

12 DECEMBER 2017 PLANNING COMMITTEE

5g 17/1150 Reg'd: 12.10.17 Expires: 15.12.17 Ward: PY
Nei. 24.11.17 BVPI 13 (Dwellings) Number 9/9 On
Con. Target of Weeks Target? Y
Exp: on Cttee'
Day:

LOCATION: Greenleaves, Ridgway, Woking, GU22 8PN

PROPOSAL: Demolition of existing dwelling and erection of a six bedroom two storey detached house and rooms within the roofspace and with attached double garage and relocation of vehicular access

TYPE: Full Application

APPLICANT: Mr Perkins

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application is for a replacement dwelling and is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for the demolition of the existing dwelling and the erection of a six bedroom two storey detached house and rooms within the roofspace and with attached double garage and relocation of vehicular access.

Site Area: 0.1ha
Existing units: 1
Proposed units: 1
Existing and proposed density: 10 dph

PLANNING STATUS

- Urban Area
- Pyrford Neighbourhood Area

RECOMMENDATION

GRANT planning permission subject to the recommended conditions.

SITE DESCRIPTION

The application site extends to 0.1 ha in area and is rectangular in shape. The existing access to the plot lies in the north-west corner of the frontage. The existing dwelling is two storey with a large single storey element. To the front boundary of the plot is a hedge around 2.5-3 metres in height. The eastern boundary of the site is formed by a 4-5 metre high beech hedge and the western and southern boundaries are formed by timber fencing and hedging around 1.5-2 metres in height.

The application site is adjoined to the sides and rear by neighbouring residential dwellings.

RELEVANT PLANNING HISTORY

The existing dwelling was granted planning permission in 1955 and the existing dwelling has been subject to two applications for garages with the most recent being in 1967. The only other planning history on the site is as follows:

PLAN/2010/0487 - Erection of two detached two storey dwelling houses with integral garage and formation of a new access following the demolition of the existing property. Refused 21.07.10. The reasons for refusal were as follows:

1. *The proposed two new dwellings by reason of their position, size, height, bulk, massing, overall length and flat roof design would result in a cramped and contrived form of development which fails to respect plot widths, spacing and the character and appearance of the Ridgeway Urban Area of Special Residential Character is detrimental to the visual amenity of the otherwise spacious Arcadian character and appearance of the UASRC and street scene in general. This is contrary to Planning Policy Statement 3: Housing (Amended 2010), policies BE1, HSG18, HSG19 and HSG20 of the Woking Borough Local Plan (1999) and Supplementary Planning Guidance on the Urban Area of Special Residential Character (2000).*
2. *The proposed two new dwellings by reason of the design, position, bulk, length, size, height, and massing, would result in a significant loss of natural sun/day light and would be overbearing and visually intrusive to the rear facing windows and rear amenity area of Ladywood to the detriment of the amenities of the occupiers of the adjacent property. It has further not been demonstrated that the proposed development would not harm the amenities of the outline new dwelling approved at the adjoining site, approved under PLAN/2008/0230. This is contrary to policies BE1, HSG21 and HSG23 of the Woking Borough Local Plan 1999 and adopted SPD on Outlook, Amenity, Privacy and Daylight (2008).*
3. *In the absence of a mitigation payment in accordance with the Thames Basin Heaths Special Protection Area Interim Strategy Report for Woking, the application fails to demonstrate that the development would not have a significant effect on the Thames Basin Heaths Special Protection Area. The proposal is therefore contrary to the policy NE1 of The Woking Borough Local Plan 1999 and the Thames Basin Heaths Interim Strategy Report for Woking 2006.*
4. *It has not been demonstrated that the proposed development incorporates a proportion of decentralized /renewable/low carbon sources, this is contrary to PPS1 Supplement: Planning and Climate Change (2007).*

PROPOSED DEVELOPMENT

This is a full planning application for the demolition of the existing dwelling and the erection of a six bedroom two storey detached house and rooms within the roofspace and with attached double garage and relocation of vehicular access.

The proposed dwelling would be two storey with a single storey element to its western and north-western side which would also incorporate an attached double garage. The two storey part of the dwelling would have a maximum width of 13.8 metres and a maximum depth of 13 metres. The two storey flank elevations would have a maximum depth of 10.1 metres. The dwelling would have an eaves height of 5.7 metres and a ridge height of 9.5 metres.

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To the western side of the dwelling would be a single storey element which would have a width of 5 metres at the rear and a width of 6.7 metres at the front and an overall depth of 19.6 metres, incorporating a double garage. Part of the single storey would have a flat roof height of 3.6 metres and the other parts would have a pitched roof with an eaves height of 2.7 metres and a ridge height of 5.3 metres. The double garage would have a hipped roof with a maximum height of 5.9 metres. The application details state that the dwelling would be faced using stock bricks, clay tiles and timber windows.

The vehicular access would be re-positioned towards the centre of the front boundary and would require a section of existing hedge to be removed. The existing vehicular access to the property would be closed.

In support of the application the following documents have been submitted: CIL Additional Information form, CIL Assumption of Liability form and Design and Access Statement.

CONSULTATIONS

County Highway Authority – Having assessed the application including the access arrangements and parking are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. There are no highway requirements.

Pyrford Neighbourhood Forum – No comments have been received.

REPRESENTATIONS

5 letters of objection have been received in respect of the application. A summary of the main comments made is given below:

- No objection to the re-development of the site. The replacement of the existing dwelling and garden is desirable as the existing situation has impacted the garden and fence at Ladywood;
- The fencing/boundary is the subject of a dispute with the applicant;
- The re-sited access would be closer to a blind corner on Ridgway – there has been a serious accident here and this will add to the hazardous nature of the corner;
- The plot is substantially larger than neighbouring plots and the proposed dwelling would dwarf Ladywood. There are no measurements or a plan showing the height of the new property relative to the existing dwelling or Ladywood [*Officer note: the plans are to scale and a street scene view has been provided*];
- The existing shrubs on the western boundary will be removed and the new property will be more prominent when viewed from Ladywood;
- The side elevations of the garage and the upper floors will dominate Ladywood and its garden;
- The light to the garage window and bedroom window facing the application site will be reduced and sunlight to the garden of Ladywood will be reduced;
- The 1.5m gap between the development and boundary is not sufficient, the dwelling will tower over Ladywood and this narrow gap may prevent the future redevelopment of Ladywood, particularly a second storey above the garage;
- The plans do not contain any proposals for planting/screening;
- The utility door, first floor bathroom window and roof window will overlook Ladywood;
- The footprint looks at least 35% larger than any other dwelling in the western end of Ridgway which is out of keeping [*Officer note: this dwelling has the largest plot on this part of Ridgway*];

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- The eastern flank wall appears to be twice the length of the existing flank wall and closer to the shared boundary with Corbiere;
- Concerned regarding loss of privacy;
- Concern regarding health of mature hedge boundary;
- Concern regarding the structural integrity of neighbouring Corbiere [*Officer note: this is not a planning matter*].
- The proposed house is of traditional and unobjectionable design style and if quality materials are ensured by condition it should be an attractive dwelling;
- The overall bulk and height is quite significant when taken together with the proposed side wing/garage block which has an expansive roofscape and its placement so close to the frontage could be overbearing;
- Future conversion of the roof structures by permitted development could cause overlooking – can this be prevented [*Officer note: Condition 12 removes 'permitted development rights'*];
- Ridgway is characterised by trees and mature hedgerows. Moving the access will destroy the existing mature hedgerow which would, if left alone, help to reduce the visual impact of the proposed development;
- The size and mass of the proposed development is excessively dominant and overbearing and out of keeping;
- A smaller 4/5 bedroom property should be considered as an alternative;
- Neighbouring dwellings would be overlooked.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)

Woking Core Strategy 2012

CS1 – A Spatial Strategy for Woking

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

DM2 - Trees and Landscaping

Pyrford Neighbourhood Plan 2017

BE1 – Maintaining the character of the village

BE2 – Parking Provision

BE3 – Spatial Character

OS4 – Biodiversity

Supplementary Planning Documents (SPD)

Parking Standards July 2006

Outlook, Amenity, Privacy and Daylight 2008

Design February 2015

Other Material Considerations

National Planning Practice Guidance (NPPG)

PLANNING ISSUES

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1. Within the urban area the one for one replacement of an existing dwelling is acceptable in principle subject to detailed considerations. Therefore the main planning issues to consider in the determination of this application are the visual impact of the proposed development, impact on neighbouring amenity, highways and parking, sustainable construction and local finance considerations.

Visual impact of the proposed development

2. One of the core principles of the NPPF is to seek to secure high quality design. Policy CS21 of the Woking Core Strategy 2012 states that buildings should respect and make a positive contribution to the street scene and the character of the area within which they are located. Policy CS24 requires all development proposals to provide a positive benefit in terms of landscape and townscape character. Policy BE1 of the Pyrford Neighbourhood Plan requires new development to maintain the character of the area by complying with the following criteria:
 - a) *be designed to a high quality;*
 - b) *ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials;*
 - c) *seek to maintain reasonable residential privacy and the character of the area by:*
 - i. *preserving the existing grass verges, front boundary hedges and tree screens where practicable;*
 - ii. *providing sufficient off-street parking but not at the expense of removing boundary treatment which is important to the character and appearance of the Area.*
3. Policy BE3 of the Pyrford Neighbourhood Plan also states that all new development must respect:
 - (a) *established building lines and arrangements of front gardens, walls, railings or hedges where such features are important to the character and appearance of the area;*
 - (b) *established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;*
 - (c) *the separation between buildings, and between buildings and the site boundaries in relation to likely impact on the privacy and amenity of neighbouring properties;*
 - (d) *local character and appearance, with particular regard to using landscape to ensure that developments blend into, and do not appear incongruous with, their surroundings;*
 - (e) *all development proposals should include facilities for waste bins to be concealed from publicly accessible locations.*
4. The existing dwelling is set back on the plot and dates from the Inter-War period. The street scene itself is varied in appearance with the dwelling to the west of the application site being single storey with a white painted finish, whilst to the east of the application site is a recently constructed substantial two storey dwelling with detached double garage to its frontage (PLAN/2012/0212). Opposite the site are older dwellings (approx. early 1980s) which have a mock-Tudor design. This part of the Ridgway therefore has a varied character and appearance. The frontage of the application site is formed by a high hedge.
5. The application site is one of the largest plots on this part of Ridgway and therefore the plot is considered to be capable of accommodating a dwelling of a larger scale

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and massing than the existing dwelling. In terms of layout, the replacement dwelling would be sited in a similar position to the existing dwelling. The replacement dwelling would have single storey elements on its western side and these would maintain a separation gap of between 1.5-2.8 metres to the western boundary. There would be a separation gap of around 7.8 metres between the western boundary and the two storey western flank of the dwelling. A separation gap of around 2 metres would also be maintained to the eastern boundary. The neighbouring dwelling to the east, Corbiere, is two storey and has a separation gap of between 2.2-3 metres on its western side and between 2.4-4 metres on its eastern side. To the west of the application site the single storey dwelling, Ladywood, has a separation gap of around 2 metres between its garage and the eastern boundary of the site. The separation gaps maintained on this application site would therefore be similar to those on the adjacent plots, although at two storey level, a separation gap of 7.8 metres would be retained between the western flank of the replacement dwelling and the western boundary of the site, which is much greater than the separation gaps on neighbouring properties.

6. The neighbouring dwelling Corbiere has a two storey depth of 14.1 metres with the replacement dwelling having a two storey depth on its flank elevations of 10.1 metres. This depth of building would ensure the overall proportions of the replacement dwelling are appropriate for the design of the dwelling and the size of the plot. Although the replacement dwelling would project further forward on its plot than the existing dwelling, the main part of the dwelling would still be set back around 13 metres from the front boundary of the plot. In addition its front elevation would be sited behind the front elevation of the neighbouring dwelling of Corbiere. The front garage projection for the replacement dwelling would be set back around 4-5 metres from the front boundary and would be set behind the front elevation of the neighbouring dwelling to the west, Ladywood and also the large detached garage at Corbiere. Therefore given the similar but taller garage structure on the neighbouring plot at Corbiere which is prominently positioned within the street scene, it is considered that the forward garage projection on this proposed replacement dwelling would be an acceptable feature in the street scene.
7. The proposed replacement dwelling adopts a double frontage design with a central projecting element. The ridge would be parallel to the Ridgway, although the main part of the dwelling would have a crown roof. Attached to the side/front of the dwelling would be a single storey element which would project forward of the main part of the dwelling and would have hipped roof. The proposed replacement dwelling would adopt a fairly traditional appearance which would reflect the character of the recently built dwelling to the east of the application site. The proposed use of facing brick, clay tiles and timber windows are considered to be acceptable and would enhance the overall quality of the design and appearance of the replacement dwelling. Condition 3 would require samples of the external materials to be approved.
8. The front boundary of the application site is formed by 2.5-3 metre hedge of various species. The existing vehicular access is proposed to be closed and will be required to be closed with hedging as part of a landscaping scheme for the site (condition 8). The existing front boundary hedge will also be required to be retained and/or replanted as part of the same landscaping condition to ensure the character of the site and street scene is maintained and the overall quality of the development is enhanced further.
9. Overall as this site is the largest plot on this part of Ridgway it is considered that the increase in the scale and massing of the proposed replacement dwelling would be acceptable and would not result in a cramped appearance on the plot and would

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enable the front boundary hedge to be retained and/or replanted. Mindful of the above factors it is considered that the proposed development would result in a positive addition to the varied character of the street scene and would maintain the spatial character of the area in accordance with Policies CS21 and CS24 of the Core Strategy, Policies BE1 and BE3 of the Pyrford Neighbourhood Plan 2017 and SPD Design.

Impact upon existing and proposed amenity

10. Policy CS21 of the 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.
11. Corbiere to the east is a newly constructed dwelling (approx. 2013). It has two windows at ground floor level facing the application site which are secondary windows to the drawing room and a first floor en-suite window. The proposed replacement dwelling would be set back from the front elevation of Corbiere and would be largely in line with the rear elevation of Corbiere. The proposed replacement dwelling would not therefore appear overbearing or would adversely affect the light to the neighbouring occupiers of Corbiere. In terms of privacy 3no. ground floor windows, 1no. first floor window and 1no. rooflight would face Corbiere. The first floor window would serve an en-suite and the rooflight would serve a bedroom (which is also served by a rear facing rooflight). Subject to a condition requiring this window and rooflight to be obscurely glazed and non-opening below 1.7 metres privacy of these neighbouring occupiers would be safeguarded. The rear elevation windows would face the rear garden of the application and would be in similar positions to existing windows.
12. To the west of the application site is a single storey dwelling, known as Ladywood and this dwelling has its garage adjoining the application site. Given the single storey height of the closest part of the dwelling to the western shared boundary and the position of the garage, the proposed replacement dwelling is not considered to be overbearing to these neighbouring occupiers. The neighbouring dwelling has a ground floor window facing the application site. From the Council's records (PLAN/1997/0697) for the neighbouring dwelling, it appears that this window serves a bedroom. To ensure the proposed garage projection does not conflict with the 25 degree splayline from this window the garage roof has been reduced in height, since the application was originally submitted. The garage would have a maximum hipped roof height of 5.9 metres and would be positioned around 6 metres from the neighbouring window. As the proposed garage would comply with the 25 degree splayline it is considered, in accordance with the guidance in the SPD Outlook, Amenity, Privacy and Daylight that suitable daylight will be achieved to the neighbouring window at Ladywood. A further window serves the neighbouring garage but as this window serves a non-habitable room, any amenity to this window is not required to be safeguarded. Whilst the existing vegetation will be removed from the western boundary of the site, this vegetation could be removed at any time without permission. Condition 10 will require details of all boundary treatments to be approved, therefore protecting the privacy of neighbouring occupiers.
13. The western boundary of the site is also shared with dwellings which front Coldharbour Road, in addition to Ladywood. The single storey part of the replacement dwelling would be closest to these dwellings, albeit it would still maintain a separation distance of 2.8 metres to the boundary. At first floor level a window serving a bathroom and a rooflight serving a bedroom (the bedroom is also served by a rear

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facing rooflight) are proposed on this side and subject to a condition requiring this window and rooflight to be conditioned to be obscurely glazed and non-opening below 1.7 metres, the privacy of the neighbouring occupiers on this side of the proposed dwelling would be safeguarded.

14. There are other neighbouring dwellings which adjoin the rear boundary of the site and given the position of the two storey part of the dwelling, which would be in a similar position to the existing dwelling, the proposal is not considered to appear overbearing or adversely affect the amenities of any neighbouring dwelling to the rear by reason of loss of light or a reduction in privacy.
15. Overall, subject to the recommended conditions, it is considered that the proposed development would achieve an acceptable relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or outlook. The proposed development is considered to comply Policy CS21 of the Core Strategy, Policy BE3 of the Pyrford Neighbourhood Plan, SPD Outlook, Amenity, Privacy and Daylight and the policies in the NPPF.

Amenity space for the proposed dwelling

16. The Council's SPD Outlook, Amenity, Privacy and Daylight states that for large family dwelling houses over 150sqm gross, a suitable area of private garden amenity in scale with the building should be provided e.g. greater than the gross floor area of the building. In this case the gross internal floor area of the dwelling would be 440sqm. The private rear garden space, including the areas to the side of the dwelling would measure around 462sqm in area. The proposal thus complies with the requirements of the SPD in terms of private amenity space.

Impact on hedges

17. Policy DM2 of the DM Policies DPD reflects Policy CS21 and requires trees and vegetation to be considered holistically as part of any proposal, requires tree removal to be justified to the satisfaction of the Council and requires appropriate replacement planting to enhance the quality of any development. There are no substantial trees within the application site but the boundaries of the site are formed by a number of hedges which are to be retained. In addition a new vehicular access is to be created in the front boundary hedge and the existing access would need to be closed with hedging to reflect the existing boundary treatment.
18. In order to maintain the character of the site it is considered necessary to require a protection plan to protect the boundary vegetation during the construction period (condition 7) and also a landscaping plan (condition 8) to ensure that the existing hedging is retained and/or new hedging is planted and to ensure the site is suitably landscaped to enhance the overall quality of the proposed development. The retention of existing hedging and the proposed planting to close the existing access will also comply with Policy OS4 of the Pyrford Neighbourhood Plan which seeks to retain bird nesting habitat.
19. The proposal therefore accords with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD, Policy OS4 of the Pyrford Neighbourhood Plan and the policies in the NPPF.

Highways and parking implications

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20. The application proposes to create a new access towards the centre of the frontage and close the existing access in the north-western corner of the frontage. The existing hedge would either be retained or replanted to maintain the landscaped frontage. Condition 4 will require the design details of the proposed new access to be submitted and approved. Ridgway is a private road with raised humps in the road to limit speeds. There is no footway in front of the application dwelling. The proposed replacement dwelling would have sufficient off-street parking space to accommodate at least 4 vehicles which is sufficient for this size of dwelling and would not result in on-road parking in compliance with Policy BE2 of the Pyrford Neighbourhood Plan. There is also ample space in the dwelling/plot for secure cycle parking. Given the nature of the road it is considered necessary to ensure that a Construction Method Statement is approved to control matters such as parking for site operatives, loading and unloading and the storage of materials. The County Highway Authority has advised that they have no highway requirements for this application.
21. Overall the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with Policy CS18 of the Core Strategy, Policy BE2 of the Pyrford Neighbourhood Plan, SPD Parking Standards and the policies in the NPPF.

Drainage and flood risk

22. The site is located within Flood Zone 1 (low risk) and no issues relating to flood risk or surface water drainage are raised. As such the proposal is considered to comply with Policy CS9 of the Core Strategy and the policies in the NPPF subject to condition 19.

Sustainable construction:

23. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore in applying Policy CS22 of the Woking Core Strategy 2012, the approach has been amended and at present all new residential development is required to be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions have been recommended to secure this (conditions 13 and 14).

LOCAL FINANCE CONSIDERATIONS

24. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of approximately **£36,470.77** (including the 2017 Indexation) given the net increase in internal floorspace of 263.4 sqm.

CONCLUSION

25. Overall the proposed replacement dwelling is considered to be acceptable and would not result in any adverse consequences to the character and appearance of the site and surrounding area, the amenities of neighbouring occupiers, highway safety and parking, sustainable construction and flood risk and drainage. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance the proposal is considered to comply with Policies CS1, CS9, CS18, CS21, CS22, CS24, and CS25 of the Woking Core Strategy 2012, Policy DM2 of the DM Policies DPD 2016, Policies BE1,

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BE2, BE3 and OS4 of the Pyrford Neighbourhood Plan 2017, the guidance in the relevant SPDs and the policies within the NPPF. It is therefore recommended that planning permission is granted subject to the conditions as set out below.

BACKGROUND PAPERS

1. Planning Application file – PLAN/2017/1150

RECOMMENDATION

It is recommended that planning permission be **Granted** subject to the following planning 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 following approved plans numbered/titled:

Site Plan (including site location plan) (201 Rev A) rec 14.11.17
Proposed House (202 rev A) rec 14.11.17
Existing House (203) rec 10.10.17
Street View (204 Rev A) rec 22.11.17

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

3. ++ Prior to the commencement of any development hereby permitted samples and a written specification of the materials to be used in the external elevations and for any hard surfaced areas 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: To protect the visual amenities of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. ++Prior to the commencement of development, design details and details of surfacing materials of the proposed vehicular access from Ridgway shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall also include a timetable for its construction. Thereafter the proposed vehicular access shall be provided in accordance with the approved details and timetable.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

5. The development hereby permitted 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 and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and shall be made available to the occupiers of the

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property at all times for parking purposes unless otherwise first approved in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012.

6. ++Prior to the commencement of development full details of the existing and proposed finished floor levels and existing and proposed site levels around the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of visual amenity and in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

7. ++Prior to the commencement of development protective measures (to protect the boundary hedges to be retained on the site/bordering the application site) shall be carried out in strict accordance with a plan which shall have first been submitted to and approved in writing by the Local Planning Authority. No works or demolition shall take place until the protective measures have been implemented and such protective measures shall be retained on site for the duration of the construction and until any such approved landscaping scheme is required to be implemented.

Reason: To ensure the retention and protection of hedges on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

8. ++The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies the hedges on site to be retained and the species, planting sizes, spaces and numbers of trees/shrubs/hedges/plants to be planted on the site. The details to be submitted shall also include details of the minimum heights of all retained or proposed boundary hedges. All landscaping/planting shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the completion of the development 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: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

9. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (1st March to 30th August inclusive) unless the applicant has first carried out a survey of such vegetation (undertaken by an ecologist) which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

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Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

10. ++Prior to the commencement of development full details of all boundary enclosures to the site including the retention/replanting of hedge boundaries shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and the existing boundary hedges to be retained shall be protected during construction in accordance with the details approved under condition 7. Any approved new means of enclosure shall be installed prior to the first occupation of the dwelling hereby permitted. Thereafter all boundary means of enclosures including hedges shall be maintained and retained in accordance with the approved details.

Reason: To protect the character of the area and the amenities of neighbouring occupiers and to comply with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

11. Notwithstanding the provisions of Article 3 and Schedule 2, Part 2 and Class A 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 fences, gates or walls or other means of enclosures other than those expressly authorised by this permission shall be erected anywhere within the curtilage of the dwelling house without planning permission being first obtained from the Local Planning Authority.

Reason: To preserve the character of the area and to avoid a proliferation of various means of enclosure in accordance with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

12. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B, C, D, E, F and G 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 development falling within these Classes shall be carried out any where on the site without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

13. ++Prior to the commencement of the development hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that the development will:
 - a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). 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

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(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 Local Planning Authority.

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 and the policies in the NPPF.

14. 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 Local Planning Authority.

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 and the policies in the NPPF.

15. ++No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to the visual amenity of the locality and to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

Informatives

12 DECEMBER 2017 PLANNING COMMITTEE

1. The applicant is advised that the removal of permitted development rights in accordance with condition 12 of this permission includes the removal of permitted development rights for the insertion of any new windows and openings in any of the dwellings hereby approved. Therefore a planning application will be required to be submitted for any window, dormer window, rooflight, door or other additional openings other than those expressly authorised by this permission.
2. 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.
3. 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.
4. The development hereby permitted would be CIL liable. The charge becomes due when development commences. A commencement notice, which is available from the Planning Portal website (Form 6: Commencement Notice: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf) must be issued to the Local Planning Authority and all owners of the relevant land to notify them of the intended commencement date of the development. The Local Planning Authority will then send a Demand Notice to the person or persons who have assumed liability.
5. 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.
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.