

6 FEBRUARY 2018 PLANNING COMMITTEE

5c 17/1408 Reg'd: 18.12.17 Expires: 12.02.18 Ward: KNA
Nei. 24.01.18 BVPI 13 (Dwellings) Number 7/8 On
Con. Target of Weeks Target? Y
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LOCATION: 2 White Causeway, Chobham Road, Knaphill, Woking, GU21 2TU

PROPOSAL: Erection of replacement dwelling following demolition of existing dwelling with associated landscaping and ancillary works.

TYPE: Full Application

APPLICANT: Mr & Mrs Hughes

OFFICER: Benjamin
Bailey

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

This is a full planning application for the erection of a replacement dwelling following demolition of existing dwelling with associated landscaping and ancillary works.

Site Area: 0.19ha (1900 sq.m)
Existing units: 1
Proposed units: 1
Existing density: 5 dph (dwellings per hectare)
Proposed density: 5 dph

PLANNING STATUS

- Green Belt
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m - 5km)
- Surface Water Flood Risk (Medium/High/Very High) (All partial)

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

The application site is situated within the Green Belt on the eastern side of Chobham Road, near to Chobham Golf Course. The existing dwelling is single storey in scale and predominately externally finished in pebble dash render below a slate roof although demonstrates a timber-clad monopitched element. There are two existing outbuildings to the north of the dwelling which are proposed to be demolished. Vehicular access is taken from Chobham Road with car parking provided to the frontage on gravel. An unmade track leads along the southern side of the site to the barn and stables buildings to the rear (east), which are located outside of the residential curtilage although within the ownership of the applicant. The rear garden contains ornamental planting and is predominantly laid to lawn.

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The site is largely level and demonstrates Laurel planting along the Chobham Road frontage which is between approximately 2 - 3 metres in height.

COMMENTARY

The proposed vehicular access gate has been relocated to 6m from the adjoining public highway (in comparison to the initially proposed 5m) at the request of the County Highway Authority (SCC) through the submission of an amended plan. Due to the nature of this amendment it was not considered necessary to undertake further public consultation on this amendment.

RELEVANT PLANNING HISTORY

Application site (red-lined boundary)

PLAN/2010/0096 - Retrospective planning application for the retention of two single storey detached storage shelters located to the front of the dwelling.
Refused (11.05.2010) & Appeal Dismissed (28.09.2010)

PLAN/2010/0782 - Certificate of Existing Lawful Development for existing single storey extension to the side and rear of the dwelling, and extension to existing stable block, the erection of two stables blocks and barn located on land to the rear of the dwelling (outside of the residential curtilage) but which has been used for purposes ancillary and incidental to the residential dwelling currently known as 2 White Causeway.
Certificate Issued (30.09.2010)

PLAN/2000/0562 - Erection of single storey rear extension.
Refused (07.09.2000) & Appeal Dismissed (02.07.2001)

89/0369 - Erection of a single storey rear extension.
Refused (18.09.1989) & Appeal Dismissed (24.05.1990)

87/0877 - Proposed single storey rear extension.
Permitted subject to conditions (24.11.1987)

87/0415 - Erection of a single storey rear extension to existing dwelling.
Refused (07.07.1987) & Appeal Dismissed (18.01.1988)

11937 - The execution of site works, the carrying out of alterations and the erection of additions to No.2 White Causeway, Chobham Road.
Permitted (14.05.1959)

Land to rear (within blue-lined ownership boundary)

PLAN/2010/0782 - Certificate of Existing Lawful Development for existing single storey extension to the side and rear of the dwelling, and extension to existing stable block, the erection of two stables blocks and barn located on land to the rear of the dwelling (outside of the residential curtilage) but which has been used for purposes ancillary and incidental to the residential dwelling currently known as 2 White Causeway.
Certificate Issued (30.09.2010)

96/0801 - Construction of a ménage on land to the rear.
Permitted subject to conditions (31.10.1996)

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86/1371 - Erection of two stables and storeroom for tack and use of paddock for grazing by ponies.

Permitted subject to conditions (27.01.1987)

CONSULTATIONS

County Highway Authority (CHA) (SCC) (Initial):

It does not appear that the gate is located far enough from the public highway. The applicant is advised that the minimum set back distance for the gate should be 6m. This space would allow enough room for a vehicle to pull up into the access while the gates are closed, so they do not obstruct the highway.

County Highway Authority (CHA) (SCC) (Second):

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Surrey Wildlife Trust:

No objection subject to recommended condition 11.

Drainage & Flood Risk Team:

No objection subject to recommended condition 7.

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Achieving sustainable development

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 9 - Protecting Green Belt land

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

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CS9 - Flooding and water management
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction

Development Management Policies Development Plan Document (DMP DPD) (2016)
DM13 - Buildings in and Adjacent to the Green Belt

Supplementary Planning Documents (SPD's)
Outlook, Amenity, Privacy and Daylight (2008)
Design (2015)
Parking Standards (2006)
Climate Change (2013)

Other Material Considerations

Thames Basin Heaths Special Protection Area Avoidance Strategy
Planning Practice Guidance (PPG)
Written statement to Parliament - Planning update – 25th March 2015
Written Ministerial Statement – 28th November 2014
Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

1. The main planning issues to consider in determining this application are:
 - Green Belt policy
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Flood risk and surface water drainage
 - Biodiversity and protected species
 - Highways and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Energy and water consumptionhaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Green Belt policy:

2. The application site lies within the Green Belt where strict policies apply to development whereby most development is inappropriate unless it complies with one of the exceptions listed within Paragraph 89 of the National Planning Policy Framework (NPPF) (2012). The NPPF also contains a presumption in favour of sustainable development.
3. The key planning issue to consider in the determination of this application is whether the proposed development complies with one of the exceptions listed within Paragraph 89, and thus would not be inappropriate development. Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the Development Management Policies DPD (2016) are both consistent with the NPPF (2012) and enable development which complies with one of the exceptions listed within Paragraph 89 of the NPPF (2012) to occur within the Green Belt.
4. Paragraph 79 of the NPPF (2012) confirms the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 89 of the

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NPPF (2012) sets out the types of development that is not inappropriate within the Green Belt, including *“the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces”*. Policy DM13 of the Development Management Policies DPD (2016) adds a further limb, stating that *“where the proposed new building...is sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt”*. The proposal involves the demolition of the existing dwelling and two ancillary outbuildings and their replacement with a new dwelling. The replacement building would be in the same use (residential) and therefore satisfies the first limb of the relevant test within Paragraph 89 of the NPPF (2012). It would also be sited partly on, and close to, the position of the building it is replacing, satisfying the third limb of Policy DM13.

5. The central consideration is therefore whether the replacement dwelling would be materially larger than the building it replaces. The term materially larger is not defined within the NPPF (2012) or within the policy text of DM13. However the reasoned justification text to Policy DM13 states that *“when assessing whether a replacement building is materially larger than the one it replaces the Council will compare the size of the existing building with that proposed, taking account of siting, floorspace, bulk and height. As a general rule a replacement building that is no more than 20-40% larger than the one it replaces will not usually be considered to be disproportionate, although this approach may not be appropriate for every site”*.

6. Whether a building would be materially larger than that which it would replace is ultimately a matter for the decision maker having considered all of the relevant circumstances which could include, amongst other things, height, volume and overall footprint and form. In undertaking this assessment, it is first necessary to establish the baseline against which the proposed new building can be compared. In addition to the existing dwelling, the site presently contains two single-storey outbuildings. In the case of *Tandridge DC v. SSCLG & Syrett [2015] EWHC 2503* the High Court held that there is no reason in principle why the objectives of Green Belt policy cannot be met by the application of the exception to a group of buildings as opposed to a single building. The two outbuildings to be demolished are domestic in scale, part of the same planning unit, clearly ancillary to the residential use of the existing dwelling and not widely dispersed around the site, being located approximately 3 metres from the existing dwelling between the existing dwelling and the common boundary with No.3 White Causeway. In this instance, it is not considered therefore that the loss of these two ancillary outbuildings and the dwelling, with their replacement by a single appropriately sized dwelling, would be at odds with the fundamental aim of Green Belt policy, which is to keep land permanently open.

| | Footprint (m²) | Volume (m³) | Height (Maximum) |
|---|----------------------------------|-------------------------------|-------------------------|
| Existing dwelling | 155 | 470 | 4.4m |
| Proposed dwelling | 180 | 838 | 6.4m |
| % increase | 16% | 78% | 45% (2.0m) |
| <hr/> | | | |
| Existing outbuildings (two combined) | 17 (172) | 40 (510) | N/A |
| % increase including outbuildings to be demolished | 5% | 64% | N/A |

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7. Although the replacement dwelling would be 78% larger in volume than the existing dwelling, when the existing two outbuildings are taken into account, given their close proximity to the existing dwelling as discussed above, the resultant increase in volume would amount to 64%. Whilst it is acknowledged that this volume increase (64%) is at the very upper limit of that which can potentially be considered to be not materially larger such consideration does not rely upon volume alone and also needs to take into account all of the relevant circumstances which include height, overall footprint and form. In this instance the replacement dwelling would, discounting the two outbuildings to be demolished, result in a relatively modest increase in building footprint of 16%. When taking the outbuildings to be demolished into account this increase in building footprint equates to a very modest 5%. Furthermore, although it would be 2.0m higher than the existing dwelling (6.4m maximum), it would be comparable to neighbouring No.3 White Causeway (approx. 6.0m height) and would not appear large or out of keeping with its surroundings. In addition, the overall footprint, form and design would serve to break up the bulk and massing of the replacement dwelling. Hipped roofs would be utilised, with pitched roof slopes terminating in relatively modest eaves heights. The accommodation at first floor level would be facilitated within the roof with the modest dormer windows and rooflights the only external manifestations of this first floor level of accommodation.
8. Furthermore, the site is generally well contained and where views are possible from the carriageway of Chobham Road, it is seen within the immediate context of neighbouring No.1 and No.3 White Causeway. In this site specific context the impact that replacing the existing buildings with the development proposed is considered to result in a relatively minimal spatial and visual impact on this part of the Green Belt. In purely volumetric terms the replacement dwelling would be larger than the dwelling it would replace. There would, therefore, be a small loss to Green Belt openness. However, for the reasons set out above it is not considered to be, in overall terms, materially larger. Thus, Green Belt openness would be preserved.
9. In the site specific context of this proposal therefore, weighing the relevant factors in the balance, it is considered that the replacement dwelling would not be materially larger than that which it would replace. Consequently it would fall within the fourth bullet point of Paragraph 89 of the NPPF (2012) and accordingly would not constitute inappropriate development within the Green Belt. As such, it is considered to accord with Policy CS6 of the Woking Core Strategy (2012) and Policy DM13 of the Development Management Policies DPD (2016), which seek to ensure, among other things, that replacement buildings within the Green Belt are not materially larger than the building being replaced.
10. Given the factors discussed above condition 12 is recommended to remove specified 'permitted development' rights in the interests of the continued preservation of the openness of the Green Belt. For the same reason, condition 13 is also recommended relating to the demolition of the existing two outbuildings on the site. Given that this demolition is an integral part of the application proposal and is outlined on the relevant approved plans, it is not considered that the applicant would be prejudiced by this condition. To ensure that the two outbuildings to be demolished could not be reinstated Part 1, Class E (buildings etc incidental to the enjoyment of a dwellinghouse) 'permitted development' rights are included within those removed via condition 12.

Design and impact upon the character of the area

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11. One of the core principles of the National Planning Policy Framework (NPPF) (2012) is to seek to secure high quality design. Furthermore Policy CS21 of the Woking Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
12. The application site is located within a rural area of Knaphill to the west of the Borough. No.2 forms the mid-dwelling of a very short 'ribbon' of three dwellings, which together represent the only form of residential development on the eastern side of this section of Chobham Road. To the south No.1 is single storey in scale with No.3 (to the north) 'chalet' style, providing accommodation within the roof. There is no strongly consistent front building line across the three dwellings and vegetative screening along the Chobham Road frontage of all three dwellings currently partly screens the dwellings from the carriageway of Chobham Road. No.2 is set within the largest plot. Beyond the red-lined application site boundary to the rear (east) (although within the blue-lined ownership boundary) are several stable blocks and a barn used for purposes ancillary and incidental to No.2.
13. The existing dwelling is single storey in scale, has been subject to several previous extensions and alterations and is not considered to demonstrate architectural or townscape merit such that its proposed demolition could potentially be resisted, albeit subject to the design quality of the proposed replacement dwelling. The proposed replacement dwelling would be located in a similar position within the site to the existing dwelling to be demolished although would be moved back from the Chobham Road boundary, and orientated at a slightly more oblique angle in relation to Chobham Road, partly to reduce noise disturbance from vehicular traffic on Chobham Road. Taking into account that there is no strongly consistent front building line across the three dwellings this slight relocation and orientation is not considered harmful.
14. The proposed replacement dwelling would utilise a simple 'H' shaped plan form, demonstrating mirroring hipped projections to both the front and rear elevations, which would contain dormer windows. Whilst there is no prevailing local architectural approach to adopt due to the general absence of dwellings within proximity of the application site the design of the proposed replacement dwelling is traditional. The proposed external materials have been set out as consisting of facing brick below a clay plain tiled roof with traditional windows in light/neutral window frames. Whilst condition 3 is recommended to secure further details of external materials this combination of materials accords with the local context.
15. The replacement dwelling has been articulated through the incorporation of the hipped projections, a chimney stack and the intended application of external materials across the elevations. The architectural approach of the replacement dwelling is considered to be acceptable and to accord with the rural context of the application site. In terms of spacing separation gaps of between 8.0m and 10.0m would be retained between both side (south and north) site boundaries which would ensure the resulting site would not appear cramped or overdeveloped.
16. The submitted landscaping layout shows the existing laurel hedgerow to be retained along the Chobham Road frontage with further shrub planting to borders. The existing driveway would be extended although is annotated as "*gravel drive*"; it is considered that resin-bound gravel or similar would provide a visually acceptable form of driveway taking into account the rural character of the surrounding area. Further details of soft and hard landscaping can be secured via recommended conditions 4 and 5.

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17. Overall the proposed replacement dwelling is considered to represent a high quality design, which would respect and make a positive contribution to the character of the area in accordance with Sections 6 and 7 of the National Planning Policy Framework (2012) (NPPF), Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016) and Supplementary Planning Document 'Design (2015)'.

Impact upon neighbouring amenity

18. 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 loss of outlook. More detailed guidance, in terms of assessing neighbouring amenity impacts, is provided by SPD 'Outlook, Amenity, Privacy and Daylight (2008)'. The only dwellings within proximity of the application site are adjacent No.1 and No.3 White Causeway to the south and north respectively.

No.1 White Causeway:

19. The replacement dwelling would be located between 8.0m and 10.0m from the common boundary with No.1 White Causeway, terminating in an approximate 3.9m eaves height and utilising a maximum height, pitching away from the common boundary with No.1, measuring approximately 6.4m. No first floor openings would face towards the common boundary with the single ground floor side-facing (south) window located between 8.0m and 10.0m from the common boundary, from which no harmful overlooking would arise.
20. Taking these combined factors into account it is considered that a satisfactory relationship to adjoining No.1 White Causeway would be achieved, avoiding significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.

No.3 White Causeway:

21. The replacement dwelling would be located between 8.0m and 8.6m from the common boundary with No.3 White Causeway, terminating in an approximate 3.9m eaves height and utilising a maximum height, pitching away from the common boundary with No.3, measuring approximately 6.4m. Adjacent No.3 demonstrates no ground floor level openings within its side (south) elevation. No first floor openings would face towards the common boundary with the single ground floor side-facing (north) window and doorway located 8.0m from the common boundary, from which no harmful overlooking would arise.
22. Taking these combined factors into account it is considered that a satisfactory relationship to adjoining No.3 White Causeway would be achieved, avoiding significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.

Amenities of future occupiers

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23. The replacement dwelling is considered to provide a good standard of outlook, daylight and sunlight to habitable rooms and the rear garden area. Furthermore, at approximately 229 sq.m. gross floorspace, it would provide a good standard of overall residential amenity.
24. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum garden amenity areas for family dwelling houses exceeding 150 sq.m gross floorspace, as in this instance, stating that a suitable area of private garden amenity in scale with the building should be provided. The resulting area of private rear garden would measure in excess of 500 sq.m, substantially exceeding the proposed 229 sq.m gross floorspace of the replacement dwelling. The resulting area of private garden would therefore provide suitable, sunlit areas of predominantly soft landscaped amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of future occupiers.

Flood risk and surface water drainage

25. Paragraph 100 of the NPPF (2012) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. The entire application site is located within Flood Zone 1 (low risk), as identified by the Environment Agency flood map for planning, where all forms of development are suitable.
26. The main flood risk to the application site is from surface water flooding as a result of direct rainfall on the site and surface water runoff from surrounding land. Part of the application site is identified as being at medium surface water flood risk (1 in 1000 year) with small parts of the application site identified as being at high (1 in 100 year) and very high (1 in 30 year) surface water flood risk. Policy CS9 of the Woking Core Strategy (2012) states that "*a flood risk assessment will be required for development proposals within or adjacent to areas at risk of surface water flooding*".
27. The application is supported by a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy, which identifies that surface water flooding puts the site at medium risk of flooding to depths of up to 300mm but that flood proofing measures, including raised electrical circuits, reinforced concrete ground slab and raising the FFL by 300mm, would mitigate surface water flooding to a low risk to the replacement dwelling. Furthermore surface water runoff would be conveyed to a cellular attenuation system, thereafter discharging to a ditch in the south-east corner of the site as per existing conditions and at existing discharge rates. The parking and access areas are proposed to be constructed from a permeable gravel material.
28. The Drainage and Flood Risk Team have reviewed the submitted Flood Risk Assessment (FRA) and Surface Water Drainage Strategy and raise no objection, in terms of flood risk and surface water drainage, subject to recommended condition 7. Overall, subject to these recommended conditions, the proposed development is considered to accord with the provisions of the NPPF (2012) and Policy CS9 of the Woking Core Strategy (2012).

Biodiversity and protected species

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29. The NPPF (2012) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 - Biodiversity and Geological Conservation also requires the impact of a development on protected species to be established before planning permission is granted. This approach is reflected within Policy CS7 of the Woking Core Strategy (2012).
30. Surrey Wildlife Trust is the Councils retained ecologist, who provide advice to the Council in respect of the impact of development on protected species and biodiversity. The application is supported by a Bat Assessment and Emergence Survey. Surrey Wildlife Trust have advised that the submitted Bat Assessment and Emergence Survey appears appropriate in scope and methodology, has not identified active bat roosts within the existing building proposed to be demolished and therefore advise that bats do not appear to present a constraint to the proposed development. Surrey Wildlife Trust comment however, that bats are highly mobile and move roost sites frequently, that the submitted report is now 18 months old and therefore unidentified bat roosts may still be present. A precautionary approach to works should therefore be implemented; this can be secured via recommended condition 11.
31. Overall, subject to recommended condition 11 the proposed development is considered to accord with the provisions of the National Planning Policy Framework (NPPF) (2012) and Policy CS7 of the Woking Core Strategy (2012).

Highways and parking implications

32. SPD 'Parking Standards (2006)' sets maximum parking standards, with the objective of promoting sustainable non-car travel. Whilst Policy CS18 of the Woking Core Strategy (2012) states that the Council will move towards minimum parking standards for residential development, SPD 'Parking Standards (2006)' remains in place and sets a maximum residential car parking standard of 2 spaces per 3 or more bedroom dwelling outside of the High Accessibility Zone, as in this instance.
33. The proposal includes the extension of the existing gravelled driveway and parking area. The resulting driveway and parking area would be capable of facilitating the on-site parking of in excess of 2 cars and would therefore exceed the relevant maximum parking standard set out by SPD 'Parking Standards (2006)'. However, whilst this is the case, the existing gravelled driveway and parking area is capable of accommodating the parking of in excess of 2 cars. Given this factor, it is not considered that the extension of the existing gravelled driveway and parking area would promote unsustainable modes of transport over and above the existing situation, particularly given that the application is for the erection of a replacement dwelling within a location outside of the built up area of Woking, relatively remote from key services and facilities, and not easily accessible by modes of transport other than the private car.
34. The County Highway Authority (SCC) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
35. 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

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Core Strategy (2012), SPD 'Parking Standards' (2008) and the National Planning Policy Framework (NPPF) (2012).

Thames Basin Heaths Special Protection Area (TBH SPA)

36. Although within Zone B (400m - 5km) of the Thames Basin Heaths Special Protection Area (TBH SPA), the adopted Thames Basin Heaths Special Protection Area Avoidance Strategy sets out that replacement dwellings will not generally lead to increased recreational pressure, and therefore, will have no likely significant effect upon the TBH SPA and will not be required to make a contribution to the provision of avoidance measures.

Energy and water consumption:

37. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes (CfSH). 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). Planning conditions are recommended to secure this (recommended conditions 9 and 10).

LOCAL FINANCE CONSIDERATIONS

38. The proposed development would be Community Infrastructure Levy (CIL) liable to the sum of **£12,185** (including the April 2017 Indexation). However the applicant has submitted 'CIL Form 7: Self Build Exemption Claim' and would therefore be exempt from CIL providing a 'disqualifying event' does not occur.

CONCLUSION

39. Overall, in the site specific context of this proposal, weighing the relevant factors in the balance, it is considered that the replacement dwelling would not be materially larger than that which it would replace. Consequently it would fall within the fourth bullet point of Paragraph 89 of the NPPF (2012) and accordingly would not constitute inappropriate development within the Green Belt. The replacement dwelling is considered to represent a high quality design, which would respect and make a positive contribution to the character of the area. The proposal is considered to result in acceptable impact upon neighbouring amenity and to provide a good standard of amenity to future occupiers. The risk of surface water flooding can be mitigated via recommended conditions. Bats do not appear to present a constraint to the proposed development although a precautionary approach to works is secured via recommended condition in respect of bats and reptiles. Highways and parking implications are considered to be acceptable and energy and water consumption measures are addressed via recommended conditions.
40. The proposal is therefore considered to be an acceptable form of development which complies with Sections 4, 7, 9, 10 and 11 of the National Planning Policy Framework (NPPF) (2012), Policies CS6, CS7, CS8, CS9, CS18, CS21 and CS22 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)' and 'Climate Change (2013)', the Thames Basin Heaths Special

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Protection Area Avoidance Strategy and the Planning Practice Guidance (PPG). It is therefore recommended that planning permission is granted subject to recommended conditions as set out below.

BACKGROUND PAPERS

Site visit photographs

Consultation responses from County Highway Authority (SCC) (x2)

Consultation response from Surrey Wildlife Trust

Consultation responses from Drainage and Flood Risk Team

Site Notice (General Site Notice - dated 03.01.2018)

RECOMMENDATION

Grant planning permission 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 following approved plans numbered/titled:

LTD115.001 (Location Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.002 (Existing Site Layout - Extract from Topographical Site Survey), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.003 (Existing Site Layout - Shown in Basic Context), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.004 (Existing Dwelling - Floor Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.005 (Existing Dwelling - Elevations Sheet 1 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.006 (Existing Dwelling - Elevations Sheet 2 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.007 (Proposed Dwelling - Ground Floor Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.008 (Proposed Dwelling - First Floor Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.009 (Proposed Dwelling - Roof Plan), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.010 (Proposed Site Layout - Logistics), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

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LTD115.011A (Proposed Site Layout - Landscaping - Revision A), dated 14.01.18 and received by the Local Planning Authority on 15.01.2018.

LTD115.012 (Proposed Dwelling - Elevations Sheet 1 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.013 (Proposed Dwelling - Elevations Sheet 2 of 2), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

LTD115.014 (Streetscene), dated 30.11.17 and received by the Local Planning Authority on 15.12.2017.

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

3. ++ Notwithstanding any details outlined on the approved plans listed within this notice or within the submitted application form, prior to the commencement of any above ground works to construct the development hereby permitted, details and/or samples and a written specification of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

4. ++ Notwithstanding any details outlined on the approved plans listed within this notice, prior to the commencement of any above ground works to construct the development hereby permitted a detailed landscaping scheme shall be 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 and any existing planting to be retained. All landscaping shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwelling 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 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), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

5. ++ Notwithstanding any details outlined on the approved plans listed within this notice, prior to the commencement of any above ground works to construct the development hereby permitted full details and/or samples of the materials to be used for the 'hard' landscape works shall be 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 dwelling hereby permitted and permanently retained thereafter.

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Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

6. ++ Notwithstanding any details outlined on the approved plans listed within this notice prior to the installation of the vehicular access gate and associated fencing on Chobham Road plans and elevations at 1:100 scale of the vehicular access gate and associated fencing shall be submitted to and approved in writing by the Local Planning Authority. Such details shall also include the materials and external finish(es) of the proposed vehicular access gate and associated fencing. The works shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure adequate security and a satisfactory appearance of the completed development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

7. The development hereby permitted shall be undertaken in strict accordance with the submitted 'Flood Risk Assessment and Surface Water Drainage Strategy' (dated December 2017) prepared by Scott White and Hookins LLP and the plan numbered/titled 'W01804-200 Rev P01 (Proposed Drainage Layout) (dated 07.12.2017) prepared by Scott White and Hookins LLP. This shall include the finished floor level of the replacement dwelling hereby permitted being a minimum of 300mm above the surrounding proposed ground level unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and mitigates the risk of surface water flooding to future occupiers in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

8. If during development, contamination not previously identified is found present at the site then no further development (unless otherwise first agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall thereafter be implemented in accordance with the approved details.

Reason: In accordance with the National Planning Policy Framework (2012) and Policy DM8 of the Development Management Policies DPD (2016) which require development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution (Paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (Paragraph 12).

9. ++ Prior to the commencement of any above ground works to construct the development hereby permitted, written evidence shall be submitted to, and approved in writing by, the Local Planning Authority 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

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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.

Such details shall be permanently maintained unless otherwise first 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 in accordance within Policy CS22 of the Woking Core Strategy (2012).

10. ++ The development hereby permitted shall not be first 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.

Such details shall be permanently maintained unless otherwise first 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 in accordance within Policy CS22 of the Woking Core Strategy (2012).

11. Development shall be undertaken (for the avoidance of doubt “development” for the purposes of this condition includes demolition and site clearance works) strictly in accordance with the provisions set out within Section 4.3 of the submitted Bat Assessment and Emergence Survey prepared by Dr Craig Turner of Wychwood Environmental on behalf of Surrey Wildlife Trust Ecology Services (dated September 2016) and the precautionary approach to works for bats and reptiles (sections headed both ‘Protected species – bats’ and ‘Protected species – reptiles’) set out within the consultation response from Surrey Wildlife Trust dated 15th January 2018 (Ref: 968601/15391/HL).

Reason: To protect the ecology on/adjacent to the site in accordance with Policy CS7 of the Woking Core Strategy (2012), Circular 06/05 Biodiversity and Geological Conservation and the provisions of the National Planning Policy Framework (2012).

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12. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B and E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension(s) or enlargement(s) of the replacement dwelling hereby permitted, or the provision of any outbuilding(s) within the residential curtilage, shall be constructed 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 openness of the Green Belt and to the character of the area and for these reasons would wish to control any future development in accordance with Policies CS6 and CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

13. The replacement dwelling hereby permitted shall not be first occupied until the two outbuildings annotated on the approved plan numbered/titled 'LTD115.003 (Existing Site Layout - Shown in Basic Context)' as 'to be demolished' have been demolished and any spoil/materials arising from such removed from the site in entirety.

Reason: The volume and footprint of two existing outbuildings has been offset against those of the replacement dwelling hereby permitted in Green Belt terms. The removal of these two outbuildings is therefore required to protect the openness and purposes of the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2012) (particularly Paragraph 89).

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 (NPPF) (2012). The applicant sought pre-application advice prior to submission of the application. The application was submitted in line with the pre-application advice and was therefore considered to be acceptable upon receipt.
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.
Please refer to the address below for further information:
<https://www.woking.gov.uk/planning/makeplanningapplication/conditionsapproval>
3. The development hereby permitted is subject to the Community Infrastructure Levy (CIL). The charge becomes due when development commences.
Notwithstanding the Self Build Exemption Claim Form submitted a Commencement Notice, which is available from the Planning Portal website (Form 6: Commencement Notice:

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https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf) must be issued to the Local Planning Authority and all owners of the relevant land to notify them of the intended commencement date of the development.

4. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
5. 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.