

14 JANUARY 2020 PLANNING COMMITTEE

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:
 - 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.

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:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2019.
2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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.