...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area", "the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area" and "suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the

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type of accommodation and the characteristic of the locality". The proposal site is within the Hook Heath Neighbourhood Area and policy BE1 'Design of New Developments' of the Hook Heath Neighbourhood Plan (2015) states that:

"In order to maintain or enhance the character of the Area, all developments should a) be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings. Where possible, plot sizes should be similar to those adjacent and in other cases within the mid-range for Arcadian Developments (5-10 dph). Regard should be paid to guidance contained within the associated 2014 Character Study..."

2. The existing plot of Little Ponds is relatively large with a total depth of between 72.5m and 83.5m and a width of up to 19m; the existing area of the plot is 0.149ha. The existing plot is relatively long and extends from north to south bordering Mount Road to the west. The proposed plot subdivision would result in a plot of 0.06ha with a depth of between 27m and 38m and with the same existing width. The retained plot at Little Ponds would have a depth of 45.5m and an area of 0.089ha.
3. The surrounding area is spacious and verdant in nature and this character is considered to be derived from the predominance of trees and vegetation over the built form and the informal arrangement of dwellings rather than the size of plots. Plot sizes in the area vary and there is not considered to be a consistent pattern or grain of development in the immediate area. For example Landford Lodge and The Little Orchard on Hook Hill Lane to the south and No.3 Derrydown to the east all have plot sizes which are smaller in size than the proposed new plot at Little Ponds.
4. The proposal would result in a proposed density of 13.4 dwellings per hectare. Whilst this is higher than the 5-10dph specified by policy BE1, the proposed density is not significantly above this range. In any case, density is not considered the only way of assessing a potential impact on the character of an area. It is also borne in mind that Appendix 2 of the Hook Heath Neighbourhood Plan (2015) defines 'Arcadian' development as low density development and specifies a density range of 2-15dph. Overall the proposed plot subdivision is considered to result in two plots which are not significantly below those prevailing in the area and is considered consistent with the finer grain of development found in the immediate area. The proposal site features a mature evergreen hedge which borders Mount Road and several mature trees. These are all landscape features which contribute towards the spacious and verdant character of the area and these would be retained as part of the proposal and would assist in integrating the proposed development into the street scene. The area is consistently characterised by detached two storey dwellings and the provision of a detached two storey dwelling is considered consistent with this character.
5. In terms of design, the proposed dwelling adopts a simple, traditional overall form with pitched roofs and gables but a contemporary palette of materials with white render and grey windows. There is a mixture of materials in the local area; Bart House on the opposite side of Mount Road to the south-west is finished in white render with dark coloured window frames. Adjacent to the site on land south of Westdeen, consent has been granted (PLAN/2015/0623) for a detached three storey dwelling of a striking contemporary design finished in a flat roof with white render. Similar three storey flat-roofed dwellings of a contemporary design have also been permitted at Pippins on Mount Close to the south-west (PLAN/2018/0657) and directly to the south at Pinewood (PLAN/2018/0252). The contemporary materials and traditional form of the proposed dwelling is therefore considered visually acceptable and consistent with the character of the surrounding area. The propose dwelling would be positioned between

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1.2m and 3.2m from the side boundary with Westdeen. The consented dwelling at Westdeen would be positioned 2.1m from the boundary and the proposal is considered to result in acceptable visual separation between dwellings.

6. When balanced with the benefit of the provision of a net additional family dwelling within the established Urban Area and the absence of unacceptable harm to the character of the area identified above, the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the surrounding area and is considered consistent with the aims of the Core Strategy (2012) and NPPF (2019) in directing development towards existing established residential areas.

Impact on Neighbours:

7. In terms of the relationship between the proposed dwelling and the existing dwelling at Little Ponds, the two dwellings would have a rear-to-rear relationship with a separation distance of at least 32.2m. This comfortably exceeds the recommended minimum separation of 20m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The change in levels between the two properties further mitigates the potential overlooking or overbearing impact on Little Ponds. The existing dwelling at Westdeen is located in a similar position relative to the proposal site and is positioned on higher ground with a greater separation distance than Little Ponds. The proposed development is therefore considered to form an acceptable relationship with the existing dwelling and the neighbour at Westdeen.
8. Adjacent to the proposal site to the east is land to the rear of Westdeen where consent has been granted for a detached three storey detached dwelling which has not yet been built. This dwelling would be partially set into the ground and the proposed dwelling would be positioned approximately 3m from the consented dwelling at its nearest point and would project approximately 10m forward of the front elevation of this neighbour. The consented dwelling features a garage at ground floor level nearest the proposal site with a bedroom window above at first floor level. The proposed dwelling would pass the '45° test' in elevation form with this dwelling and is not considered to result in an undue overbearing or loss of light impact on this dwelling.
9. The proposed dwelling features first floor side-facing windows facing towards Westdeen however as these serve non-habitable rooms, these can be required to be obscurely glazed with restricted opening by condition. The proposed dwelling incorporates an integral first floor balcony on the rear with open sides. The east-facing views would primarily look across parking area to the frontage of Westdeen. Beyond this is part of the amenity space of the new dwelling however the balcony would be positioned approximately 16m from the boundary with this space which is considered sufficient to avoid undue overlooking or loss of privacy. In any case the main area of amenity space serving this dwelling would be on the eastern side of the dwelling. The proposal is not therefore considered to result in an undue overlooking or loss of privacy impact to this neighbour.
10. To the west are neighbours at Little Dene and Bart House on the opposite side of Mount Road. Both these neighbours are positioned at least 30m away from the proposed dwelling. This separation distance is considered sufficient to avoid an undue overbearing or loss of light impact on these neighbours. First floor side-facing windows are proposed however the separation distance described above is considered sufficient to avoid an undue overlooking or loss of privacy impact.

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11. Pinewood is the nearest neighbour to the south on Mount Close. The front elevation of the proposed dwelling would be positioned between approximately 16m and 23m from the boundary with Pinewood and approximately 23.5m from the dwelling itself. Notwithstanding the change in levels between the two properties, these separation distances are considered sufficient to avoid an undue overbearing, loss of light or overbearing impact to this neighbour. Consent has been granted for a replacement dwelling at Pinewood (PLAN/2018/0252) although development has not yet commenced. The proposed dwelling would have a minimum separation distance of approximately 24m to the consented replacement dwelling at Pinewood. The orientation of the consented dwelling is such that the habitable room windows would not directly face the proposed dwelling and the area to the north of Pinewood nearest the proposal site is identified as being a parking area. Overall the proposal is considered to form an acceptable relationship with this neighbour.
12. Overall the proposed development is considered to form an acceptable relationship with surrounding neighbours in terms of loss of light, overbearing and overlooking impacts.

Impact on Trees:

13. The proposal site features several mature trees, some of which are protected by a Tree preservation Order. The application is accompanied by an Arboricultural Report which details how these trees, along with the existing boundary hedge, would be retained and protected during construction. The Council's Tree Officer has reviewed the proposal and raises no objection subject to compliance with the submitted information. The proposal is therefore considered to have an acceptable impact on trees and landscaping subject to conditions.

Transportation Impact:

14. The Council's Parking Standards SPD (2018) sets minimum parking standards for new developments and the minimum parking standard for three bedroom dwellings is 2x spaces. Policy BE2 'Off-road Parking' of the Hook Heath Neighbourhood Plan (2015) sets the same parking standards. The proposed dwelling would achieve 3x off-street parking spaces and is considered to deliver sufficient off-street parking. A new vehicular access is proposed onto Mount Road and adequate visibility splays are shown on the plans. Space for bin and cycle storage is also shown on the plans. The County Highway Authority has reviewed the proposal and raises no objection subject to conditions. Overall the proposal is therefore considered to result in an acceptable transportation impact.

Standard of Accommodation:

15. The proposed dwelling would have an internal floor area of 155m² which exceeds the standards set out in the National Technical Housing Standards (2015) for three bedroom dwellings. The garden of the proposed dwelling wraps around the front and rear of the dwelling and would have an area of 312m² (excluding the area of the retained pond). This exceeds the both the footprint and floor area of the dwelling in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The retained garden area for the existing dwelling at Little Ponds would be approximately 455m² in area which also exceeds the footprint and floor area of the dwelling it would serve. Overall the proposed dwelling is considered to achieve an acceptable standards of accommodation for future residents.

Impact on Ecology:

16. The proposal site currently comprises rough garden land which is overgrown in places and features mature trees and ponds. The trees and vegetation would largely remain on site and no buildings would be demolished. The proposal would however involve the removal of the smaller of the two ponds. The submitted Ecological Appraisal report finds no evidence of protected species however it is recognised that the existing ponds have ecological value and have the potential to support Great Crested Newts.
17. Woking Borough Council, in partnership with Natural England, have developed the Great Crested Newt pilot project. The pilot project is designed to assist in easing the constraints on proposed development whilst contributing towards the creation of new and improved habitats for Great Crested Newts in the Borough. Details of the project are set out in the Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016) and Natural Woking Supporting Information document (2016). Under the project, tariffs are sought from developers in lieu of dedicated Great Crested Newt surveys; the contributions are then put towards the creation of new and improved Great Crested Newt habitats in the Borough.
18. The Borough is divided into four zones; Green, Yellow, Orange and Red which indicate the likelihood of Great Crested Newts being present and the actions required by the developer. The proposal site straddles the Green and Orange zones; for the purposes of the pilot project the site would be considered to be within the Orange Zone which is considered to have the greatest potential for Great Crested Newt habitats. The proposal site features two ponds; the proposal originally involved the removal of both ponds however the larger of the two ponds is now proposed to be retained. The applicant has submitted an Ecological Appraisal and Mitigation Proposals document which assesses the ecological value of the site. The pond was assessed to establish the likely presence of Great Crested Newts through a netting test and also through DNA analysis. No evidence of Great Crested Newts was found but the DNA results proved inconclusive. The presence of Great Crested Newts cannot therefore be definitively ruled out. The report however notes that the relatively shallow and overgrown nature of the pond means that the pond is of only moderate ecological importance. Nonetheless the applicant has agreed to make a financial contribution towards the pilot project in accordance with the Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016). The Council's Green Infrastructure Team has confirmed that the application is eligible to take part in the pilot project. Surrey Wildlife Trust has reviewed the proposals and on the basis of the above raise no objection.
19. The submitted report also makes recommendations with regards to potential measures to enhance the biodiversity of the site (e.g. bird and bat boxes). Specific details of biodiversity enhancement measures can be secured by condition and represents an opportunity to achieve a net gain in biodiversity on the site in accordance with the NPPF (2019). Overall the proposal is therefore considered to result in an acceptable impact on biodiversity.

Impact on Drainage and Flood Risk:

20. Parts of the proposal site and the surrounding area are classified as being at risk from surface water flooding and the proposal site includes existing ponds. The application is accompanied by drainage information and the Council's Drainage and Flood Risk Engineer raises no objection subject to a condition securing a sustainable drainage scheme. Subject to this condition the proposal is considered to have an acceptable impact on drainage and flood risk.

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

21. 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.
22. 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 **£919** based on a net gain of 1x three bedroom dwelling 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.
23. 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.

Sustainability:

24. 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.

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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 permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

Community Infrastructure Levy (CIL):

26. The proposal would be liable to make a CIL contribution of £24,889.42 based on a net increase in floor area of 155m². This figure may be subject to revision due to indexation.

CONCLUSION

27. Overall the proposed development is considered an acceptable form of development which would have an acceptable impact on the character of the surrounding area, on the amenities of neighbours and in transportation terms. The proposal is also considered to result in an acceptable impact on surface water flooding, ecology and on trees subject to conditions.
28. The proposal is therefore considered to accord with the Development Plan and is recommended for approval subject to conditions and a Section 106 Agreement.

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 £919	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.
2.	Financial Contribution of £900 towards the Woking Great Crested Newt Pilot Project	To accord with policy CS7 of the Woking Core Strategy 2012 and the Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016)

BACKGROUND PAPERS

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

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.

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

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

PL01 (Location Plan) received by the LPA on 26/07/2018

PL02 Rev.D (Site Layout Plan) received by the LPA on 29/10/2019

PL03 Rev.A (Proposed Plans) received by the LPA on 29/10/2019

PL04 Rev.A (Proposed Elevations) received by the LPA on 29/10/2019

PL05 (Street Scene and Site Sections) received by the LPA on 26/07/2018

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

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

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

4. ++Prior to the commencement any above ground works 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, details of boundary treatments and retaining walls, 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 first occupation of the development hereby permitted, the proposed vehicular access onto Mount Road, shall be constructed and provided in accordance with the approved plans listed in this notice with pedestrian inter-visibility splay measuring 2m by 2m on each side of the access to Mount Road, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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.

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6. 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.

7. The development hereby permitted shall take place in strict accordance with the Arboricultural Impact Assessment and Method Statement from Sapling Arboriculture Ltd ref: J1025, including the convening of a pre-commencement meeting. 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.

8. The development hereby permitted shall take place in accordance with the precautions and recommendations set out in the within the Ecological Appraisal and Mitigation Proposals document prepared by Richard Tofts Ecology unless otherwise agreed in writing by the Local Planning Authority.

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

9. ++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.

10. The windows in the east facing flank elevation of the development hereby permitted at first floor level 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. 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 or enlargement of the dwelling hereby permitted otherwise permitted by Classes A and B of Part 1 of Schedule 2 of that Order, shall be carried out without planning permission being first obtained from the Local Planning Authority.

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

12. 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 thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of residential amenity and biodiversity

13. The development hereby permitted shall be constructed in accordance with the submitted Proposed Drainage Plan drawing numbered 200C and the associated Drainage Details drawing numbered 220A unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

15. ++ 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:
 - 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.

16. 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 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 permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see:
<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:

www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice

4. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

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5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. 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.

7. 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).

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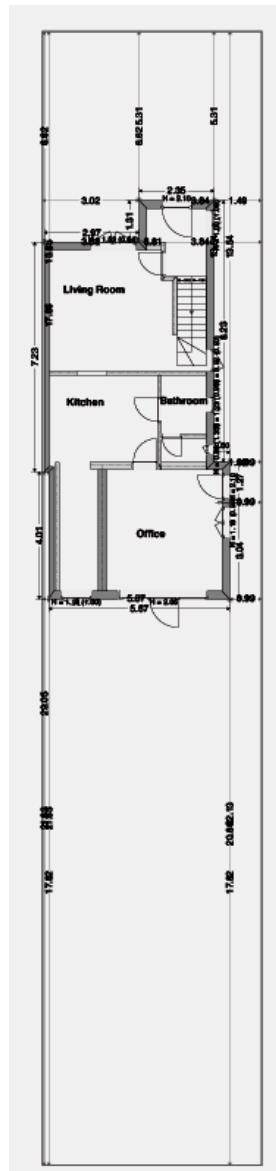
8. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

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.
9. 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).

23 Gloster Road, Old Woking, Woking

PLAN/2019/1017

Erection of part two storey, part single storey rear/side extension and single storey front porch. Insertion of first floor windows within side (east) elevation (amended plans recd 14.01.2020 and 16.01.2020).



PLAN/2019/1017



23 Gloster Road, Old Woking

Kingsleigh Resource Centre

Kingfield School

SHACKLEFORD ROAD

PRIESTLEY GARDENS

GLOSTER ROAD

GLOSTER ROAD

GLOSTER ROAD

PRIORS CROFT

Brunbrick House

Road House Estate

The Terrace

The Terrace

The Old Cottage

Shelter

CR

HIGH STREET

Comments



SCALE 1:1,250

0 5 10 20 30 40 Metres

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

6b PLAN/2019/1017

WARD: HV

LOCATION: 23 Gloster Road, Old Woking, Woking, GU22 9EU

PROPOSAL: Erection of part two storey, part single storey rear/side extension and single storey front porch. Insertion of first floor windows within side (east) elevation (amended plans).

APPLICANT: Mrs Louise Morales

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The applicant is an elected Member of the Council.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of part two storey, part single storey rear/side extension and single storey front porch. Insertion of obscure-glazed first floor side-facing (east) windows.

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

No.23 Gloster Road is a two storey semi-detached dwelling externally finished in a combination of render and facing brickwork. The frontage is predominantly laid to hardstanding with some planting, and a dwarf brick wall marking the front boundary. Some limited hardstanding exists within the rear garden, which is predominantly laid to lawn and planting, containing several outbuildings.

RELEVANT PLANNING HISTORY

None

CONSULTATIONS

County Highway Authority (SCC): The Highway Authority does not give permission for dropped kerbs for motorbikes or bicycles but only for vehicles. The proposed dropped kerb would reduce existing on-street parking and could encourage pedestrians onto Gloster Road without a dropped kerb on the other side of the road. This could cause danger and inconvenience to pedestrians and other highway users, as well as interfere with the free flow of traffic on the adjoining public highway. The proposed development could therefore prejudice highway safety.

(Officer Note: Following the preceding objection from the County Highway Authority (SCC) the initially proposed dropped kerb has been removed from the application by way of amended plans).

REPRESENTATIONS

None received as a result of initial consultation.

Any representations received as a result of the 14 day re-consultation (expiring 30.01.2020) on amended plans will be reported at Planning Committee.

BACKGROUND

The application initially proposed a dropped kerb to enable the parking of motorcycles. Following objection from the County Highway Authority (SCC) this element has been removed from the application by way of amended plans. Amended plans also correct initial drawing errors, primarily relating to heights, and alter the roof form of the single storey element adjacent to the common boundary with No.25 (to reduce the impact upon No.25). A further period of 14 days public consultation (expiring 30.01.2020) has been undertaken on amended plans.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 12 - Achieving well-designed places

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

Woking Core Strategy (2012)

CS9 - Flooding and water management

CS18 - Transport and accessibility

CS21 - Design

CS25 - Presumption in favour of sustainable development

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

No relevant policies

Supplementary Planning Documents (SPD's)

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2008)

Other Material Considerations

Planning Practice Guidance (PPG)

Woking Borough Council Strategic Flood Risk Assessment (SFRA) (November 2015)

Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

01. The main planning issues to consider in determining this application are:

- Principle of development
- Design and impact upon character
- Impact upon neighbouring amenity
- Impact upon private amenity space
- Parking implications
- Flooding and water management

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having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

02. The site is situated within the Urban Area of the Borough in which the principle of extensions to existing dwellings is acceptable subject to the material planning considerations set out within this report.

Design and impact upon character

03. The NPPF (Section 12) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development.
04. Policy CS21 of the Woking Core Strategy (2012) states that proposals for new development should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. The residential extensions section of SPD Design (2015) provides more detailed guidance.
05. This area of Old Woking is strongly characterised by two storey semi-detached housing of Inter-war/immediate post war development. The host dwelling is of this typology and located on the southern side of a short westerly 'spur' road off of the 'main' section of Gloster Road.
06. The single storey element of the rear/side extension would extend to approximately 4 metres in depth (beyond the rear elevation) and terminate in a flat roofed height measuring approximately 3 metres. The two storey element of the rear/side extension would extend to approximately 3.4 metres in depth (beyond the rear elevation) and reflect the eaves height of the host dwelling, with the maximum height of this element set down from that of the host dwelling by approximately 1.3 metres. These collective factors are considered to result in an extension which is proportionate in footprint, and sufficiently subordinate in scale, to the host dwelling.
07. The rear/side extension would project beyond the side (east) elevation by approximately 0.5 metres. Nonetheless approximately 1 metre separation would be retained to the common boundary with No.21 Gloster Road. Furthermore this sideward projection would be set back by approximately 13.5 metres from the front site boundary, and by approximately 7.0 metres from the two storey front elevation, therefore precluding the sideward projection from appearing prominently within the street scene. In addition the sideward projection would only be visible within the relatively limited 'arc' of visibility between the host dwelling and No.21. It is acknowledged that the angle of pitch of the sideward projection would differ slightly to that of the hipped roof of the host dwelling however when viewed from ground level, and due to the collective significant set-back of this element from the front boundary and the limited projection to the side, this factor would not be readily apparent within the street scene such that no demonstrable harm would arise.
08. A hipped form would have been preferable to the proposed gabled form of the two storey element of the rear/side extension however the proposed gabled form is not unconventional and this element would not be visible from the public realm due to the layout and massing of surrounding houses. When viewed from neighbouring and

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nearby rear gardens the gabled form would appear subordinate in scale and not detract harmfully in design terms. The flat roofed form of the single storey element of the rear/side extension raises no adverse design issues given its siting.

09. The front porch would be relatively limited in depth (approximately 1.3 metres) and demonstrate a width appropriate to that of the front elevation. The footprint and location of the porch reflects that which could potentially be constructed as 'permitted development' (under the provisions of Art 3, Sch 2, Pt 1, Class D of the GPDO). The approximate 3.5 metre height of the front porch would be 0.5 metres greater than that which could potentially be constructed as 'permitted development' although would appear sufficiently subordinate in scale in any case and porches of a similar design and scale are apparent within Gloster Road.
10. The two first floor level windows to be inserted within the side (east) elevation of the host dwelling are modest in size and would retain an appearance typical of the side elevations of dwellings. In addition the windows would be set back and therefore not highly visible in public views. External materials are proposed to match the existing; this is appropriate and can be secured through recommended condition 03.
11. Overall, for the collective reasons set out, in design and character terms the proposal is considered to accord with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the NPPF.

Impact upon neighbouring amenity

12. Policy CS21 of the Woking Core Strategy (2012) states that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or (loss of) outlook. Further guidance on neighbouring amenity impacts is contained within SPD Outlook, Amenity, Privacy and Daylight (2008).
13. In terms of loss of daylight to neighbouring properties SPD Outlook, Amenity, Privacy and Daylight (2008) states that significant loss of daylight will occur if the centre of the affected window (or a point 2m in height above the ground for floor to ceiling windows) lies within a zone measured at 45° in both plan and elevation; this is commonly referred to as the '45° angle test'.

No.25 Gloster Road

14. No.25 Gloster Road is the attached dwelling to the west. The closest window at ground floor level within the rear (south) elevation of No.25 appears to serve a kitchen, with the door within the rear elevation (containing some glazing and located further from the common boundary) also serving the kitchen, which is considered a habitable room in this instance given its floor area. The two first floor windows within the rear elevation of No.25 appear to serve separate bedrooms.
15. No windows or other openings would face directly towards the common boundary with No.25 and therefore no significantly harmful loss of privacy would arise. The new first floor rear-facing openings would face directly towards the private rear amenity space of the host dwelling and would demonstrate a typical relationship with No.25, which would not give rise to a significantly harmful loss of privacy; the rear Juliette balcony would be insufficiently distant from the first floor rear elevation of the extension (up to

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150mm) so as to enable any external access which would facilitate significantly harmful overlooking to No.25 (condition 06 refers).

16. In terms of daylight the proposal passes the 45° angle test to all front (north) and rear (south) facing windows and doors within No.25, including the closest ground floor window within the rear elevation; no significantly harmful loss of daylight would therefore arise to No.25.
17. The rear elevation, and rear garden, of No.25 are orientated almost directly south; the front elevation is orientated almost directly north. Whilst some additional overshadowing would occur to No.25 this would be restricted to part of the morning during some of the year and would be relatively limited in duration and extent; given the almost directly south orientation of the rear elevation, and rear garden, of No.25 very good levels of sunlight would be retained to this dwelling, and its rear garden, and no significantly harmful effect would arise.
18. The single storey element of the rear/side extension would be located close to the common boundary with No.25, extending to approximately 4 metres in depth (from the rear elevation) and terminating in a flat roofed height measuring approximately 3 metres. The two storey element would be set away from the common boundary by approximately 1.8 metres, projecting by approximately 3.4 metres in depth (from the rear elevation). These collective factors are considered to preclude any significantly harmful overbearing effect upon No.25. The porch would be located approximately 3 metres from the common boundary; no significant harmful overbearing effect would occur to No.25 having regard to the separation, scale and form of this element.
19. Overall the proposal is considered to achieve a satisfactory relationship with adjacent No.25 Gloster Road in accordance with Policy CS21 of the Woking Core Strategy (2012) and SPD Outlook, Amenity, Privacy and Daylight (2008).

No.21 Gloster Road

20. No.21 Gloster Road is located to the east. The closest part of the ground floor rear (south) elevation of No.21 contains a projecting 'lean-to', which contains no openings within the side (west) and rear elevations. To the east of this projecting 'lean-to' element are a ground floor door and window appearing to both serve the kitchen. The two first floor windows within the rear elevation of No.21 appear to serve separate bedrooms. The windows within the side (west) elevation of No.21 appear to serve non-habitable areas/rooms or a secondary function to rooms also served by front and rear openings.
21. Whilst two new first floor level windows are proposed within the side (east) elevation of the host dwelling these windows have been annotated as "*part obscure glazed window (lower part) with no opening less than 170cm from floor level*" on the submitted plans. These provisions can be secured through condition 04, such that these windows would be in similar condition to potential new windows in this location installed as 'permitted development' under the provisions of Art 3, Sch 2, Pt 1, Class A of the GPDO. Subject to condition 04 these new side-facing windows would not cause a significantly harmful loss of privacy to No.21.
22. Ground floor level openings within the side (east) elevation of both the rear/side extension and the front porch would remain 1 metre from the common boundary, in line with the recommendations of SPD Outlook, Amenity, Privacy and Daylight (2008), such that no significantly harmful loss of privacy would arise to No.21. The new first

floor rear-facing openings would face directly towards the private rear amenity space of the host dwelling and would demonstrate a typical relationship with No.21, which would not give rise to a significantly harmful loss of privacy; the rear Juliette balcony would be insufficiently distant from the first floor rear elevation of the extension (up to 150mm) so as to enable any external access which would facilitate significantly harmful overlooking to No.21 (condition 06 refers).

23. In terms of daylight the proposal passes the 45° angle test to all front (north) and rear (south) facing windows and doors within No.21; no significantly harmful loss of daylight would therefore arise to No.21. Windows within the side (west) elevation of No.21 appear to serve non-habitable rooms or a secondary function to front and rear openings.
24. The rear elevation, and rear garden, of No.21 are orientated almost directly south; the front elevation is orientated almost directly north. Whilst some additional overshadowing would occur to No.21 this would be restricted to part of the late afternoon/evening during some of the year and would be fairly limited in duration and extent; given the almost directly south orientation of the rear elevation, and rear garden, of No.21 very good levels of sunlight would be retained to this dwelling, and its rear garden, and no significantly harmful effect would arise.
25. The rear/side extension would be set away from the common boundary by approximately 1 metre and the dwelling of No.21 is set away from the common boundary by approximately 1 metre. In total along the eastern (side) elevation the rear/side extension would project for approximately 4.3 metres in depth at single storey level (terminating in a flat roofed height measuring approximately 3 metres) and approximately 3.7 metres in depth at two storey level. These collective factors are considered to preclude any significantly harmful overbearing effect upon No.21. The porch would be located approximately 1.5 metres from the common boundary; no significant harmful overbearing effect would occur to No.21 having regard to the separation, scale and form of this element.
26. Overall the proposal is considered to achieve a satisfactory relationship with adjacent No.21 Gloster Road in accordance with Policy CS21 of the Woking Core Strategy (2012) and SPD Outlook, Amenity, Privacy and Daylight (2008).

Other properties

27. Surrounding properties other than Nos.25 and 21 Gloster Road (assessed previously) are considered to be sufficiently distant, having regard to the scale and form of the proposal, to be materially unaffected in neighbouring amenity terms. It should also be noted that first floor level openings within the rear/side extension would remain in excess of 17 metres from the common boundary with No.9 Gloster Road (to the south), such that no significantly harmful loss of privacy would arise to the rear garden of No.9.

Impact upon private amenity space

28. Policy CS21 of the Woking Core Strategy (2012) states that proposals for new development should ensure the provision of appropriate levels of private amenity space. SPD Outlook, Amenity, Privacy and Daylight (2008) states that for family dwelling houses with two bedrooms or more, and between 65 sq.m and 150 sq.m gross floorspace, a suitable area of private garden amenity in scale with the building, but always greater than the building footprint, should be provided.

29. The resulting gross floorspace would measure approximately 100 sq.m, the resulting building footprint approximately 65 sq.m and the retained area of private garden approximately 100 sq.m (once the footprints of the existing outbuildings are subtracted). An appropriate level of private amenity space would therefore be retained in accordance with Policy CS21 of the Woking Core Strategy (2012) and SPD Outlook, Amenity, Privacy and Daylight (2008).

Parking implications

30. Policy CS18 of the Woking Core Strategy (2012) states that minimum parking standards will be set for residential development. Accordingly SPD Parking Standards (2018) sets out minimum residential parking standards (with other considerations applicable within Woking Town Centre), stating that one parking space is required for two bedroom houses and two parking spaces are required for three bedroom houses. The proposal would increase the size of the host dwelling from two bedrooms to three bedrooms, hence SPD Parking Standards (2018) indicates additional demand for one parking space would arise.
31. The site in this instance contains no existing parking. Whilst the frontage hardstanding appears capable of accommodating the parking of a motorcycle this space appears too limited to provide car parking and in any case there are 'inset' parking bays on-street to the front, which preclude the potential provision of a dropped kerb for vehicular access. Whilst this is the case both the 'main' section of Gloster Road, and the short westerly 'spur' road on which the host dwelling is located, accommodate 'inset' parking bays on-street, which appear uncontrolled.
32. It is acknowledged that the proposal does not meet the requirements of SPD Parking Standards (2018) however there is no opportunity in this instance to create car parking on site, and no car parking exists on site presently. Whilst the proposal may result in pressure for the parking of an additional single car, over and above the existing situation, this factor in isolation is not considered capable of justifying a potentially defensible refusal of the application, particularly given the extent of seemingly uncontrolled 'inset' on-street parking spaces within Gloster Road. Furthermore, for the reason previously set out, pressure for the parking of an additional single car is not considered to give rise to adverse highway safety and residential amenity implications.

Flooding and water management

33. The site falls entirely within Flood Zone 1 (low risk) and therefore no fluvial flood issues arise. The Strategic Flood Risk Assessment (SFRA) (November 2015) identifies no areas within, or within close proximity of, the site as being at risk of surface water flooding; therefore surface water matters do not represent a planning constraint in this instance, being addressed under other regulatory measures (if applicable).

LOCAL FINANCE CONSIDERATIONS

34. The gross floorspace of the development would be under 100 sq.m; therefore the development would not be liable for Community Infrastructure Levy (CIL).

CONCLUSION:

35. In conclusion the proposal is acceptable in principle, is considered to respect and make a positive contribution to the street scene and character of the area in which it would be situated, to achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact, retain an appropriate level of private amenity space and not have fluvial flooding and material surface water implications. Whilst the proposal would not meet the requirements of SPD Parking Standards (2018) for reasons set out this factor in isolation is not considered capable of justifying a potentially defensible refusal of the application, particularly given the extent of seemingly uncontrolled 'inset' on-street parking spaces within Gloster Road. Therefore the application is recommended for approval.

BACKGROUND PAPERS

Site visit photographs

County Highway Authority (CHA) (SCC) Comment

RECOMMENDATION

Grant planning permission subject to the following conditions:

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

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

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

Site Location Plan, dated 11 Oct 2019 and rec'd by the LPA on 12.11.2019.

Existing North Elevation, unnumbered, undated and rec'd by the LPA on 16.01.2020.

Existing West Elevation, unnumbered, undated and rec'd by the LPA on 16.01.2020.

Existing South Elevation, unnumbered, undated and rec'd by the LPA on 16.01.2020.

Existing East Elevation, unnumbered, undated and rec'd by the LPA on 16.01.2020.

Existing Ground Floor, dated 11 Oct 2019 and rec'd by the LPA on 12.11.2019.

Existing First Floor, dated 11 Oct 2019 and rec'd by the LPA on 12.11.2019.

Existing Roof, dated 11 Oct 2019 and rec'd by the LPA on 12.11.2019.

North Elevation (showing proposed), unnumbered, undated and rec'd by the LPA on 14.01.2020.

West Elevation (showing proposed), unnumbered, undated and rec'd by the LPA on 14.01.2020.

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South Elevation (showing proposed), unnumbered, undated and rec'd by the LPA on 14.01.2020.

East Elevation (showing proposed), unnumbered, undated and rec'd by the LPA on 14.01.2020.

Proposed Ground Floor Rev 2, dated 13 Jan 2020 and rec'd by the LPA on 14.01.2020.

Proposed 1st Floor Rev 2, dated 13 Jan 2020 and rec'd by the LPA on 14.01.2020.

Proposed Roof Plan Rev 2, dated 13 Jan 2020 and rec'd by the LPA on 14.01.2020.

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

03. The external finishes of the development hereby permitted shall be as set out within Section 5 (Materials) of the submitted application form (with the exception of vehicular access which shall remain unchanged). This shall include the external finishes of the development hereby permitted matching those used in the existing building in material, colour, style, bonding and texture where applicable.

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

04. At first installation the new first floor level window(s) hereby permitted within the east (side) elevation of the host dwelling shall be glazed only with obscure glass (to minimum of level 3) where glazing is less than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Additionally these windows shall also be non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Thereafter the window(s) shall be permanently retained in that condition.

Reason: To protect the residential amenity of adjoining occupiers from overlooking in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2008) and the NPPF.

05. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) amending and/or re-enacting that Order with or without modification(s)) no window(s), door(s) or opening(s) other than those shown on the approved plans listed within condition 02 of this notice shall be formed at ground and first floor levels within the western (side) elevation, or at first floor level within the eastern (side) elevation, of the part two storey, part single storey rear/side extension hereby permitted.

Reason: To protect the residential amenity of adjoining occupiers from overlooking in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2008) and the NPPF.

06. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) amending and/or re-enacting that Order with or without modification(s)), the

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flat roof area of the part two storey, part single storey rear/side extension hereby permitted shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the extension (with the exception of the rear Juliette balcony shown on the approved plans listed within condition 02 of this notice). At first installation the rear Juliette balcony shall be positioned a maximum of 150mm from the rear (south) first floor elevation of the extension hereby permitted and thereafter shall be permanently retained in that condition.

Reason: To protect the residential amenity of adjoining occupiers from overlooking and noise in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Design (2015) and Outlook, Amenity, Privacy and Daylight (2008) and the NPPF.

Informatives

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (NPPF).
02. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
03. The applicant is advised that any required notification and agreements under The Party Wall Act 1996 are the responsibility of the building owner and are quite separate from Building Regulations or Planning Controls.
04. When undertaking demolition and/or building work, please be considerate to neighbouring occupiers and do not undertake work before 8am or after 6pm Monday to Friday (inclusive), before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays.

SECTION C

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

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

