

16 January 2018 PLANNING COMMITTEE

5c 17/0894 Reg'd: 03.08.2017 Expires: 28.09.17 Ward: PY
Nei. 06.09.17 BVPI Minor Number On No
Con. 06.09.17 Target dwellings - 13 of Weeks Target? No
Exp: Day:

LOCATION: Haslemere, Oakcroft Road, West Byfleet, Surrey, KT14 6JH

PROPOSAL: Erection of a replacement dwelling following demolition of the existing building

TYPE: Full Planning Application

APPLICANT: Mr D Pelling

OFFICER: Komal Gorasia

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.

PROPOSED DEVELOPMENT

Demolition of existing two storey , 5no bed detached dwelling (with attached single storey garage) and erection of a two storey 6no bedroom dwelling (inclusive of accomodation in the roofspace)

Site Area: 0.1331 ha
Existing units: 1
Proposed units: 1

Proposed dwelling:

Footprint: 307 m2
Width: 17.793 m
Depth: 22.105 m (ground floor, exc. front and rear projecting bays)
Eaves height: 5.72 m
Maximum height: 9.57 m (to main ridge)

PLANNING STATUS

- Urban Area
- Tree Preservation Order
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site comprises of a two storey detached dwelling ('Haslemere') with a single storey attached garage, on Oakcroft Road. Oakcroft Road is characterised by large two storey detached dwellings on sizeable plots of land.

The application site shares adjoining side boundaries with 'Pyrford End' to the north and 'Westlands' to the south.

There is no clear consistent architectural character to the buildings and thus there is limited uniformity to the road and no clear spatial pattern of development. Consistency is maintained however in the large distances between properties and general siting of buildings from the road.

Haslemere is not listed and does not fall within a designated conservation area. There exist no outstanding conditions on the application site which might limit development. Although not directly within the curtilage of the application site, there are a number of trees protected by Tree Preservation Orders adjacent to the boundaries of the site.

PLANNING HISTORY

There is no relevant planning history to this site.

CONSULTATIONS

County Highway Authority: No objection

Arboricultural Officer: No objection subject full compliance with submitted Arboricultural Planning Report and pre-commencement meeting.

REPRESENTATIONS

None

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

- Section 4 - Promoting sustainable transport
- Section 6 - Delivering a wide choice of high quality homes
- Section 7 - Requiring good design
- Section 10 - Meeting the challenge of climate change, flooding and coastal change
- Section 11 - Conserving and enhancing the natural environment

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
- CS12 - Affordable housing

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CS18 - Transport and accessibility
CS20 - Heritage and Conservation
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping
DM10 - Development on Garden Land
DM20 - Heritage Assets and their settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)
Affordable Housing Delivery (2014)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)

Supplementary Planning Guidance (SPG):

Plot Sub-Division: 'Infilling' and 'Backland' Development (2000)

PLANNING ISSUES

Principle of Development:

1. The National Planning Policy Framework (2012) and Core Strategy (2012) policy CS25 promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previous garden land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy (2012) policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of a replacement residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

2. The proposal is for the erection of a two storey replacement dwelling with accommodation in the roofspace, following demolition of the existing dwelling. The current dwelling on site is not locally listed or in a conservation area and is in a rather dilapidated form. The demolition of the existing dwelling is therefore considered acceptable in principle subject to the design quality of the proposed replacement dwelling and its impact on the character of the area.
3. The surrounding area is characterised by detached properties on generous sized plots with large distances between the buildings. The current building on site maintains a distance of approximately 13.5m to the property to the north ('Pyrford End') and a distance of approximately 7m to the property to the south ('Westlands'). The proposed

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building would maintain a distance of approximately 15.5m to the building at Pyrford End and approximately 7m to the building at Westlands.

4. Oakcroft Road comprises of two storey dwellings, a number of which benefit from rooms in the roofspace with small front facing dormer windows forming a subordinate addition within the roofslope. There is a mix of roof styles and building heights along Oakcroft Road; the proposed development would have a maximum height of 9.57m which is less than both neighbouring properties. In terms of building heights, the proposed difference in ridge heights in the street scene is not considered to result in an unacceptably detrimental impact on the character of the area. The roof form of the proposed dwelling has been designed to reduce the overall bulk and scale of the dwelling in the streetscene.
5. The location of any new dwelling would need to reflect the spatial pattern of development in the surrounding area and immediate vicinity. In this case, there is no clear spatial pattern but there is a general uniformity with front building lines. The proposed building would maintain the same distance to the road as the existing dwelling, with the front elevation remaining in the same location.
6. The front elevation of the proposed dwelling features the main architectural features of the dwelling and is deemed highly attractive, positively contributing to the local distinctiveness of the area and the quality of the streetscene. The proposed double fronted façade is well proportioned and symmetrical, with large fenestrations and a horizontal emphasis creating harmony in its visual appearance. The property would be sited between two other detached dwellings with similar features including the proportioning of fenestrations and symmetry. Although the three properties would not be identical, they are considered to retain visual cohesion and would cumulatively significantly contribute to the character of the local area.
7. The success of the building will depend on the quality of the materials to be used. The proposed dwelling would have a traditional design with a hipped roof. As discussed previously and above, the absence of consistency on the road would not detract from its positive contribution when considered as a group value with the surrounding buildings. Bearing this in mind, it is important that the quality of materials reflects the architectural vernacular and contributes to its success and preserves the streetscene. A condition is therefore recommended requiring details of materials to be submitted to the LPA prior to commencement of works in order to ensure that the building harmonises with its context and neighbouring properties.
8. For the reasons highlighted above, it is considered that the proposed development is consistent with the grain and pattern of development in the surrounding area, respecting the character and appearance of the surrounding area and resulting in a visually acceptable structure within its setting. The principle of the development is therefore deemed acceptable and in compliance with Core Strategy (2012) policies CS20, CS21, CS24 and CS25, Woking DPD (2016) policies DM2 and DM9, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on Neighbours:

9. The proposed dwelling would be sited approximately 2m from the north and south boundary and a distance of approximately 13.5m to the boundary shared with Pyrford End and approximately 7m to the boundary shared with Westlands. These separation distances comply with the recommended minimum distances set out in the Council's

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'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (1m for side to boundary relationships). Due to the separation distance it is considered the proposed dwelling would not have an overbearing or loss of daylight impact on either neighbouring property.

10. The proposal includes side facing windows at first floor level to the north and south elevations. Although there is a sufficient distance between the proposed building and both neighbouring properties, it is recommended that conditions be added to further protect the amenities of future and neighbouring occupiers. The conditions recommended are in relation to obscuring all first floor windows and rooflights to both side elevation and restricting the insertion of further windows to any elevation without the prior written consent from the LPA.
11. Overall the proposed development is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impacts.

Standard of Accommodation:

12. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlook to habitable rooms. The National Technical Housing Standards (2015) requires a 6 bedroom dwelling across 2-3 floors to have a minimum Gross Internal Area (GIA) of between 123m²-138m²; the proposed development exceeds this with a proposed GIA of 611m². The amenity space is approximately double the footprint of the proposed dwelling. Overall the proposal is considered to offer an acceptable level of amenity for family dwellings and future occupiers.

Impact on Trees:

13. Although not directly on the application site, there are a number of trees protected by Tree Preservation Orders adjacent to the application site. Policy DM2 of DM Policies DPD (2016) states that *'Trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development'*. The applicant has submitted an Arboricultural Report which details how trees would be protected during construction and the Council's Arboricultural Officer considers the information acceptable in principle providing a pre-commencement meeting takes place as part of the development process. A condition has been recommended which should be attached to the decision.

Flood Risk:

14. The proposal site is not within a Flood Zone or a surface water flood risk area.

Transportation Impacts:

15. The existing dwelling is accessed via a crossover to the front of the site onto Oakcroft Road; the applicant proposes to retain this crossover as access for the new dwelling. The County Highways Authority have been consulted and have raised no objection to the access arrangements.
16. The site is located within the High Accessibility Zone. Supplementary Planning Document 'Parking Standards' (2006) requires dwellings with 3 or more bedrooms to provide 1.5 off street parking spaces. There is ample off-street parking to the front of

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the site and the County Highways Authority have raised no objection to the parking provision. There is sufficient space within the curtilages of both properties for bin and cycle storage.

17. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' (2008) and the National Planning Policy Framework (2012).

Sustainability

18. 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.
19. 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.

Community Infrastructure Levy (CIL):

20. The proposal would be liable for Community Infrastructure Levy (CIL). The proposed additional floorspace would be 386m² and therefore the applicant is liable to pay a CIL Levy of approximately £48,250.

CONCLUSION

21. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and on protected trees. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS11, CS18, CS20, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and 'Plot Sub-Division: Infilling and Backland Development' (2000), DPD (2016) policies DM2 and DM10 and the NPPF (2012) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

RECOMMENDATION

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It is recommended that planning permission be granted 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.

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:

- Design And Access Statement
- Arboricultural Planning Report Ref: 17 1435
- Drg No: 747_01_001
- Drg No: 747_02_001
- Drg No: 747_02_101 A
- Drg No: 747_04_001
- Drg No: 747_04_101 A
- Drg No: 747_05_001
- Drg No: 747_05_002
- Drg No: 747_05_101 A
- Drg No: 747_05_102 A
- Drg No: 747_05_103 A
- Drg No: 747_05_104 A
- Drg No: 747_05_105 A

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

3. ++Prior to the commencement of the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby approved 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 and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted and details of materials for areas of hardstanding, 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.

Reason: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

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5. The development hereby permitted shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden and any sub-station enclosures) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure will be implemented fully in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained to the height and position as approved unless otherwise agreed in writing by the Local Planning Authority. Any hedges and planting which die or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced during the next planting season with specimens of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties, ensure adequate screening and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. The development hereby approved shall take place in strict accordance with the Arboricultural Planning Report Ref: 17 1435 dated 30.10.2017, 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 to comply with Policy CS21 of the Woking Core Strategy 2012

7. The first floor windows in the north and south facing side elevations of the new dwelling hereby approved shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor levels of the rooms in which the window is installed. Once installed the window 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 in accordance with Policy CS21 of the Woking Core Strategy 2012.

8. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B, C and D of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension or enlargement of the new dwelling hereby approved shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

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 window, rooflight, door or other

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additional openings at first floor level or above, other than those expressly authorised by this permission, shall be formed in the north or south facing side elevations of the new dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

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

10. ++Prior to the commencement of the development hereby approved, 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.

11. 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 and to comply with policy CS22 of the Woking Core Strategy 2012.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

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2. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
3. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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.
6. 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).
7. The applicant is advised that this application is liable to make a CIL contribution. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.