

4 FEBRUARY 2020 PLANNING COMMITTEE

6a PLAN/2018/0798

WARD: HE

LOCATION: Little Ponds, Mount Road, Woking, GU22 0PY

PROPOSAL: Erection of a two storey detached dwelling (3x bed) on land south of Little Ponds and associated vehicular access, parking and landscaping.

APPLICANT: Mr & Mrs Bedford

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the creation of a new dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey detached dwelling (3x bed) on land south of Little Ponds. The proposal includes an associated vehicular access onto Mount Road along with three off-street parking spaces and landscaping.

Site Area:	0.149 (1,490m ²)
Existing units:	1
Proposed units:	2
Existing density:	6.7 dph (dwellings per hectare)
Proposed density:	13.4 dph

PLANNING STATUS

- Urban Area
- Hook Heath Neighbourhood Area
- Surface Water Flood Risk Area
- Tree Preservation Order
- Great Crested Newt Orange Zone
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and S106 Agreement.

SITE DESCRIPTION

Little ponds is a two storey detached dwelling dating from the 1960s. The plot of the proposal site extends for up to 83.5m in depth from north to south and borders Mount Road to the west. There is a change in levels from the front to the rear of the site; there is a change in levels of approximately 6.5m between the ground level of the existing dwelling at Little Ponds and Mount Close to the south. The proposal site is bordered by a mature evergreen hedge and vegetation and features mature trees and there are two ponds within the site. The surrounding area is typically characterised by large detached dwellings and a predominance of tree cover and vegetation and the informal arrangement of dwellings and plots gives a spacious, verdant appeal to the area. The proposal site is within the Hook Heath area of the borough and is within the Urban Area.

RELEVANT PLANNING HISTORY

None of relevance.

CONSULTATIONS

- **County Highway Authority:** No objection subject to conditions.
- **Drainage and Flood Risk Engineer:** No objection subject to conditions.
- **Arboricultural Officer:** No objection subject to conditions.
- **Surrey Wildlife Trust:** No objection subject to conditions.
- **Hook Heath Neighbourhood Forum:** Object for the following summarised reasons:
 - The resulting plots would be smaller than adjacent plots and therefore would be contrary to policy BE1 of Hook Heath Neighbourhood Plan (2015)
 - The new plot would not be consistent with the definition of what is required in an Arcadian area
 - Properties in the area which are smaller are less prominent than the proposal site
- **Green Infrastructure Team:** Proposal would be eligible to take part in the Great Crested Newt Pilot Project and would be liable to make a contribution of £900.

REPRESENTATIONS

Four objections have been received, including one from the Hook Heath Residents' Association raising the following summarised concerns:

- Proposal would be out of character with the area
- Proposal would result in overlooking and loss of privacy
- The proposed plots would be too small and would be contrary to the Hook Heath Neighbourhood Plan
- Proposal could exacerbate surface water drainage issues
- The area is becoming too densely developed and is in danger of losing its character
- The County Highway Authority should be consulted on the new vehicular access

Neighbours were re-consulted on amended plans and three additional objections, including one from the Hook Heath Residents' Association and one from the Hook Heath Neighbourhood Forum were received reiterating concerns summarised above.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

4 FEBRUARY 2020 PLANNING COMMITTEE

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

DM1 - Green Infrastructure Opportunities
DM2 - Trees and Landscaping
DM10 - Development on Garden Land

Hook Heath Neighbourhood Plan (2015):

BE1 - Design of New Developments
BE2 - Off-road Parking

Supplementary Planning Documents (SPDs):

Parking Standards (2018)
Woking Design (2015)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)

Other documents:

Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016)
Natural Woking Supporting Information document (2016)
Saved South East Plan Policy (2009) NRM6 - Thames Basin Heaths SPA
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
Community Infrastructure Levy (CIL) Charging Schedule (2015)
Waste and recycling provisions for new residential developments
Woking Character Study (2010)

BACKGROUND:

Amended plans were received on 29/10/2019 which amended the proposal to include the retention of the larger of the two ponds. A revised Ecological Appraisal was received on 02/10/2019. The proposal has been assessed based on these plans and information.

PLANNING ISSUES

Impact on Character:

1. The proposal is for the erection of a detached two storey dwelling on land to the rear of Little Ponds. Woking DMP DPD (2016) policy DM10 'Development on Garden Land' permits the subdivision of plots providing the proposed development "...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area", "the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area" and "suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the

4 FEBRUARY 2020 PLANNING COMMITTEE

type of accommodation and the characteristic of the locality". The proposal site is within the Hook Heath Neighbourhood Area and policy BE1 'Design of New Developments' of the Hook Heath Neighbourhood Plan (2015) states that:

"In order to maintain or enhance the character of the Area, all developments should a) be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings. Where possible, plot sizes should be similar to those adjacent and in other cases within the mid-range for Arcadian Developments (5-10 dph). Regard should be paid to guidance contained within the associated 2014 Character Study..."

2. The existing plot of Little Ponds is relatively large with a total depth of between 72.5m and 83.5m and a width of up to 19m; the existing area of the plot is 0.149ha. The existing plot is relatively long and extends from north to south bordering Mount Road to the west. The proposed plot subdivision would result in a plot of 0.06ha with a depth of between 27m and 38m and with the same existing width. The retained plot at Little Ponds would have a depth of 45.5m and an area of 0.089ha.
3. The surrounding area is spacious and verdant in nature and this character is considered to be derived from the predominance of trees and vegetation over the built form and the informal arrangement of dwellings rather than the size of plots. Plot sizes in the area vary and there is not considered to be a consistent pattern or grain of development in the immediate area. For example Landford Lodge and The Little Orchard on Hook Hill Lane to the south and No.3 Derrydown to the east all have plot sizes which are smaller in size than the proposed new plot at Little Ponds.
4. The proposal would result in a proposed density of 13.4 dwellings per hectare. Whilst this is higher than the 5-10dph specified by policy BE1, the proposed density is not significantly above this range. In any case, density is not considered the only way of assessing a potential impact on the character of an area. It is also borne in mind that Appendix 2 of the Hook Heath Neighbourhood Plan (2015) defines 'Arcadian' development as low density development and specifies a density range of 2-15dph. Overall the proposed plot subdivision is considered to result in two plots which are not significantly below those prevailing in the area and is considered consistent with the finer grain of development found in the immediate area. The proposal site features a mature evergreen hedge which borders Mount Road and several mature trees. These are all landscape features which contribute towards the spacious and verdant character of the area and these would be retained as part of the proposal and would assist in integrating the proposed development into the street scene. The area is consistently characterised by detached two storey dwellings and the provision of a detached two storey dwelling is considered consistent with this character.
5. In terms of design, the proposed dwelling adopts a simple, traditional overall form with pitched roofs and gables but a contemporary palette of materials with white render and grey windows. There is a mixture of materials in the local area; Bart House on the opposite side of Mount Road to the south-west is finished in white render with dark coloured window frames. Adjacent to the site on land south of Westdeen, consent has been granted (PLAN/2015/0623) for a detached three storey dwelling of a striking contemporary design finished in a flat roof with white render. Similar three storey flat-roofed dwellings of a contemporary design have also been permitted at Pippins on Mount Close to the south-west (PLAN/2018/0657) and directly to the south at Pinewood (PLAN/2018/0252). The contemporary materials and traditional form of the proposed dwelling is therefore considered visually acceptable and consistent with the character of the surrounding area. The propose dwelling would be positioned between

4 FEBRUARY 2020 PLANNING COMMITTEE

1.2m and 3.2m from the side boundary with Westdeen. The consented dwelling at Westdeen would be positioned 2.1m from the boundary and the proposal is considered to result in acceptable visual separation between dwellings.

6. When balanced with the benefit of the provision of a net additional family dwelling within the established Urban Area and the absence of unacceptable harm to the character of the area identified above, the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the surrounding area and is considered consistent with the aims of the Core Strategy (2012) and NPPF (2019) in directing development towards existing established residential areas.

Impact on Neighbours:

7. In terms of the relationship between the proposed dwelling and the existing dwelling at Little Ponds, the two dwellings would have a rear-to-rear relationship with a separation distance of at least 32.2m. This comfortably exceeds the recommended minimum separation of 20m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The change in levels between the two properties further mitigates the potential overlooking or overbearing impact on Little Ponds. The existing dwelling at Westdeen is located in a similar position relative to the proposal site and is positioned on higher ground with a greater separation distance than Little Ponds. The proposed development is therefore considered to form an acceptable relationship with the existing dwelling and the neighbour at Westdeen.
8. Adjacent to the proposal site to the east is land to the rear of Westdeen where consent has been granted for a detached three storey detached dwelling which has not yet been built. This dwelling would be partially set into the ground and the proposed dwelling would be positioned approximately 3m from the consented dwelling at its nearest point and would project approximately 10m forward of the front elevation of this neighbour. The consented dwelling features a garage at ground floor level nearest the proposal site with a bedroom window above at first floor level. The proposed dwelling would pass the '45° test' in elevation form with this dwelling and is not considered to result in an undue overbearing or loss of light impact on this dwelling.
9. The proposed dwelling features first floor side-facing windows facing towards Westdeen however as these serve non-habitable rooms, these can be required to be obscurely glazed with restricted opening by condition. The proposed dwelling incorporates an integral first floor balcony on the rear with open sides. The east-facing views would primarily look across parking area to the frontage of Westdeen. Beyond this is part of the amenity space of the new dwelling however the balcony would be positioned approximately 16m from the boundary with this space which is considered sufficient to avoid undue overlooking or loss of privacy. In any case the main area of amenity space serving this dwelling would be on the eastern side of the dwelling. The proposal is not therefore considered to result in an undue overlooking or loss of privacy impact to this neighbour.
10. To the west are neighbours at Little Dene and Bart House on the opposite side of Mount Road. Both these neighbours are positioned at least 30m away from the proposed dwelling. This separation distance is considered sufficient to avoid an undue overbearing or loss of light impact on these neighbours. First floor side-facing windows are proposed however the separation distance described above is considered sufficient to avoid an undue overlooking or loss of privacy impact.

4 FEBRUARY 2020 PLANNING COMMITTEE

11. Pinewood is the nearest neighbour to the south on Mount Close. The front elevation of the proposed dwelling would be positioned between approximately 16m and 23m from the boundary with Pinewood and approximately 23.5m from the dwelling itself. Notwithstanding the change in levels between the two properties, these separation distances are considered sufficient to avoid an undue overbearing, loss of light or overbearing impact to this neighbour. Consent has been granted for a replacement dwelling at Pinewood (PLAN/2018/0252) although development has not yet commenced. The proposed dwelling would have a minimum separation distance of approximately 24m to the consented replacement dwelling at Pinewood. The orientation of the consented dwelling is such that the habitable room windows would not directly face the proposed dwelling and the area to the north of Pinewood nearest the proposal site is identified as being a parking area. Overall the proposal is considered to form an acceptable relationship with this neighbour.
12. Overall the proposed development is considered to form an acceptable relationship with surrounding neighbours in terms of loss of light, overbearing and overlooking impacts.

Impact on Trees:

13. The proposal site features several mature trees, some of which are protected by a Tree preservation Order. The application is accompanied by an Arboricultural Report which details how these trees, along with the existing boundary hedge, would be retained and protected during construction. The Council's Tree Officer has reviewed the proposal and raises no objection subject to compliance with the submitted information. The proposal is therefore considered to have an acceptable impact on trees and landscaping subject to conditions.

Transportation Impact:

14. The Council's Parking Standards SPD (2018) sets minimum parking standards for new developments and the minimum parking standard for three bedroom dwellings is 2x spaces. Policy BE2 'Off-road Parking' of the Hook Heath Neighbourhood Plan (2015) sets the same parking standards. The proposed dwelling would achieve 3x off-street parking spaces and is considered to deliver sufficient off-street parking. A new vehicular access is proposed onto Mount Road and adequate visibility splays are shown on the plans. Space for bin and cycle storage is also shown on the plans. The County Highway Authority has reviewed the proposal and raises no objection subject to conditions. Overall the proposal is therefore considered to result in an acceptable transportation impact.

Standard of Accommodation:

15. The proposed dwelling would have an internal floor area of 155m² which exceeds the standards set out in the National Technical Housing Standards (2015) for three bedroom dwellings. The garden of the proposed dwelling wraps around the front and rear of the dwelling and would have an area of 312m² (excluding the area of the retained pond). This exceeds the both the footprint and floor area of the dwelling in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The retained garden area for the existing dwelling at Little Ponds would be approximately 455m² in area which also exceeds the footprint and floor area of the dwelling it would serve. Overall the proposed dwelling is considered to achieve an acceptable standards of accommodation for future residents.

4 FEBRUARY 2020 PLANNING COMMITTEE

Impact on Ecology:

16. The proposal site currently comprises rough garden land which is overgrown in places and features mature trees and ponds. The trees and vegetation would largely remain on site and no buildings would be demolished. The proposal would however involve the removal of the smaller of the two ponds. The submitted Ecological Appraisal report finds no evidence of protected species however it is recognised that the existing ponds have ecological value and have the potential to support Great Crested Newts.
17. Woking Borough Council, in partnership with Natural England, have developed the Great Crested Newt pilot project. The pilot project is designed to assist in easing the constraints on proposed development whilst contributing towards the creation of new and improved habitats for Great Crested Newts in the Borough. Details of the project are set out in the Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016) and Natural Woking Supporting Information document (2016). Under the project, tariffs are sought from developers in lieu of dedicated Great Crested Newt surveys; the contributions are then put towards the creation of new and improved Great Crested Newt habitats in the Borough.
18. The Borough is divided into four zones; Green, Yellow, Orange and Red which indicate the likelihood of Great Crested Newts being present and the actions required by the developer. The proposal site straddles the Green and Orange zones; for the purposes of the pilot project the site would be considered to be within the Orange Zone which is considered to have the greatest potential for Great Crested Newt habitats. The proposal site features two ponds; the proposal originally involved the removal of both ponds however the larger of the two ponds is now proposed to be retained. The applicant has submitted an Ecological Appraisal and Mitigation Proposals document which assesses the ecological value of the site. The pond was assessed to establish the likely presence of Great Crested Newts through a netting test and also through DNA analysis. No evidence of Great Crested Newts was found but the DNA results proved inconclusive. The presence of Great Crested Newts cannot therefore be definitively ruled out. The report however notes that the relatively shallow and overgrown nature of the pond means that the pond is of only moderate ecological importance. Nonetheless the applicant has agreed to make a financial contribution towards the pilot project in accordance with the Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016). The Council's Green Infrastructure Team has confirmed that the application is eligible to take part in the pilot project. Surrey Wildlife Trust has reviewed the proposals and on the basis of the above raise no objection.
19. The submitted report also makes recommendations with regards to potential measures to enhance the biodiversity of the site (e.g. bird and bat boxes). Specific details of biodiversity enhancement measures can be secured by condition and represents an opportunity to achieve a net gain in biodiversity on the site in accordance with the NPPF (2019). Overall the proposal is therefore considered to result in an acceptable impact on biodiversity.

Impact on Drainage and Flood Risk:

20. Parts of the proposal site and the surrounding area are classified as being at risk from surface water flooding and the proposal site includes existing ponds. The application is accompanied by drainage information and the Council's Drainage and Flood Risk Engineer raises no objection subject to a condition securing a sustainable drainage scheme. Subject to this condition the proposal is considered to have an acceptable impact on drainage and flood risk.

4 FEBRUARY 2020 PLANNING COMMITTEE

Impact on the Thames Basin Heaths Special Protection Area (SPA):

21. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
22. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. 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 proposed development would require a SAMM financial contribution of **£919** based on a net gain of 1x three bedroom dwelling which would arise from the proposal. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMM financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted. For the avoidance of doubt, sufficient SANG at Horsell Common has been identified to mitigate the impacts of the development proposal.
23. Subject to securing the provision of the SAMM tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Sustainability:

24. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.

4 FEBRUARY 2020 PLANNING COMMITTEE

25. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

Community Infrastructure Levy (CIL):

26. The proposal would be liable to make a CIL contribution of £24,889.42 based on a net increase in floor area of 155m². This figure may be subject to revision due to indexation.

CONCLUSION

27. Overall the proposed development is considered an acceptable form of development which would have an acceptable impact on the character of the surrounding area, on the amenities of neighbours and in transportation terms. The proposal is also considered to result in an acceptable impact on surface water flooding, ecology and on trees subject to conditions.
28. The proposal is therefore considered to accord with the Development Plan and is recommended for approval subject to conditions and a Section 106 Agreement.

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £919	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.
2.	Financial Contribution of £900 towards the Woking Great Crested Newt Pilot Project	To accord with policy CS7 of the Woking Core Strategy 2012 and the Woking Borough Natural Woking Biodiversity and Green Infrastructure Strategy (2016)

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations

RECOMMENDATION

PERMIT subject to the following conditions:

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

4 FEBRUARY 2020 PLANNING COMMITTEE

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

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

PL01 (Location Plan) received by the LPA on 26/07/2018

PL02 Rev.D (Site Layout Plan) received by the LPA on 29/10/2019

PL03 Rev.A (Proposed Plans) received by the LPA on 29/10/2019

PL04 Rev.A (Proposed Elevations) received by the LPA on 29/10/2019

PL05 (Street Scene and Site Sections) received by the LPA on 26/07/2018

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

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

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

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

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

5. Prior to the first occupation of the development hereby permitted, the proposed vehicular access onto Mount Road, shall be constructed and provided in accordance with the approved plans listed in this notice with pedestrian inter-visibility splay measuring 2m by 2m on each side of the access to Mount Road, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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.

4 FEBRUARY 2020 PLANNING COMMITTEE

6. Prior to the first occupation of the development hereby permitted, space shall be 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 permanently retained and maintained for their designated purposes.

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.

7. The development hereby permitted shall take place in strict accordance with the Arboricultural Impact Assessment and Method Statement from Sapling Arboriculture Ltd ref: J1025, including the convening of a pre-commencement meeting. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

8. The development hereby permitted shall take place in accordance with the precautions and recommendations set out in the within the Ecological Appraisal and Mitigation Proposals document prepared by Richard Tofts Ecology unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

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

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

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no extension or enlargement of the dwelling hereby permitted otherwise permitted by Classes A and B of Part 1 of Schedule 2 of that Order, shall be carried out without planning permission being first obtained from the Local Planning Authority.

4 FEBRUARY 2020 PLANNING COMMITTEE

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

12. No external lighting including floodlighting shall be installed until details (demonstrating compliance with the recommendations of the Institute of Lighting Engineers "Guidance Notes for Reduction of Light Pollution" and the provisions of BS 5489 Part 9) have been submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of residential amenity and biodiversity

13. The development hereby permitted shall be constructed in accordance with the submitted Proposed Drainage Plan drawing numbered 200C and the associated Drainage Details drawing numbered 220A unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and policy CS9 of the Woking Core Strategy 2012.

14. Prior to the first occupation of the development hereby permitted, a Verification Report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with the NPPF and policy CS9 of the Woking Core Strategy 2012.

15. ++ Prior to the commencement of any above ground works in connection with the development hereby permitted (excluding demolition), 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.

4 FEBRUARY 2020 PLANNING COMMITTEE

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

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

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

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework (2019).
2. The 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
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see:
<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see:

www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice

4. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.

4 FEBRUARY 2020 PLANNING COMMITTEE

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

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

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

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

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

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

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

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

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

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

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

4 FEBRUARY 2020 PLANNING COMMITTEE

8. 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.
9. Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from the English Nature Bat Line on 08708 339213. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).