

17th MARCH 2020 PLANNING COMMITTEE

16383: DETACHED BUNGALOW AND GARAGE - Permitted 01.03.1963.

15984: ERECTION DH GARAGE OUTLINE - Permitted 01.11.1962.

13413: 2 DWELLINGS - Refused 01.10.1960.

PROPOSED DEVELOPMENT

The application proposes to demolish the existing bungalow and erect a replacement 3-bedroom hipped roof bungalow with a garage attached to its side (north east) elevation. The application proposes to enlarge the existing driveway and construct a patio around the rear and side (south) of the proposed dwelling. The dwelling would have a maximum 23.07m width, 14.44m depth, 2.25m eaves height, 7.65m ridge height and its footprint would be 232.60sqm. The submitted application form states that the dwelling would have an exterior materials palette of brick, grey framed windows and doors and plain roof tiles.

SUMMARY INFORMATION

Site area	0.1082ha
Existing units	1 unit
Proposed units	1 unit
Existing site density	9.4. dwellings/hectare
Proposed site density	9.4. dwellings/hectare

CONSULTATIONS

Council Senior Arboricultural Officer: No objection subject to condition.

County Highway Authority (SCC): No objection.

NEIGHBOUR REPRESENTATIONS

Two letters of objection were received which made the following main statements:

- An objector stated that they would object to the dwelling becoming two-storey in the future as it could create overlooking issues. (*Case Officer's note: this application can only be assessed on its own merits and in any case a proposal for an additional storey to a dwelling currently requires planning permission.*)
- The two rear roof lights would create overlooking issues.
- The rear boundary hedging should be retained to maintain privacy.
- Building works should not damage an objector's tree.
- Raising of the existing ridge line would make it easy for the loft to be converted in the future. It should therefore be lowered.

The material planning considerations raised will be addressed in the 'Planning Issues' section.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2019):

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

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Section 12 - Achieving well-designed places

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial Strategy for Woking

CS10 - Housing provision and distribution

CS11 - Housing mix

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable Design and Construction

CS24 - Woking's Landscape and Townscape

CS25 - Presumption in Favour of Sustainable Development

Development Management Policies DPD (2016):

DM2 - Trees and landscaping

Supplementary Planning Documents

Woking Design SPD (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2018)

Climate Change (2013)

PLANNING ISSUES

The main issues to consider in determining this application are impact on character, trees, neighbouring amenity, quality of accommodation and private amenity space, car parking provision and highway safety, refuse and recycling and sustainability having regard to the relevant policies of the Development Plan.

Impact on character

1. Policy CS21 of the *Woking Core Strategy (2012)* states that new development should create buildings "*with their own distinct identity, they should respect and make a positive contribution to the street scene and character of the area in which they are situated, paying regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*".
2. The existing dwelling has an overall width of 22.0m, although the main pitched roof element has a 13.9m width. It has an overall depth of 9.5m, although the main pitched roof element has an 8.0m depth. The pitched roof element has a height of 6.35m and the dwelling's existing footprint is 173.6sqm. The replacement bungalow would therefore result in an overall maximum increase of 1.07m in width, 5.96m in depth and 1.3m in ridge height; as well as a 59sqm increase in footprint. While the proposed dwelling would be larger it would still maintain a set back from the street, a generous separation distance to the boundary with Ormlie to the south and a large amount of amenity space. While the highest part of the main roof would be 1.3m higher than that of the existing dwelling it is noted that this would only represent a 1.3m section of the main roof and a 4.65m width of the main roof would be just 0.6m higher than the existing while a 6.15m width would be 0.65m lower than the existing.
3. The proposed external materials would differ from the existing material palette of red brick, white framed doors and windows and brown roof tiles. However, it is noted that

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there are a variety of material finishes on properties along Horsell Rise Close. Therefore subject to a condition requiring details of these materials it is considered that they would not necessarily be out of keeping with the street scene.

4. For these reasons it is considered that on balance the proposal would have an acceptable impact on character subject to conditions.

Impact on trees

5. There are a number of trees within and close to the application site. A tree report was submitted with the application which states that six trees on site will be removed and one replacement tree will be planted. It also specifies how all remaining trees will be protected during construction. The Council's Senior Arboricultural Officer has raised no objection to the report subject to condition.
6. It is therefore considered that the proposal would have an acceptable impact on trees subject to condition.

Impact on neighbouring amenity

7. Policy CS21 of the *Woking Core Strategy (2012)* advises that proposals for new development should achieve "a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook".
8. The two rear roof lights would be 16.0 -19.0m from the rear boundary with Fair Oaks and 12.0m - 19.0m to the splayed boundary with Richmond House to the side. These exceed guidelines for maintaining privacy contained in *Outlook, Amenity, Privacy and Daylight (2008)*. Furthermore, it is noted that the site is lower than Richmond House which would further reduce any potential overlooking impacts towards it. For these reasons it is considered that the roof lights would not create overlooking issues towards neighbouring properties if they could be looked out of.
9. In any case, based on the submitted drawings the proposed loft space is not intended for habitable accommodation and it appears as though the undersides of the roof lights to the floor level of the loft space would far exceed 1.7m so it appears as though they could not be looked out of anyway.
10. Given the scale, form, massing and location of the proposal it is considered that it would not unacceptably impact daylight levels or to appear unacceptably overbearing towards neighbouring properties.

Quality of accommodation and private amenity space

11. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with acceptable quality of outlook from habitable rooms.
12. *Outlook, Amenity, Privacy and Daylight (2008)* recommends that houses should have private amenity space that is at least equal in area to the footprint of the house and also in scale with the house. The proposed dwelling would have an area of private amenity space which would far exceed the footprint of the proposed dwelling.
13. The proposed development is therefore considered to be acceptable in terms of quality of accommodation and private amenity space.

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Impact on parking provision & highway safety

14. Woking Council's SPD *Parking Standards* (2018) recommends that three bedroom dwellings should have a minimum parking provision for two cars. It is considered that the proposed development would have space to park at least two cars.
15. Furthermore, the County Highway Authority (SCC) has raised no objection.
16. It is therefore considered that the proposal would have an acceptable impact on parking provision and highway safety.

Impact on waste and recycling

17. It is considered that the proposed layout would enable the provision of acceptable waste and recycling storage and collection.

Sustainability

18. 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 shall 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).
19. It is considered that details of compliance with these requirements can be secured via condition.

Local finance consideration

20. The proposal would lead to a gross internal area of 205sqm outside of the designated town centre. As the existing dwelling which is proposed to be demolished has a gross internal area of 160qm a contribution to the Community Infrastructure Levy (CIL) will be liable on the 45sqm net additional floorspace. It will therefore be liable to a contribution to the Community Infrastructure Levy (CIL) of **£7,225.96** according to the current financial year's price index.
21. It is noted that a CIL self-exemption form has been submitted with the application. All qualifying criteria of Section 54 of the CIL Regulations (as amended) must be met to benefit from this exemption.

CONCLUSION

Overall, proposal would have an acceptable impact on character, trees, neighbouring amenity, quality of accommodation, private amenity space, car parking provision and highway safety, refuse and recycling and sustainability having regard to the relevant policies of the Development Plan. The proposal therefore accords with Sections 5, 9, 11, 12, 13 and 15 of the *National Planning Policy Framework* (2019), Policies CS1, CS10, CS11, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), Policy DM2 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and *Climate Change* (2013).

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BACKGROUND PAPERS

Site visit photographs (10.02.2020)

PLANNING OBLIGATIONS

None.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the above legal agreement and the following conditions:

1. The development hereby permitted must be commenced not later than three years from 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 must be carried out in accordance with the approved drawings listed below:

- 1:1250 location plan and 1:200 proposed block plan Drwg no. HA/2063/4 (received by the LPA on 16.01.2020)
- 1:200 proposed block plan Drwg no. HA/2063/5 (received by the LPA on 16.01.2020)
- 1:50 proposed ground floor plan and 1:100 proposed roof plan Drwg no. HA/2063/2 (received by the LPA on 16.01.2020)
- 1:100 proposed elevations Drwg no. HA/2063/1 (received by the LPA on 16.01.2020)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. Above ground development associated with the development hereby permitted must not commence until details of the materials to be used in the external elevations have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in the NPPF (2019) and Policy CS21 of the *Woking Core Strategy* (2012).

4. Above ground works must not commence until full details and samples of the materials to be used for the hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and completed before the first occupation of the development.

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Reason:

In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the *Woking Core Strategy* (2012).

5. Above ground development associated with the development hereby permitted must not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve, as a minimum, the optional requirement set through the Building Regulations 2010 (as amended) for water efficiency that requires indoor wholesome water consumption of no more than 105 litres per person per day; and not less than a 19% improvement in the dwelling emission rate over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated 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.

6. Protective measures must be carried out in strict accordance with the arboricultural information Ref: CC/2208 AR4161 (received by the LPA on 20.01.2020) including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. 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.

7. The replacement tree as specified in the arboricultural information Ref: CC/2208 AR4161 (received by the LPA on 20.01.2020) shall be planted at the front of the property in the first planting season (November-March) following the felling of the trees hereby permitted to be removed. The replacement tree shall be maintained for a period of five years; such maintenance shall include the replacement of the tree should it die.

Reason:

To maintain continuity of tree cover and compensate for the loss of amenity.

8. 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 window, dormer window, roof light, door or other additional openings other than those expressly authorised by this permission shall be formed (at first floor level or above in the north, south and east elevations (including the roof)) without planning permission being first obtained from the Local Planning Authority.

Reason:

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

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A, B, and C of Part 1 of Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason:

To protect the amenity and privacy of the occupants of neighbouring properties.

Informatives

1. Proactive Working:

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 NPPF (2019). The application was considered acceptable upon receipt.

2. You are 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.