

3rd JUNE 2020 PLANNING COMMITTEE

6a

PLAN/2020/0007

WARD: MH

LOCATION: Spindleberry, 6 Friars Rise, Woking, Surrey, GU22 7JL

PROPOSAL: Subdivision of the plot to erect a new dwelling and erection of a two-storey front extension and single-storey rear extension to the existing dwelling; following demolition of the existing dwelling's two-storey side extension. (Amended drawings)

TYPE: Full

APPLICANT: Mr & Mrs Williams

CASE OFFICER: Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the creation of an additional dwelling. It therefore falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions and S106 agreement.

PLANNING STATUS

- Urban Area
- Surface Water Flood Risk Area (overs part of the application site)
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

6 Friars Rise is a two-storey pitched roof detached dwelling. It has previously had a first floor extension above a previously detached garage which has connected the garage to the main house at first floor level. It has an exterior material palette of red brick, red painted timber cladding, white framed windows and brown clay roof tiles. The dwelling is set back from the street by a driveway and front garden area. Its rear garden slopes down steeply to the rear.

PLANNING HISTORY

PLAN/1988/0271: Erection of a first floor extension above existing double garage to provide bathroom, shower room and workroom for hobbies - Permitted 04.06.1988.

13763: 2DWGS GS OUTLINE - Refused 01.02.1961.

12157: DETACHED HOUSE GARAGE - Permitted 01.07.1959.

PROPOSED DEVELOPMENT

(Case Officer's note: Following concerns raised by the LPA about impact on character the agent made the following amendments to the originally submitted scheme:

- *Roof accommodation was removed from the proposed new dwelling.*

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- *Alterations were made to the fenestration and form of the existing dwelling.*
- *External materials on the existing and proposed dwellings were changed.*

Further concerns were raised to this amended scheme by the LPA with regards to the impact on the daylight levels received by a habitable room at 7 Friars Rise to which the agent made the following amendment.

- *A flat roof element of the proposed new dwelling was sloped.*

It is this second amended scheme which will be described below and assessed in this report.)

The application proposes to demolish the existing dwelling's garage and first floor side extension and erect a two-storey front extension and single-storey rear extension leading onto a proposed rear patio with stairs down into its rear garden. The roof form is proposed to be altered to a flat roof with some accommodation in it. The application also proposes to re-clad the dwelling with white render, timber and grey brick. Fenestration alterations are also proposed including all windows to have black aluminum frames. The altered dwelling would result in the uplift of an additional bedroom, giving it five bedrooms.

The plot is proposed to be subdivided and a new two-storey five-bedroom flat roofed dwelling is proposed to the side of the altered existing dwelling. It would also have a rear patio with stairs down into its rear garden as well as an exterior material palette of white render, timber and grey brick. It is proposed to have a basement garage.

SUMMARY INFORMATION

Site area	0.193ha
Existing units	1 unit
Proposed units	2 units
Existing site density	5.2 dwellings/hectare
Proposed site density	10.4 dwellings/hectare

CONSULTATIONS

Council Conservation Consultant: No objection

Council Senior Arboricultural Officer: No objection subject to condition.

County Highway Authority (SCC): No objection.

Council Drainage & Flood Risk Assistant Engineer: No objection subject to condition.

NEIGHBOUR REPRESENTATIONS

Seventeen letters of objection (including one letter which was submitted twice and two letters stating that they were from the Friars Rise Residents' Association (one of which had no address)) were received following consultation on the originally submitted scheme which made the following main statements:

- The proposal is out of character with the street scene.
- The owners of the road may not allow another access point. (*Case officer's note: This is a legal issue which falls outside of planning control.*)
- The proposal would impact the privacy of neighbours.

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- The proposal would be an overdevelopment of the site and could set a 'harmful precedent'.
- There would be additional traffic which could increase the likelihood of an accident.
- The proposal could block an existing sewer. (*Case officer's note: This is a Building Regulations issue which falls outside of planning control.*)
- All but one of the previous applications to build a new dwelling on Friars Rise have been refused. (*Case officer's note: Each application is dealt with on its own merits.*)
- The proposal would have ecology impacts.

Six letters of support were received following consultation on the originally submitted scheme.

One neutral letter of representation was received following consultation on the originally submitted scheme.

One letter of support was received following consultation on the first amended scheme.

No letters of representation were received following consultation on the second amended scheme.

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
- 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
- CS20 - Heritage and Conservation
- 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
- DM10 - Development on garden land
- DM20 - Heritage Assets and their settings

Supplementary Planning Documents

Woking Design SPD (2015)

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

PLANNING ISSUES

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

Principle of Development

1. The *National Planning Policy Framework* (2019) and Policy CS25 of the *Woking Core Strategy* (2012) promote a presumption in favour of sustainable development. The application site is located within an established residential area with good road links. For these reasons the site location is considered to be suitably sustainable in the defined urban area of Woking.
2. The principle of development is considered acceptable subject to further material considerations as set out in this report.

Impact on character and the Conservation Area

3. 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”*.
4. Policy DM10 of the *Development Management Policies DPD* (2016) states that new housing to the side and rear of an existing property will be supported provided that:
 - “(i) *it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*
 - (i) *it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;*
 - (ii) *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*
 - (iii) *suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality.”*
5. Paragraph 131 of the *NPPF* (2019) adds that *“In determining applications, great weight should be given to outstanding or innovative help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

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Subdivision

6. The existing site has a plot width on the street of 33m. Notwithstanding the locally listed Tarrant House to the east which has been subdivided into four dwellings, the majority of properties on Friars Rise are detached properties with plot widths on the street that vary from 16.5m (Conifers) to 60m (no.11). The adjacent property no.5 has a plot width on the street of 26m and at the adjacent property no.7 it is 21m. The proposed subdivision would result in the altered existing dwelling and the proposed dwelling having plot widths on the street of 17m and 16m respectively. Therefore the existing dwelling would be greater than Conifers and the proposed dwelling would only be 0.5m less than Conifers. Furthermore, the plots widths on the street of the individual dwellings within Tarrant House are less than 16m. For these reasons, on balance, it is considered that the proposed subdivision would not be out of keeping with the varied urban grain of Friars Rise. Furthermore, given that the existing plot is relatively wide and deep it is considered that the subdivision would not necessarily make it difficult for the LPA to resist other subdivisions on the street.

Built form and building line

7. The existing dwelling has an overall 19.8m width, 9.7m depth and 6.2 - 8.2m front elevation height. The proposal would result in an overall (existing and proposed dwellings) 27.6m width, 28.2m depth and 6.15 - 8.5m front elevation height of two storeys and above. While the overall built form would increase, it is noted that there would be a considerable gap between the two dwellings and all of the two-storey built form would be more than 1m from side boundaries. It is also noted that the two-storey built form of the proposed dwelling would not project forward of no.7 and it is therefore considered that the proposal would follow the curve of Friars Rise. For these reasons it is considered that on balance the proposed spread of built form and the proposed building lines would not be out of keeping with the street scene.

Character and materiality

8. The site contains a 1960s dwelling which is considered to be of relatively little architectural merit. The rest of the street consists of some Arts & Crafts style dwellings (including Tarrant House) as well as other 1960s dwellings. Two of the properties on the street are bungalows while the rest are two-storey dwellings. It is noted that the proposed materials together with the overall flat roof form and fenestration layout would give the existing and proposed dwellings contemporary appearances which would contrast with the two existing predominant architectural styles within the street. However their scale, form and character are considered to be sufficiently innovative and high quality in their own right. Furthermore, given that that the cul-de-sac has relatively few houses it is considered that two houses of a contemporary style would be an evolution to the street scene creating a third style within it; rather than a singular incongruous feature which may have been the case if only one of the dwellings had a contemporary appearance.

Conservation Area

9. Section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that in considering applications within Conservation Areas, Local Planning Authorities shall pay “*special attention...to the desirability of preserving or enhancing the character or appearance of that area*”. The closest part of the application site to the Hockering Conservation Area to the east is 20m away. Given this distance and the somewhat varied character of the Conservation Area it is considered that the proposal would preserve its character.
10. For these reasons it is considered that on balance the proposal would have an acceptable impact on character of the area and that it would preserve the character of the Hockering Conservation Area.

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Impact on trees

11. There are a number of trees within and close to the application site. A tree report was submitted with the application which states that three trees at the front of the site will be removed. 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.
12. It is therefore considered that the proposal would have an acceptable impact on trees subject to condition.

Impact on neighbouring amenity

13. 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".
14. It is considered that the altered existing dwelling would not create overlooking issues towards the proposed dwelling subject to a condition requiring first floor windows in its side (east) elevation being obscurely glazed and non-opening below a height of 1.7m from the floor levels of the rooms they would serve. It is considered that the proposed dwelling would not create overlooking issues towards the altered existing dwelling on site or no.7 subject to the same condition being applied to the first floor windows in both its side elevations.
15. In order to maintain privacy Woking Council's SPD *Outlook, Amenity, Privacy and Daylight (2008)* recommends a minimum 10m separation distances between first floor facing front elevation windows and a minimum of 15m for second floor facing front elevation windows. All of the proposed windows would be more than 15m from Tilestead to the north. It is therefore considered that the proposal would not create unacceptable overlooking issues towards Tilestead.
16. The altered existing dwelling and the proposed dwelling would both have raised patio decks on or close to side boundaries. As these would be spaces for congregation it is considered that a condition requiring side privacy screens is required in order to prevent them creating overlooking issues towards each other as well as no.5 and no.7.
17. *Outlook, Amenity, Privacy and Daylight (2008)* contains a '45° test' to determine whether a proposed development would have an acceptable impact on the habitable rooms served by rear windows. The altered existing dwelling would pass this test towards no.5 and the proposed dwelling would pass this test towards no.7.
18. *Outlook, Amenity, Privacy and Daylight (2008)* also contains also a '25° test' to determine whether a proposed development would have an acceptable impact on the habitable rooms served by side windows. Only one of the windows in no.7's side (west) elevation is the sole window serving a habitable room, this is the second southernmost first floor window. The proposed dwelling would pass the '25° test' towards this window.
19. Given the scale, form, massing and location of the proposed dwelling as well as the alterations to the existing dwelling it is considered that they would not appear unacceptably overbearing towards one another or no.5 and no.7.

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20. For these reasons it is considered that the proposal would not create unacceptable overlooking issues, it would not unacceptably impact daylight levels and it would not appear unacceptably overbearing towards neighbouring properties.

Quality of accommodation and private amenity space

21. The proposed altered existing dwelling and proposed new dwelling are considered to achieve an acceptable size and standard of accommodation with acceptable quality of outlook from habitable rooms.
22. It is noted that the proposed dwelling would have a 'Study' at ground floor level which would be served by two windows facing directly onto a boundary and with the two-storey no.7 to the side of this. This room would therefore receive limited daylight which is not considered to be ideal. However, as it is not considered to be a main habitable room this is not considered to be unacceptable in itself. All of the other rooms are considered to achieve an acceptable size and standard of accommodation with acceptable quality of outlook from habitable rooms.
23. *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 existing and proposed dwellings would have areas of private amenity space which would far exceed the footprint of the dwellings.
24. The proposed development is therefore considered to be acceptable in terms of quality of accommodation and private amenity space.

Impact on flood risk

25. According to the Council's records part of the property's rear garden is in a medium (1 in 1,000 year event) Surface Water Flood Risk Area. However, the Council's Drainage & Flood Risk Assistant Engineer has raised no objection subject to condition.
26. It is therefore considered that the proposal would have an acceptable impact on flood risk subject to condition.

Impact on parking provision & highway safety

27. Woking Council's SPD *Parking Standards* (2018) recommends that dwellings with 4+ bedrooms should have a minimum parking provision for 3 cars.
28. The altered existing dwelling would have 5 bedrooms and the proposed dwelling would have 4 bedrooms. It is considered that they would both have space to park at least 3 cars which accords with the SPD's requirements.
29. Furthermore, the County Highway Authority (SCC) has raised no objection.
30. It is therefore considered that the proposal would have an acceptable impact on parking provision and highway safety.

Impact on waste and recycling

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

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Sustainability

32. 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).
33. It is considered that details of compliance with these requirements can be secured via condition.

Impact on the Thames Basin Heaths Special Protection Area

34. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the *Woking Core Strategy* (2012) requires new residential development beyond a 400m threshold but within 5 kilometres of the SPA boundary to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
35. Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. A SAMM contribution of **£1,094** in line with the *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015* (April 2020 update) as a result of an additional 5-bedroom dwelling.
36. 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 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.
37. Policy CS8 of the Core Strategy 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 SAMM contribution of **£1,094** in line with the Thames Basin Heaths SPA Avoidance Strategy would need to be secured through a S106 Legal Agreement. For the avoidance of doubt, sufficient SANG at **Heather Farm** has been identified to mitigate the impacts of the development proposal.

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Local finance consideration

38. The proposal would lead to a total gross internal area of 436sqm outside of the designated town centre. As 78sqm of the 232sqm existing dwelling is proposed to be demolished the development will be required to make a financial contribution to the Community Infrastructure Levy (CIL) for the net additional 358sqm of gross internal area. It will therefore be liable to a contribution to the Community Infrastructure Levy (CIL) of **£57,486.53** according to the current CIL year's price index.

CONCLUSION

Overall, proposal would have an acceptable impact on character, trees, neighbouring amenity, quality of accommodation and private amenity space, flood risk, 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 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), Policies DM2, DM10 and DM20 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and *Climate Change* (2013).

BACKGROUND PAPERS

Site visit photographs (10.02.2020)

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £1,094 contribution to provide SAMM.	To accord with the Habitat Regulations and associated Development Plan policies and the Council's Adopted Avoidance Strategy.

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 Drwg no. 6FR-P-19-01 (received by the LPA on 25.01.2020)
 - 1:200 proposed block plan Drwg no. 6FR-P-19-03 Rev.A1 (received by the LPA on 25.03.2020)

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- 1:100 proposed basement plan and ground floor plans Drwg no. 6FR-P-19-04 Rev.A1 (received by the LPA on 25.03.2020)
- 1:100 proposed first floor plans Drwg no. 6FR-P-19-05 Rev.A1 (received by the LPA on 25.03.2020)
- 1:100 proposed second floor and roof plans Drwg no. 6FR-P-19-06 Rev.A1 (received by the LPA on 25.03.2020)
- 1:100 proposed elevations Drwg no. 6FR-P-19-07 Rev.A1 (received by the LPA on 25.03.2020)
- 1:100 proposed elevations Drwg no. 6FR-P-19-08 Rev.A1 (received by the LPA on 25.03.2020)
- 1:100 proposed street scene and rear elevations Drwg no. 6FR-P-19-09 Rev.A1 (received by the LPA on 25.03.2020)
- NTS 25 degree test drawings Drwg no. WV-BC-19-10 Rev.A1 (received by the LPA on 25.03.2020)

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. The first floor windows in the east elevation of the altered existing dwelling and the east and west elevations of the proposed dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the rooms in which they 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 safeguard the amenities of the adjoining properties.

5. Prior to the first occupation of any part of the development hereby permitted, 1.7 metre high opaque screens above the patio decking of both the altered existing dwelling and the proposed dwelling shall be erected along their entire eastern and western edges, in accordance with details which must be first submitted to and approved in writing by the Local Planning Authority. The development must then be implemented in accordance with the approved details and the screen shall thereafter be maintained to the height and position as approved.

Reason:

In the interest of the amenities and privacy of the occupiers of adjoining residential properties, and the occupiers of the properties the subject of this permission in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

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6. No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

The drainage scheme details to be submitted for approval shall also include:

- I. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- III. Detail drainage plans showing where surface water will be accommodated on site.
- IV. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first use of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.”

7. Protective measures must be carried out in strict accordance with the arboricultural information Ref: APA/AP/2020/003 (received by the LPA on 10.01.2020) 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.

8. No above ground development associated with the development hereby permitted shall commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/ shrubs and hedges 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

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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.

9. Above ground works must not commence until full details 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.

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).

10. 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.

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 building, structure or other alteration permitted by Class A, B, C and D of Part 1 of Schedule 2 of that Order shall be erected on the application site (the existing and proposed dwellings) 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.

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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.
3. The applicant is advised that this permission does not convey the right to harm protected species or their habitat.