

14 JANUARY 2020 PLANNING COMMITTEE

6E PLAN/2019/0679

WARD: HE

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

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

APPLICANT: Mr S. Hollis

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

SUMMARY OF PROPOSED DEVELOPMENT

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

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

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

RELEVANT PLANNING HISTORY

No.1 & No.2 Benton House Cottages:

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

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

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

No.1 Benton House Cottages:

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

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

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

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

No.2 Benton House Cottages:

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

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

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

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

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

CONSULTATIONS

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

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

- Section 2 - Achieving sustainable development
- Section 11 - Making effective use of land
- Section 12 - Achieving well-designed places
- Section 13 - Protecting Green Belt land
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

- CS1 - A Spatial strategy for Woking Borough
- CS6 - Green Belt
- CS7 - Biodiversity and nature conservation
- CS9 - Flooding and water management

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

Woking Development Management Policies DPD (2016):

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

Supplementary Planning Documents (SPDs):

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

BACKGROUND

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

PLANNING ISSUES

Impact on the Green Belt:

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

"The replacement of buildings within the Green Belt (outside Mayford Village), where the proposed new building:
(i) is in the same use as the building it is replacing;
(ii) is not materially larger than the building it is replacing; and
(iii) is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt."
3. The justification text for policy DM13 an indicative volume increase of 20-40% is indicated as being potentially acceptable however the justification goes on to state that higher or lower percentages may be acceptable depending on the justification and context.
4. The proposal site comprises a pair of semi-detached dwellings which have both been recently extended with single storey side and rear extensions. Both dwellings also

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

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

Figure 1 – Green Belt Calculations

5. The proposed dwellings would result in approximately a 43% increase in volume on the proposal site compared to the existing situation and a 48% increase in floor area. Whilst these increase are at the upper end of what is normally considered 'materially larger', these increases should be viewed in the context of an overall reduction in the footprint of development on the proposal site (-4.7%) and the reduction in the total width of built development across the site (-21.1%) and an increase in the visual spacing between buildings. It should also be borne in mind that the proposal would result in the removal of the detached garages and there would therefore be an overall reduction in the number of separate buildings on the site and the proposal is therefore considered to consolidate development on the proposal site. The ridge height of the proposed dwellings (8m) would be consistent with the maximum height of the existing dwellings.

6. Considering these factors together, overall the proposal is not considered to result in a development which is materially larger than the existing development on the proposal site in the context of Green Belt policy and is not considered to result in an undue loss of openness to the Green Belt. The proposal is therefore considered to constitute appropriate development in the Green Belt which would preserve the openness of the Green Belt. It is recommended that 'permitted development' rights for any extensions or outbuildings are removed in order that the Council can control future development of the proposal site.

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Impact on Character:

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

Impact on Neighbours:

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

Impact on Trees:

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

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

Transportation Impact:

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

Impact on Biodiversity:

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

Drainage and Flood Risk:

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

Sustainability:

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

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Standard of Accommodation:

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

Community Infrastructure Levy (CIL):

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

CONCLUSION

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

BACKGROUND PAPERS

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

RECOMMENDATION

PERMIT subject to the following conditions:

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

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

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

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

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

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

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

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

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).
2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
3. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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

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

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

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

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

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

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

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

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

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

5. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-
 - 8.00 a.m. - 6.00 p.m. Monday to Friday
 - 8.00 a.m. - 1.00 p.m. Saturday
 - and not at all on Sundays and Bank Holidays.

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