

12 December 2017 PLANNING COMMITTEE

5f 16/1194 Reg'd: 01.03.2017 Expires: 23.12.16 Ward: SJS
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LOCATION: W L Sirman, 145 Goldsworth Road, Woking, Surrey, GU21 6LS

PROPOSAL: Erection of a 3 storey building containing 5 self-contained (3x1 bed, 1x2 bed and 1x3 bed) flats including associated landscaping and parking (amended plans and description)

TYPE: Full Application

APPLICANT: Centerlink Uk Ltd

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The application is for erection of a detached building containing 5 self-contained flats which is a proposal that falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

Erection of a 3 storey building containing 5 self-contained (3x1 bed, 1x2 bed and 1x3 bed) flats including associated landscaping and parking.

Site Area: 0.025 ha (250sq.m)
Existing units: 0
Proposed units: 5
Existing density: 0 dph (dwellings per hectare)
Proposed density: 200 dph

PLANNING STATUS

- Adjacent to Woking Town Centre Boundary
- Thames Basin Heaths Special Protection Area (SPA) Zone B (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions and SAMM contribution secured by way of Unilateral Undertaking.

SITE DESCRIPTION

The application site is located on the edge of the boundary of Woking Town Centre and is within walking distance of the amenities of the town centre and the railway. The immediate area contains properties of varying size, age and appearance including modern flatted developments, Victorian housing and commercial buildings. The site is currently vacant but was previously occupied by a detached two-storey commercial premises comprising of an electrical retailer at ground floor with a storage area above and a service yard to the rear.

RELEVANT PLANNING HISTORY

COND/2015/0012 - Discharge of Condition 11 of PLAN/2013/0904 (Demolition of existing building and the erection of a 3 storey building containing 3No one bedroom and 1No two bedroom flats). Permitted 17.04.2015

PLAN/2013/0904 - Demolition of existing building and the erection of a 3 storey building containing 3No one bedroom and 1No two bedroom flats. Permitted subject to legal agreement 05.12.2014

PLAN/2008/0622 - Erection of a 3 storey building containing 1 x 2 bedroom maisonette and 3 x 1 bedroom flats following the demolition of existing buildings (low carbon development). Permitted subject to legal agreement 31.07.2008

PROPOSED DEVELOPMENT

Erection of a 3 storey building containing 5 self-contained flats (3x1 bed, 1x2 bed and 1x3 bed) including associated landscaping and parking. The proposal is similar to the development granted under planning application PLAN/2013/0904 on 05.12.2014.

The width of the building would remain the same as that permitted under planning application PLAN/2013/0904, the depth has been reduced by approximately 0.8m from 20.6m to 19.8m. The roof form of the building has been altered, but the maximum height would remain unchanged. The building permitted under PLAN/2013/0904 had a salt box style roof with a flat roof projection to accommodate the stairwell. The current proposal includes a shallow pitch roof fronting Goldsworth Road with a flat roof to the rear of the building. The form of the building fronting Goldsworth Road would remain the same as that permitted under PLAN/2013/0904. The area of private amenity space serving the ground floor one bed unit to the rear (north) of the building has been reduced in size.

The proposal has been designed to incorporate private amenity areas or balconies to all 5 units. Waste and recycling and cycle storage are also incorporated within the fabric of the building.

The contemporary appearance granted under planning application PLAN/2013/0904 on 05.12.2014 has been retained. The contemporary appearance includes a glazed frontage to maximise passive solar gain, solar thermal and photovoltaic panels to heat water and generate electricity mounted on the roof and a sedum green roof.

During the course of the application amended plans were received to:

- Reduce the number of units from 6 to 5
- Amend the internal layout to provide sufficient bin and cycle storage within the fabric of the building
- Amend the internal layout to enable all habitable rooms to have an external window
- Elevational changes to the east (side) elevation to insert additional windows
- Elevational changes to front (south) elevation to move the position of the main entrance

These amended plans have been the subject of re-consultation with neighbouring occupiers.

CONSULTATIONS

The County Highway Authority: No objection subject to conditions 7, 8 and 9

Surrey Wildlife Trust: No comment

Environmental Health: No objection subject to condition 11

Natural England: No objection subject to SAMM contribution

Scientific Officer: No objection subject to condition 12

Flood Risk and Drainage Team: No objection subject to condition 10

Waste Services: No objection

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy 2012

CS1 - A spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Area

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016)

DM5 - Environmental Pollution

DM8 - Land contamination and hazards

Supplementary Planning Documents

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2006)

PLANNING ISSUES

1. The main issues to consider in determining this application are design and impact upon the character of the area, impact upon residential amenity, highways and parking implications, flood risk, trees, biodiversity, contamination, the Thames Basin Heaths Special Protection Area (SPA) and sustainability, having regard to the relevant policies

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of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

2. The application site is currently vacant. The site was previously occupied by a detached two-storey commercial premises comprising of an electrical retailer at ground floor with a storage area above and a service yard to the rear. Demolition of the building commenced in April 2015.
3. The principle of residential development on the site was established under planning application PLAN/2013/0904 granted on 05.12.2014 and is not considered to conflict with the subsequently adopted DM Policies DPD (2016).

Design and impact upon the character of the area

4. The application site is located adjacent to the Woking Town Centre Boundary where the transition is made between retail and commercial premises and residential dwellings. Planning application PLAN/2013/0904 granted on 05.12.2014 considered that the scale, mass and form of the proposal was in keeping with the level of development that had been granted planning permission at neighbouring sites. The current planning application proposes to increase the bulk of building to the rear, the overall height and form of the front (south) elevation fronting Goldsworth Road would remain the same as that permitted under planning application PLAN/2013/0904.
5. The proposed building is of a very contemporary appearance. The principle of a contemporary building has been established under planning application PLAN/2013/0904 granted on 05.12.2014. Supplementary Planning Document 'Woking Design' (2015) has been adopted since planning application PLAN/2013/0904 was granted planning permission. The proposed building is considered to be of an acceptable scale, massing, height, design and appearance for this site and would not detract from the character and appearance of the area.
6. The proposal would incorporate an area of hardstanding to the front (south) of the proposed development to provide off street parking for 3 cars. The building has been set back approximately 0.6m at ground floor to ensure cars can fit on the frontage however there is no scope to incorporate landscape on the frontage. The principle of this design and layout has been established under planning application PLAN/2013/0904 granted on 05.12.2014. Condition 3 is recommended to secure details of finishing materials.
7. Overall it is considered that the proposal would respect and make a positive contribution to the street scene and the character of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy (2012), Supplementary Planning Document 'Woking Design' (2015) and the NPPF.

Impact upon neighbouring amenity

8. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
9. No.147 to No.151 Goldsworth Road is sited to the west of the application site. Planning application PLAN/2013/0904 granted on 05.12.2014 considered that the proposed development would not adversely affect the amenities enjoyed by the occupiers of No.147 to No.151 Goldsworth Road. It is considered increasing the height of the two

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storey element to the rear (north) to three storeys would not result in any additional loss of daylight or overbearing impact over and above planning application PLAN/2013/0904 granted on 05.12.2014. The size of the glazed stairwell has been reduced in width and depth and the glazing to the sun space has been increased in depth in the west side elevation. It is considered the glazing alterations would not result in any overlooking or loss privacy over planning application PLAN/2013/0904. Condition 16 is recommended to agree details of balcony screening to retain the privacy of No.147 to No.151 Goldsworth Road.

10. A flatted development Goldsworth Reach No.135 Goldsworth Road is sited to the east of the application site. There are no ground floor windows in the side elevation of No.135 Goldsworth Road orientated towards the application site. There are a total of four angled recessed flank windows at first and second floor and a total of four floor to ceiling windows at first and second floor in the side (west) elevation of No.135 Goldsworth Road orientated towards the application site. The design of the angled recessed windows would retain the line of sight and sufficient daylight to the habitable rooms (bedrooms). The first and second floor bedrooms in the side (west) elevation of No.135 Goldsworth Road served by the floor to ceiling windows have a primary window in the front or rear elevation to provide a satisfactory outlook and a sufficient level of daylight. The proposal would project beyond the rear elevation of No.135 Goldsworth Road, the 45 degree test has been applied and passed. There would not be a significant loss of daylight to the windows in the rear elevation of No.135 Goldsworth Road. The first and second floor windows in the east side elevation serving the sun space and habitable accommodation would remain unchanged from planning application PLAN/2013/0904. The size of the glazed stairwell has been reduced in width and depth and one additional window is proposed at ground (serving open plan kitchen/living/dining room), first (serving bedroom) and second (serving bedroom). Due to the position of the additional windows it is considered there would not be a significant loss of privacy or overlooking to No.135 Goldsworth Road.
11. The separation distances to The Old Dairy flatted development sited to the south of the application site and extant permission at Land R/o 143 Goldsworth Road (planning application PLAN/2015/0446) sited to the north of the application site comply with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for three storeys and over development (15m for front to front relationships and 15m for front or back to boundary/flank relationships). It is considered the proposed windows and balconies in the front and rear elevations would not result in a significant overlooking or loss of privacy to The Old Dairy flatted development or the extant permission at Land R/o 143 Goldsworth Road (planning application PLAN/2015/0446).
12. Overall, the impact upon neighbouring amenity is considered to be acceptable in accordance with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)' and the core principles of the National Planning Policy Framework 2012 (NPPF).

Amenities of future occupiers

13. The proposed one, two and three bedroom flats are considered of an acceptable size with acceptable quality outlooks to habitable rooms. The proposed residential units are considered to provide an acceptable level of daylight and outlook to future occupiers and would all benefit from a private balcony or garden space. The proposed three bedroom unit is split between ground and first floor levels, there is a small garden area proposed to the front of this unit which will provide a small buffer between the car parking and living/dining/kitchen window. The internal layout of the flats is considered to

be appropriate.

14. The application site is located to the north of Goldsworth Road. Due to the close proximity to the Goldsworth Road and potential noise disturbance condition 11 is recommended to secure details of glazing and acoustic ventilation to protect the amenities of future occupiers.
15. There is sufficient space within the fabric of the building for refuse/recycling bins, condition 13 is recommended to ensure this space is provided prior to first occupation of the units.
16. Planning application PLAN/2008/0622 was permitted on 31.07.2008 subject to a legal agreement requiring a contribution of £4,200 towards off site amenity space. Planning application PLAN/2013/0904 permitted on 05.12.2014 did not require a contribution towards an off site amenity space as it was considered it would make the development unviable. Woking Borough Council implemented Community Infrastructure Levy (CIL) on 01.04.2015. The Councils Regulation 123 List sets out the projects and types of infrastructure that will be funded in whole or in part by the CIL income. Infrastructure projects or types which are not proposed to be funded from CIL can still be funded through S106. The 123 List includes open space (including outdoor sports, allotments and child play space and teenage play space). It is considered that a legal agreement is not required for a financial contribution towards off site amenity space as this would be funded through CIL.

Highways and parking implications

17. Policy CS18 states 'the Council is committed to developing a well integrated community connected by a sustainable transport system' this can be achieved by *'implementing maximum car parking standards for all types of non-residential development, including consideration of zero parking in Woking Town Centre, providing it does not create new or exacerbate existing on-street car parking problems. Minimum standards will be set for residential development. However in applying these standards, the Council will seek to ensure that this will not undermine the overall sustainability objectives of the Core Strategy...'*. In addition Supplementary Planning Document Parking Standards (2006) sets maximum standards, with the objective of promoting sustainable non-car travel.
18. The application site is located just outside the High Accessibility Zone. Supplementary Planning Document 'Parking Standards' (2006) states a maximum parking standard of 1 off street parking space to be provided for one bedroom units, 1.5 off street spaces for 2 bedroom units and 2 off street parking spaces for 3 or more bedroom units. To comply with maximum parking standards the proposal would be required to provide 6.5 off street parking spaces.
19. The proposed development would provide a total of three off street parking spaces. Seven cycle parking spaces have been provided within the fabric of the building. The site is located adjacent to the Town Centre boundary and within walking distance of a range of amenities and public transport connections, including bus routes and mainline railway station, providing a high frequency service to a range of destinations, including London Waterloo which would reduce reliance on the use of the private car. Goldsworth Road and surrounding roads are within the Controlled Parking Zone. In light of the above and the level of shortfall it is considered that the risk of overspill parking onto surrounding roads would be minimised. The County Highway Authority have been consulted and raised no objections to the proposal on highway safety or capacity grounds subject to conditions 7, 8 and 9. Condition 14 is recommended to ensure that

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the three proposed parking spaces are only used by occupiers of the proposed development.

20. A construction transport management plan condition is recommended (condition 7) to minimise disruption to local residents during the build period should planning permission be granted.
21. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' (2008) and the National Planning Policy Framework (2012).

Flood Risk:

22. The application site is not located in a flood zone but is located in an area at flood risk from Basingstoke Canal and adjacent to areas at low risk from surface water flood risk. The Councils Flood Risk and Drainage Team has been consulted and raised no objection subject to condition 10 to secure details of a scheme to dispose of surface water.

Trees and Landscaping:

23. There are no significant trees on the site which would require protection during construction; however a landscaping scheme can be secured by condition (Condition 4).

Biodiversity and Nature Conservation

24. The previously existing building at No.145 Goldsworth Road has been demolished. A Bat Survey Report was submitted with planning application PLAN/2013/0904. The bat report identified that low numbers of common pipistrelle bats used part of the building's roof for roosting purposes. Condition 11 of planning application PLAN/2013/0904 required additional information detailing the mitigation and compensation strategy of damage to populations of Bats, a protected species under The Wildlife and Countryside Act 1981 (as amended), and its associated habitat during construction works and once the development is complete to be submitted. Condition 11 of planning application PLAN/2013/0904 was discharged on 17.04.2015 in consultation with Natural England. Natural England advised the condition could be discharged as a Bat Species Licence had been applied for and approved relating to the development site. It is considered that the proposal would not have an adverse ecological impact.

Contamination

25. Paragraphs 120 and 121 of the NPPF relate to contamination and advise that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM5 of the DM Policies DPD relates to environmental pollution and Policy DM8 relates to land contamination and seeks to remediate or minimise the risks from contamination.
26. The application site is located adjacent to a former engineering works and former petrol station which is known to have impacted local soil and groundwater. No.145 Goldsworth Road may have been significantly impacted from petrol storage under the adjacent petrol station and for this reason it will be necessary to carry out an intrusive soil and ground water investigation and risk assessment with the potential that remediation will also be necessary to ensure that the site is suitable for use. Condition 12 is recommended to ensure that the required contamination information is submitted.

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Thames Basin Heaths Special Protection Area (TBH SPA)

27. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
28. 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 applicant has agreed to make a SAMM contribution of £2989.00 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 3x1 bedroom dwelling, 1x2 bedroom dwelling and 1x3 bedroom dwelling that would arise from the proposal.
29. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Affordable Housing

30. Following the Court of Appeal's judgment of 11th May 2016, wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
31. Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10 units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm.
32. Whilst weight should still be afforded to Policy CS12 'Affordable housing' of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Sustainability

33. 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

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Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. 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.

34. 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 (Conditions 5 and 6).

Community Infrastructure Levy (CIL):

35. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of £58,430.77.

CONCLUSION

36. Overall it is considered that the proposal would respect and make a positive contribution to the street scene and the character of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012, Supplementary Planning Document 'Woking Design' and the NPPF.
37. The proposal is also considered to result in an acceptable impact upon neighbouring amenity, to provide a good standard of amenity to future occupiers and to result in acceptable highways and car parking implications having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance. Thames Basin Heaths Special Protection Area (SPA) mitigation will be addressed by way of Legal Agreement.
38. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)' and 'Parking Standards (2006)' and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015', National Planning Practice Guidance and the National Planning Policy Framework 2012. It is therefore recommended that planning permission is granted subject to conditions as set out below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

PLANNING OBLIGATIONS

| | Obligation | Reason for Agreeing Obligation |
|----|-----------------------------------|---|
| 1. | £2989.00 SAMM (SPA) contribution. | To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy. |

RECOMMENDATION

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Grant planning permission subject to the following conditions and SMM (SPA) contribution secured by way of Legal Agreement:

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

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

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

Unnumbered plan showing a location plan undated and received by the Local Planning Authority 08.12.2017

20130876-PL01 Rev N dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL02 Rev N dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL03 Rev G dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL04 Rev H dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL05 Rev J dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL06 Rev G dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL07 Rev D dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

20130876-PL08 Rev F dated 09.11.2017 and received by the Local Planning Authority on 22.11.2017

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

3. The development hereby permitted shall not commence until samples and a written specification of the materials to be used in the external elevations of the building hereby approved and hard surfaced areas 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 in accordance with Policies CS20 and CS21 of the Woking Core Strategy 2012 and the policies of the NPPF.

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

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

5. ++Prior to the commencement of the development hereby approved, 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.

6. 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.

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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.

7. ++ The development hereby permitted (including any clearance works and demolition) shall not commence until a Construction Method Statement has been submitted to and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) measures to control the emission of dust and dirt during construction
 - v) a scheme for recycling/disposing of waste resulting from demolition and construction works

Deliveries of construction materials, plant and machinery and any removal of spoil from the site shall only take place between the hours of 0730 and 1800 Monday to Friday and 0800 and 1300 on Saturdays. No deliveries shall take place on Sundays or public holidays.

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

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 in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

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

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

9. The development hereby approved shall not be first occupied until the proposed vehicular access to Goldsworth Road and the scheme to remove the existing parking bays on Goldsworth Road has been constructed in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

10. No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system has 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.

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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.

11. No development shall take place until a fully detailed scheme has been approved by the Local Planning Authority for protecting the habitable rooms with windows facing Goldsworth Road from traffic noise, to include a scheme of double glazing and acoustic ventilation as appropriate. The approved scheme shall be carried out concurrently with the development of the site and shall then be implemented in full as agreed in writing by the local planning authority before each affected dwelling is occupied and shall be retained thereafter.

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

12. ++ The development hereby permitted shall not commence until a scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority.

(i) The above scheme shall include :-

- (a) a contaminated land desk study and suggested site assessment methodology;
- (b) a site investigation report based upon (a);
- (c) a remediation action plan based upon (a) and (b);
- (d) a "discovery strategy" dealing with unforeseen contamination discovered during construction;
- and (e) a "validation strategy" identifying measures to validate the works undertaken as a result of (c) and (d)
- (f) a verification report appended with substantiating evidence demonstrating the agreed remediation has been carried out

(ii) Unless otherwise agreed in writing by the Local Planning Authority, the development shall be carried out and completed wholly in accordance with such details and timescales as may be agreed.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment generally in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012.

13. The development hereby approved shall not be first occupied until the bin and cycle storage facilities shown on plan 20130876-PL01 Rev N dated 09.11.2017 and received by the Local Planning Authority on 22.11.2016 have been installed. The bin and cycle storage facilities shall be maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policies CS16 and CS21 of the Woking Core Strategy 2012.

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14. The front of the site shall only be used for the parking of vehicles incidental and ancillary to the residential use of the dwellings hereby permitted and shall thereafter be maintained solely for parking purposes and made available to the occupiers of those properties at all times for such purposes unless the Local Planning Authority otherwise first agrees in writing. In any event the parking spaces shall not be used for the parking/storage of boats, caravans or trailers.

Reason: To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities.

15. ++ Details of all screen and boundary walls, fences, hedges and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved; such approved means of enclosure to be erected and hedges etc. shall be planted in accordance with the approved details before the building hereby approved is first occupied, unless the Local Planning Authority otherwise first agrees in writing. Any hedges and/or enclosures and boundary planting included in the scheme shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plant which may die.

Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties.

16. ++ Prior to the first occupation of the development hereby approved details shall be submitted for the approval of the Local Planning Authority showing screening to the rear balconies. Such screening shall be constructed prior to first occupation and be maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. The applicants 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 RELEVANT TRIGGER POINT. 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.
3. 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.

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4. 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.
5. The applicant is advised that as part of the detailed design of the highway works required by the development, 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.
6. 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
7. The scheme to remove the existing parking bays shall first require the alteration of the existing Traffic Regulation Order prior to first occupation of the development. The alteration of the Traffic Regulation Order is a separate statutory procedure which must be processed at the applicants expense prior to any alterations being made. In the event that the removal of the parking spaces is not successful due to unresolved objections the applicant shall submit an alternative scheme to the Local Planning Authority for its approval prior to first occupation of the development. Any alternative scheme shall be implemented prior to the occupation of any dwellings to the satisfaction of the Local Planning Authority.