

12 DECEMBER 2017 PLANNING COMMITTEE

5i 17/1084 Reg'd: 25.09.17 Expires: 22.12.17 Ward: MH
Nei. 24.10.17 BVPI 13 (Dwellings) Number 11/12 On
Con. Target of Weeks Target? Y
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LOCATION: Peterport, Lavender Road, Woking, GU22 8AY

PROPOSAL: Alterations to front elevation at ground floor level, erection of two storey rear extensions and conversion of roof space to provide living accommodation with 2no. rear dormer windows, rooflights to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation

TYPE: Full Application

APPLICANT: Mr R. Munro

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application is for the subdivision of an existing dwelling to create two dwellings and is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

Alterations to front elevation at ground floor level, erection of two storey rear extensions and conversion of roof space to provide living accommodation with 2no. rear dormer windows, rooflights to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation

Site area: 0.03 ha (300sqm)
Existing number of units: 1
Proposed number of units: 2
Existing density on site: 33dph (dwellings per hectare)
Proposed density on site: 66dph

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to the prior completion of a legal agreement to secure the SAMM (SPA) contribution and the recommended conditions.

SITE DESCRIPTION

The application site extends to approximately 0.03ha. Peterport is a two storey mid-terrace L-shaped dwelling. The dwelling is faced with red brick and tile hanging under a slate roof covering. Part of Peterport comprises of a new build element built under planning

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permissions PLAN/2007/0738 and PLAN/2008/1189 and which links the dwelling to the two other terraced dwellings.

The dwelling is currently being used as two units of accommodation. The property has one main front door and within the hallway has two other separate doors to each unit of accommodation. The rear garden has also been sub-divided to create two separate private gardens and given the age and condition of the fence it appears that this fence was installed some years ago. The applicant informally advised during the site visit that the fence was installed around 10 years ago and that there is no internal link at first floor level between the bedrooms. The planning history of the site shows that the Council has been aware that the property has had two kitchens and facilities for separate living accommodation since 2007/2008 as this was shown on plans accompanying planning applications at that time. In 2008 under PLAN/2008/1189, the application was subsequently approved with a planning condition requiring the property to be used as one dwelling, notwithstanding the approved arrangement of the internal living space. This permission was implemented.

The dwelling has one off street parking space provided by a driveway to the front of the more modern part of the dwelling. In front of the older part of the dwelling is a small front garden with a front boundary wall measuring around 1.2 metres in height.

To the rear of the dwelling is a garden which has at some time in the past been sub-divided to create two gardens for the two occupiers of the property. There is no access between the divided gardens. The garden to the whole property is otherwise bounded by timber fencing.

Peterport is attached on the eastern side by a two storey dwelling and on the western side by a two storey building which is used as residential accommodation associated with the neighbouring Bradbury Centre.

RELEVANT PLANNING HISTORY

Since 1977 the planning history is as follows:

PLAN/2017/0436 - Removal of front bay window, erection of first floor rear extension and conversion of roof space to provide living accommodation with 2no. rear dormer windows, rooflights to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation (amended block plan received). Resolution to Grant planning permission subject to the prior completion of a S106 legal agreement to secure SAMM financial contribution on 25.07.17

PLAN/2011/0743 – Erection of a two storey rear extension and rear dormer windows. Granted 13.10.11

PLAN/2008/1189 – Retrospective application for the retention of rear conservatories, siting of plot 3 0.8 metres from side boundary, internal alterations and variations to frontage of site. Granted 20.03.09

PLAN/2007/1373 – Sub-division of town house to form 2no. town houses. Withdrawn 29.01.08

PLAN/2007/0738 – Proposed demolition of part of existing detached house and erection of 3no. town houses (amended scheme to application PLAN/2006/1186). Granted 06.09.07

PLAN/2006/1186 - Proposed demolition of part of existing detached house and erection of 3no. town houses. Granted 07.03.07

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PLAN/2005/1082 – Erection of pair of semi-detached houses and retention of Peterport with partial demolition, extensions and modifications (3no. dwellings on site in total). Granted 17.11.05

PLAN/2005/0796 – Erection of 4no. town houses following demolition of existing dwelling. Withdrawn

PLAN/1997/0207 – Change of use of dwelling to form 2 houses. Granted 27.05.97

PROPOSED DEVELOPMENT

This is a full planning application for alterations to front elevation at ground floor level, erection of two storey rear extensions and conversion of roof space to provide living accommodation with 2no. rear dormer windows, rooflights to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation.

The existing property has 5 bedrooms but is currently being used by two separate occupiers. Each part of the property has its own kitchen/living/dining area and separate staircase up to the first floor. The western side of the building has 2 bedrooms and the eastern side of the dwelling has 3 bedrooms. The applicant has advised that there is no link at first floor level through the property, notwithstanding what is shown on the plan.

The application proposes to convert the existing dwelling into two dwellings to create 2no. 3 bedroom dwellings. There would be no change to the part of the building on the eastern side of the dwelling. To the western part of the building the following works are proposed:

- A two storey rear extension to infill a recessed part of the dwelling measuring 2.3 metres in depth by 4.3 metres in width. To accommodate the extra depth of the dwelling a crown roof would be created with 2 no. rear dormer windows. The eaves and ridge height would match this existing part of the building. This extension is identical to the two storey rear extension approved under PLAN/2017/0436.
- A further two storey rear extension adjacent to the rear conservatory to provide a ground floor w.c. and en-suite at first floor level. This extension would measure 1.8 metres in width by 1.6 metres in depth.
- The front elevation of the property would be altered to set back the front elevation at ground floor level only by 700mm (1.6 metres including the bay window). The first floor bay window would be retained and this would be supported by posts clad in oak at ground floor level creating a veranda style structure. Under PLAN/2017/0436 the front elevation at ground and first floor level was to be set back, now only the ground level part of the elevation would be altered.
- The existing enclosed porch would be altered to create a canopy porch and the front door to each part of the property would be re-positioned.
- As the front of the building would be reduced in depth at ground floor level, the application proposes to create 1no. additional off street parking space by removing part of the front boundary brick wall. Space would also be made available for a bin store and cycle store.

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

CONSULTATIONS

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County Highway Authority – Having assessed the application on safety, capacity and policy grounds, recommends conditions are imposed on any permission granted (condition 4).

WBC Scientific Officer – There are no specific contaminated land concerns or any recommendations to make on this application.

WBC Arboricultural Officer – Any comments received will be verbally reported.

REPRESENTATIONS

No letters of representation have been received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)

South East Plan 2009

Saved Policy NRM6 – Thames Basin Heaths Special Protection Area

Woking Core Strategy 2012

CS1 - A spatial strategy for Woking Borough

CS7 – Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

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 (DM) Policies DPD 2016

DM2 - Trees and Landscaping

DM5 – Environmental Pollution

DM8 – Land contamination and hazards

DM11 – Sub-divisions, specialist housing, conversions and loss of housing

Supplementary Planning Documents (SPD)

Parking Standards July 2006

Outlook, Amenity, Privacy and Daylight 2008

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Climate Change December 2013

Affordable Housing Delivery 2014

Design February 2015

Waste and recycling provisions for new residential developments

Other Material Considerations

National Planning Practice Guidance (NPPG)

PLANNING ISSUES

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1. The main planning issues to consider in the determination of this application are, the principle of development, visual impact of the proposed development on the locality including trees, impact on neighbouring amenity, highways and parking, Thames Basin Heaths Special Protection Area (TBHSPA), affordable housing and local finance considerations.

Principle of development

2. There have been no changes to planning policies since the previous resolution to grant planning permission was made by the Planning Committee on 25 July 2017. This application also proposes to convert the building to the same number of dwellings (2no.) with the same number of bedrooms (3no. bedrooms each) as proposed under PLAN/2017/0436. It is therefore considered that the previous considerations relating to the principle of the development are relevant as detailed below:
3. Policy CS1 and Policy CS10 of the Woking Core Strategy 2012 identify that the Council will make provision for 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification for Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling. The application site is situated within the urban area where the principle of providing additional residential development through the conversion of existing properties is thus acceptable subject to detailed considerations.
4. There is no indicative density range in Policy CS10 for conversions within the urban area but generally the policy states that density should exceed 40dph where the character of the area will not be compromised. The proposed development would result in 2 dwellings on the site which would increase the density from 33dph to 66dph. The existing terrace of 3 dwellings would become 4 and would have its density increased from 60dph to 80dph. However it should be noted that the adjacent terrace of 8 dwellings on Lavender Road has a density of 100dph. Therefore in density terms alone the proposed development would reflect the density of the local area and is considered to comply with Policy CS10 of the Core Strategy.
5. Policy CS11 seeks to secure a mix of dwelling types and sizes across the Borough and seeks to avoid the loss of family homes which are regarded as units with 2+ bedrooms. This aspect is also replicated in Policy DM11 of the DM Policies DPD which provides detailed criteria relating to conversions of existing dwellings. It is also acknowledged that not every development site will deliver the complete mix of dwellings sought by Policy CS11. In this case the existing property has 5 bedrooms (212.5sqm GIFA) although the dwelling is currently capable of being used as a 3 bedroom dwelling (90.5sqm GIFA) and a 2 bedroom dwelling (122sqm GIFA). The proposal would result in a 3 bedroom dwelling of 91.5sqm (GIFA) and a 3 bedroom dwelling of 161sqm (GIFA). Therefore whilst the proposal would result in the loss of 1 larger family home it would provide 2no. family sized homes, resulting in a beneficial increase of 1no. family sized home. In addition this area is characterised by smaller family dwellings and in this regard the proposed provision is not considered to be out of character with the surrounding area and is thus considered to comply with Policy CS11 of the Core Strategy.
6. Policy DM11 also sets out a number of other criteria which proposals for the subdivision of existing dwellings should also meet. The majority of these criteria are considered below under their respective issue. One of the criteria relates to a

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requirement that good quality accommodation is provided by meeting any relevant housing standards. In this regard one 3 bedroom dwelling would have a GIFA of 91.5sqm and the other would have a GIFA of 161sqm. The minimum nationally prescribed space standard for a 3 bed, 2 storey dwelling is 84sqm which is met by both dwellings. The proposal scheme is therefore considered to comply with Policy DM11 in this regard.

7. The NPPF and Policy CS25 of the Core Strategy promote a presumption in favour of sustainable development. The site lies within the urban area. The development of previously developed land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. The principle of the proposed subdivision to create an additional unit in this instance is therefore considered acceptable subject to further material planning considerations set out below.

Visual impact of the proposed development

8. One of the core principles of the NPPF is to seek to secure high quality design. Policy CS21 of the Core Strategy 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 DM11 also has a number of criteria which essentially relate to the visual impact of the proposed development and ensuring it is appropriate to the area.
9. The existing building is partly new and old. There would be no visual change to the newer part of the building except that the existing porch becomes an open canopy porch instead of its current enclosed arrangement. The older part of the building projects further forward on the site than the newer part of the building and in order to accommodate the additional parking space it is now proposed to set back only the ground floor part of the front elevation of the building by around 700mm (1.6 metres including the existing bay window) to create sufficient space in the frontage to provide an additional car parking space. The first floor of the building would be retained as existing and would be supported by posts clad in oak. The visual effect would be to create a decorative veranda at ground floor level. The proposed changes to the front elevation would improve the visual interest of the building and the detailing of the veranda as proposed is not dissimilar to covered verandas seen on some Victorian style buildings. The proposed changes are considered to result in an acceptable impact on the character and appearance of the dwelling and the street scene subject to conditions (conditions 3, 6 and 7). Rooflights are also proposed to the front roofslope and matching materials are also proposed.
10. Whilst alterations to the roof, 2no. two storey rear extensions and rear dormers are also proposed, this part of the development would not be viewed within the street scene. Although the additional two storey rear extension would have a flat roof this part of the proposal is limited in size and given its position would not be widely viewed from neighbouring gardens. The larger two storey rear extension and 2no. rear dormer windows have been previously approved under reference PLAN/2011/0743 and are the subject of a resolution to grant planning permission under PLAN/2017/0436.
11. Overall, the proposed alterations and extensions to the building are considered appropriate and would reflect the wider character and appearance of the street scene.

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The proposal is therefore considered to comply with Policies CS21 and CS24 of the Core Strategy, Policy DM11 of the DM Policies DPD and SPD Design.

Impact upon existing and proposed amenity

12. 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.
13. There is no change to the newer part of the building which adjoins the neighbouring terraced dwelling to its eastern side. One of the proposed two storey rear extensions and rear dormer windows are identical to the permission granted under reference PLAN/2011/0743 and the extensions proposed under PLAN/2017/0436, which was not considered to result in any harm to neighbouring amenity. The front alterations would reduce the projection of the front elevation of the older part of the building at ground floor level only and similarly would not result in any harm to neighbouring amenity.
14. A second smaller two storey rear extension is now proposed between the rear conservatory and the new dwelling to be created on the eastern part of the site. This extension would be located 4.5 metres from the western boundary of the site and would have a rear projection of 1.6 metres. This extension would not thus be overbearing or have any adverse impact in terms of loss of light to the dwelling adjoining the western boundary of the site. The conservatory would also remain as an intervening feature between the additional two storey rear extension and the western boundary of the site. The additional two storey rear extension would not project beyond the rear elevation of the dwelling to be created on the eastern part of the application site and would not therefore result in any adverse impact to the amenities of these neighbouring occupiers.
15. The existing building would be separated vertically into two dwellings and neither dwelling is considered to have any adverse impact in terms of amenity e.g. privacy, daylight/sunlight or overbearing impact on the other dwelling. Whilst the proposed ground floor accommodation is deep in terms of daylight provision to the rooms, the ground floors of both dwellings are dual aspect with windows in the front and rear elevations and in any event the proposed situation is no different to the existing situation.
16. With regard to garden amenity areas the SPD Outlook, Amenity, Privacy and Daylight states that for family dwellings with 2 bedrooms or more and over 65sqm, a "*suitable area of private garden amenity space in scale with the building but always greater than the building footprint*" should be provided. This proposal does not alter the dwelling on the eastern side of the site or its garden area which remains as previously proposed (and subject of the previous resolution to grant planning permission). The larger dwelling to the west would have a slightly larger footprint than previously proposed given the additional small two storey rear extension. This dwelling would have a footprint of around 70sqm and a garden size of 78sqm. A 1.8 metre high timber fence currently divides the space. It is therefore considered that the areas of amenity space for the proposed dwellings would be suitable in size and shape for the outdoor recreational and domestic needs of the occupiers of the dwellings. Furthermore they would reflect the size of gardens in the wider local area. In this regard the proposal is considered to comply with the guidance relating to private amenity space in the Council's SPD Outlook, Amenity, Privacy and Daylight (2008).

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17. Overall, it is considered that the proposed dwellings would achieve a satisfactory relationship to each other and adjoining properties, avoiding significant harmful impact in terms of loss of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or outlook. However it is considered reasonable and necessary to remove 'permitted development rights' in relation to extensions and outbuildings in order to safeguard the amenities of any neighbouring occupiers and given the garden sizes (condition 5). The proposed development is considered to comply Policy CS21 of the Core Strategy, Policy DM11 of the DM Policies DPD, SPD Outlook, Amenity, Privacy and Daylight and the policies in the NPPF.

Impact on trees

18. Policy DM2 of the DM Policies DPD reflects Policy CS21 and requires trees and vegetation to be considered holistically as part of any proposal. None of the trees within the site are covered by a tree preservation order.
19. There are three existing trees within the rear private amenity space. None of the trees are worthy of formal protection and one tree is particularly close to the proposed rear extension. Neither of the previous two applications proposing rear extensions (under PLAN/2011/0743 and PLAN/2017/0436) were subject to conditions relating to trees. In this instance the additional rear extension is not located any closer to the trees than the previously approved extensions. As such it is not considered reasonable or necessary in this situation to require any tree information or to be submitted. The proposal therefore accords with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the policies in the NPPF.

Highways and parking implications

20. As the proposal relates to the creation of 1no. additional dwelling it is not considered to result in any material impact on the local highway network and the County Highway Authority raises no objection to the application subject to condition (condition 4).
21. Outside of the High Accessibility Zone, the Parking Standards SPD identifies a maximum parking standard for dwellings providing 3 or more bedrooms of 2 car parking spaces. The application site has 1no. parking space for the existing building. Even though a veranda would be retained at ground floor level to the front of one of the dwellings, the block plan shows the provision of 1 additional parking space, although part of this space would now be under the veranda. This provision would represent an increase in provision above the existing situation, would comply with the maximum parking standards in the SPD and would also strike a balance between providing additional parking and maintaining some part of the existing front amenity space. The provision of 1no. additional parking space is therefore secured by condition 4. The proposed parking arrangement would also reflect the other parking arrangements within the terrace and wider street scene. It is also noted that on-street parking is not controlled.
22. Neither dwelling would have separate access to the rear garden and therefore the refuse bins would be stored at the front of the property but this arrangement reflects the existing arrangement and that of the other existing dwellings within the terrace. In respect of cycle storage, there is no policy or SPD requirement for cycle stands for dwellings other than for flats. Nonetheless it is noted that the proposed site plan shows the provision of two cycle stands to the front/side of one of the dwellings which would be a positive aspect for future occupiers.

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23. 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 DM11 of the DM Policies DPD, SPD Parking Standards and the policies in the NPPF.

Thames Basin Heaths Special Protection Area (TBH SPA)

24. The Thames Basin Heaths Special Protection Area are internationally important and designated for their interest as habitats for ground nesting birds. Policy CS8 of the Core Strategy requires all new residential development within the 400m-5km zone to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects. The SANG contribution is now encompassed within the Community Infrastructure Levy (CIL) but the SAMM element of the contribution is required to be secured outside of CIL.
25. The applicant has agreed to make a SAMM contribution of **£868** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the provision of 1 no. additional 3 bedroom dwelling which would result from the proposal. This financial contribution would be secured by a legal agreement.
26. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBHSPA and therefore accords with Policy NRM6 of the South East Plan, Policy CS8 of the Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy.

Affordable Housing

27. Policy CS12 of the Core Strategy states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
28. However, following the Court of Appeal's judgment of 11th May 2016 (*Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441*), 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 district Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin)*), it is acknowledged that the policies within the Written Ministerial Statement of 28th November 2014, as to the 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.
29. 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

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10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.

30. Whilst it is considered that weight should still be afforded to Policy CS12 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). As the proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Other matters

31. Policy CS22 relating to sustainable construction does not explicitly state that it relates to conversions of existing buildings. In this case there is limited extension and alteration to the building to facilitate its use as 2no. dwellings. Therefore it is not considered reasonable or necessary to impose any conditions relating to sustainable construction.
32. The site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. As the site is not within a surface water flood risk area, there are no surface water drainage requirements. The proposal is considered to comply with Policy CS9 of the Core Strategy and the policies in the NPPF.
33. The Council's Scientific Officer has advised that there are no specific contaminated land concerns or recommendations to make on this application. In this regard the application complies with Policies DM5 and DM8 of the DM Policies DPD.

LOCAL FINANCE CONSIDERATIONS

34. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of approximately **£5,481.69** (including the 2017 Indexation) for an uplift of 39.59sqm.

CONCLUSION

35. Overall the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the host building and surrounding area, on the amenities of neighbours and in transportation terms and would not result in any other adverse consequences. 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 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 DM2, DM5, DM8, DM11 of the DM Policies DPD 2016, the guidance in the relevant SPDs and the policies within the NPPF. It is therefore recommended that planning permission is granted subject to the prior completion of a legal agreement and the conditions as set out below.

BACKGROUND PAPERS

1. Planning Application file – PLAN/2017/1084

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
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1.	£868 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.
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RECOMMENDATION

It is recommended that planning permission be **Granted** subject to:

(i) the prior completion of a S106 Legal Agreement to secure the required SAMM (TBHSPA) contribution; and

(ii) 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:

Location Plan and existing block plan rec 25.09.17

Proposed Site Plan (showing the layout of the additional parking space to the front of the building) rec 20.10.17

Proposed Block Plan rec 20.10.17

Existing plans (PH5017/100 Rev C) rec 20.10.17

Proposed plans (PH5017/101 Rev C) rec 20.10.17

Proposed roof plan Rev A rec 20.10.17

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

3. ++Prior to the commencement of any development hereby permitted details and samples of the materials to be used in the external elevations, the oak cladding for the posts 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 first occupation of the development hereby approved the 1no. additional parking space shall be provided on the site in accordance with the submitted site plan showing the proposed additional parking space (Proposed Site Plan rec 20.10.17). Thereafter the parking space shall be retained and maintained for its designated purpose.

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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. 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 within the curtilage of each dwelling hereby approved 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.

6. ++Prior to the commencement of any development on the site full design details, to a scale of 1:25, of the proposed alterations to the ground floor front elevation, clearly showing the design details and materials of the posts and all decorative features and brickwork 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.

7. ++The development hereby permitted shall not commence until a detailed landscaping scheme for the front garden area has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs to be planted. 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: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS21 and CS24 of the Woking Core Strategy 2012.

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

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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 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.
4. 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.
5. This decision notice should be read in conjunction with the related Legal Agreement.