

## 27<sup>th</sup> February 2018 PLANNING COMMITTEE

5g 17/1364 Reg'd: 06.12.17 Expires: 31.01.18 Ward: HV  
Nei. 28.12.17 BVPI Minor Number 12/8 On No  
Con. Target of Weeks Target?  
Exp: on Cttee'  
Day:

LOCATION: Land at Pumping Station, Bonners Close, Westfield, Woking, Surrey

PROPOSAL: Erection of a 4no bedroom detached two storey dwelling

TYPE: Minor

APPLICANT: Mr M Jobling

OFFICER: Barry Curran

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### **REASON FOR REFERRAL TO COMMITTEE**

The proposal is for the erection of a single dwelling which falls outside of the scheme of delegated powers.

### **SUMMARY OF PROPOSED DEVELOPMENT**

Erection of a 4no bedroom detached 2 storey dwelling following removal of 2no sheds on land adjacent to a pumping station at Bonners Close.

### **PLANNING STATUS**

- Urban Area
- Area Adjoining Green Belt
- Thames Basin Heaths SPA Zone (400m – 5km)

### **RECOMMENDATION**

GRANT planning permission subject to conditions and S.106 Agreement to secure a SAMM contribution.

### **SITE DESCRIPTION**

The application site serves as a vacant site on the western side of Bonners Close to the South of a Thames Water pumping station. The site is positioned at the entrance to an area served by existing garage blocks and along a relatively linear grain of development formed by 2 dwellings located to the North of the site. To the East of the site, on the adjacent side of Bonners Close, is Westfield Common with a tree lined western boundary forming the boundary between the defined Green Belt and Bonners Close.

The area is characterised by two storey detached and terraced dwellings of a 1960s design constructed of red-brick under clay tiled roofs. Bonners Close contains no

predominant building form or layout with the majority of properties set within a cul-de-sac to the South of the site.

### **PLANNING HISTORY**

No planning history

### **PROPOSED DEVELOPMENT**

The application seeks permission for the erection of a detached two storey 4no bedroom dwelling with allocation of a separate existing garage within the garage block to the north-west of the site. The proposed dwelling will be located close to the centre of the site and utilise the existing vehicular access point off the access road to the block of garages. The proposed dwelling will include habitable accommodation across the ground and first floors with hardstanding to the front of the dwelling and amenity space to the rear. The proposal is set to measure 8.7 metres in width, 8.6 metres in depth and stand at a height of 8 metres.

### **SUMMARY INFORMATION**

Site Area:	0.031ha
Existing units:	0
Proposed units:	1
Existing density:	0 dph (dwellings per hectare)
Proposed density (Area):	32 dph

### **CONSULTATIONS**

**County Highway Authority:** No objection raised (19.12.17)

**Arboricultural Officer:** No objection raised (24.01.2018)

**Thames Water:** No comments raised

### **REPRESENTATIONS**

None received

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework 2012  
Section 4 – Promoting sustainable transport  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Requiring good design

Core Strategy Publication Document 2012  
CS1 - A Spatial Strategy for Woking  
CS7 – Biodiversity and nature conservation  
CS8 - Thames Basin Heaths Special Protection Area  
CS10 – Housing provision and distribution  
CS12 – Affordable housing  
CS16 – Infrastructure Delivery  
CS17 – Open space, green infrastructure, sport and recreation  
CS18 - Transport and accessibility  
CS21 - Design

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CS22 - Sustainable Design and Construction  
CS24 - Woking's Landscape and Townscape  
CS25 - Presumption in Favour of Sustainable Development

### Supplementary Planning Guidance

Supplementary Planning Document 'Parking Standards' 2006  
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008  
Supplementary Planning Document 'Design' 2015  
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

### Development Management Policies DPD 2016

DM2 – Trees and Landscaping  
DM10 - Development on Garden Land  
DM13 – Buildings in and Adjacent to the Green Belt  
DM12 - Self Build and Custom Build Houses

## **PLANNING ISSUES**

1. The main issues to consider in determining this application are the principle of development and impact on Green Belt, design considerations and the impact of the proposal on the character and appearance of the surrounding area, standard of accommodation, impact on residential amenity, highways and parking implications, impact on landscaping, sustainability, affordable housing, local finance considerations, the impact on the Thames Basin Heaths Special Protection Area and other matters having regard to the relevant policies of the Development Plan.

### Principle of Development/Impact on Green Belt

2. The National Planning Policy Framework and Policy CS25 of the Woking Core Strategy 2012 promote a presumption in favour of sustainable development. The application site is located within the urban area with a number of services in close proximity and an arterial route-way (Guildford Road) located in relatively close proximity to the site. Given this, the site's location is considered suitably sustainable in the defined urban area of Woking.
3. The proposed development will result in 1 additional dwelling on vacant land with detached timber sheds. Given this, the site constitutes previously undeveloped land or greenfield land as it previously served as green space. The development of greenfield land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area.
4. Woking DPD 2016 Policy DM10 'Development on Garden Land' permits the subdivision of existing plots and the erection of new dwellings providing the proposed development "...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area", "the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area" and "suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality".

5. The application site is positioned along Bonner Close with 2no two storey detached dwellings located to the North of the site with a pumping station between these and the application site. Both properties along this stretch of Bonners Close form sizeable dwellings with suitably sized amenity space. The site's position on the junction of the highway creates a generous plot width at the front of 11 metres which is broadly in line with the prevailing frontages of approximately 14-15 metres. The increase in one new unit is not considered to dramatically affect the grain of development with the proposal respecting the prevailing building line and utilising a vacant plot along this highway, respecting its character.
6. The application site is located to the West of the defined Green Belt. Policy DM13 of the Development Management Document DPD 2016 states that *"Development proposals adjoining the Green Belt, or outside the Green Belt but conspicuous when viewed from it, will only be granted permission where they can demonstrate that the development, including boundary treatments, does not have a detrimental impact on visual amenity and respects the transition between the built up area and the open countryside by taking account of the character and openness of the adjacent countryside and landscape."*
7. The proposed development involves the erection of a two storey detached dwelling in a location characterised by two storey detached and terraced dwellings. It is acknowledged that the dwelling will be visible from the defined Green Belt but it should also be noted that the application site is an anomaly in itself, appearing as a void where domestic scale dwellings are to be expected in line with the character of the area. The proposal maintains the building line formed by the prevailing dwellings respecting the transition between the open Green Belt on the eastern side of Bonners Close and the developed urban area on the western side.
8. In accordance with the Development Plan, new residential development should seek to maximise the efficient use of land by concentrating most new developments in existing urban areas. Housing provision is also integral to the creation of sustainable communities and Policy CS10 of the Woking Core Strategy 2012 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The proposal makes best use of urban land, achieving a marginally greater density in the area while maintaining the grain of development.
9. The principle of erecting one residential dwelling on the site and its impact on the adjacent Green Belt is considered acceptable subject to the further material considerations as set out in this report.

Design Considerations and the Impact of the Proposal on the Character and Appearance of the Surrounding Area

10. Policy CS24 of the Woking Core Strategy 2012 states that *'development will be expected to...respect the setting of, and relationship between, settlements and individual buildings within the landscape'* and to *'conserve, and where possible, enhance townscape character'*. Policy CS21 states that new developments should *'respect and make a positive contribution to the street*

*scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land*'. This advice is echoed in Paragraph 59 of the National Planning Policy Framework where it points out that the overall scale, density, layout, materials etc. of development should be guided by neighbouring buildings and the local area. The application site is within the defined Urban Area and currently previously served as green space along Bonners Close.

11. The application site fronts onto Bonners Close, this section of which is characterised by 2 storey detached dwellings with the quaint building of the pumping station acting as an intermediate between these dwellings and the application site. A cul-de-sac of terraced two storey dwellings lies to the South of the site and contains rectangular shaped plots. Front gardens are generally small, with low brick wall enclosures or hedging abutting the pavement. Properties are generally well aligned to the highway. The application site currently forms an uncharacteristic void in the street-scene enclosed currently by 2 metre high close timber board fencing.
12. As previously noted, the width of the site towards the front measures approximately 11.5 metres and maintains this width towards the centre and rear, with a strip of land which runs along the rear of the pumping station site providing access to the terraced garage. Its depth is over 26 metres with proposed off-street parking for up to 3no cars to the front with the natural screen of the existing planting retained in front of the proposed boundary fence. This width is considered to comfortably accommodate the proposed dwelling without resulting in any form of cramped development in the street-scene and while smaller than the neighbouring sites, it is not considered atypical nor would it look out-of-character.
13. Policy CS21 of the Woking Core Strategy 2012 calls for new developments that *'respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land'*. Dwellings throughout Bonners Close include a conventional 1960s design with front tile hanging and a cul-de-sac containing similar designed terraced dwellings located to the South of the site. These properties back onto the access road to the garage block. The proposed dwelling seeks to carry forward the conventional design with a modern adaptation and materials to compliment the area and in this sense pays due regard to characteristics of adjoining buildings (Condition 2). A front pitched roof gable element with projecting bay creates a pleasing frontage to the dwelling with a subordinate pitched roof over one of the first floor windows contributing to this balanced frontage. A twin gabled rear elevation with central valley is adopted allowing the dwelling to emulate the form of the existing dwellings in the area whilst ensuring an adequate amount of internal space is achievable. The new dwelling will create a front façade which contains a main built element with a ridge height of 8 metres and the subordinate rear gables stemming off this elevation at a ridge height of 7.2 metres. This is considered to compose a balanced and aesthetically pleasing front façade paying due regard to the existing dwellings throughout Bonners Close and making a positive contribution to the street-scene with regards to building lines, built form and layout.

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14. The frontage of the site would largely be utilised for the provision of off-street car parking remain commensurate with the prevailing character of this section of Bonner Close. Recommended Conditions 5 and 6 can ensure that both hard surfacing materials and soft landscaping are appropriate.
15. Overall the proposed dwelling is considered to respect and make a positive contribution to the street scene of Bonners Close and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with the National Planning Policy Framework Policies CS21 and CS24 of the Woking Core Strategy 2012, Policy DM10 of the Development Management Policies DPD 2016, Supplementary Planning Document 'Design 2015.

### Standard of Accommodation

16. The proposed dwelling would have 4no bedrooms and an internal floor area of 133.3 m<sup>2</sup>. Habitable rooms would have adequate outlook provided by front and rear facing windows and overall the proposed dwelling is considered to offer an acceptable standard of accommodation for future residents. The depth of the rear garden varies from 9.5 to 10 metres with a regular width of approximately 11.5 metres providing an adequate amenity space for future occupiers of approximately 115 m<sup>2</sup>. The SPD on 'Outlook, Amenity, Privacy and Daylight' 2008 recommends a garden size in scale with the dwelling and broadly greater than the footprint is advised. While the amenity space provisions falls just short of this, in established residential areas, the SPD also advises that the size of the amenity space will need to reflect the existing context and be in proportion to the size of the proposed dwelling. At approximately 15 m<sup>2</sup> less than the footprint of the dwelling, the amenity space is broadly in line with the size of the dwelling and moreover respects the existing context of the area. Overall the rear amenity space is considered to offer an acceptable level of amenity for a family dwelling.

### Impact on Residential Amenity

17. 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.
18. The application site is located on the entrance to a block of detached garages on a sizeable site that currently lies vacant with 2no detached sheds on it and adjacent to a Thames Water pumping station. An access point to the site is located on the southern boundary off the access road to the garage block with the nearest dwellings on this side all South facing and backing onto this access road. The proposed dwelling will be located centrally on the plot set off the southern boundary by 1.7 metres with a separation of 5 metres between the side elevation and rear boundaries of Nos 11-14 Bonner Close. Further to this, the distance between the proposed dwelling and the rear elevation of these dwellings would be in excess of 20 metres conforming to the guidance of at least a 10 metres separation outlined in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008. Moreover, the dwelling would be set off the boundary by 1.7 metres

adhering to the guidance of 1 metre outlined in the SPD. The internal layout shows a bathroom served by a first floor southern side elevation window. This window could be conditioned to include obscure glazing and be non-opening below 1.7 metres of floor level to mitigate overlooking on the private amenity space of these properties (Condition 4).

19. To the North of the site, a detached single storey building acts as a physical intermediate between the neighbouring two storey dwelling at No.15 Bonners Close and the application site. The proposed dwelling is to be generally set along a similar building line to No.15 and No.16 Bonners Close and therefore opposite the flank elevation of No.15. While the proposed dwelling will introduce a new built element to the South of this property, a distance of at least 10 metres will separate the sites. Considering this separation along with the building lines of both dwellings, the amenities of No.15 are not considered to be detrimentally infringed upon. Similar to the southern elevation, the proposed northern elevation will contain a first floor en-suite window. This window could be conditioned to include obscure glazing and be non-opening below 1.7 metres of floor level to mitigate overlooking on the private amenity space of this neighbouring property (Condition 4).
20. The development is considered to be acceptable in terms of its relationship with neighbouring properties and will safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings, in accordance with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 and the National Planning Policy Framework.

#### Highways and Parking Implications

21. The proposal seeks to utilise the existing vehicular access and driveway off the access road to the garage blocks to the rear of the site. The parking accommodate will include a capacity for 3 cars at the front of the property where an area of hardstanding is proposed. Whilst it is not clear from the parking layout whether the vehicles entering/existing the site can do so in a forward gear, the access point is off a private roadway serving the garage block which given their size are considered to serve as storage facilities. Considering this, it is not thought that a high level of traffic would occur on this route and therefore limited safety concerns would arise. The Supplementary Planning Document 'Parking Standards' 2006 recommends a parking provision of at least 2 parking spaces and considering that 3 car parking spaces are proposed the development meets and indeed exceeds this provision.
22. The County Highway Authority has undertaken an assessment in terms of the parking provision and highway safety and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway and see no grounds for opposing permission. Although no issues are raised from the CHA, it is considered prudent, given the constriction along Bonners Close, to attach a condition requesting the proposed space to be laid out in accordance with approved plans prior to the dwelling's first occupation (Condition 10). It is also considered necessary to attach a condition requesting a Construction Transport Management Plan to include details of vehicle parking, loading and unloading of materials and storage of plant and materials to ensure the highway safety or convenience of

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the highway users are not compromised as a result of the development (Condition 11).

### Impact on Landscaping

23. The application site is a vacant plot containing 2no detached sheds. There are no significant trees or hedging proposed to be removed as part of the application with the existing planting along the front eastern boundary proposed to be retained maintaining the soft landscaped buffer with Bonners Close. The Arboricultural Officer has been consulted on this application and raises no objection to the development. Although no objection is raised, it is deemed prudent to attach conditions ensuring appropriate soft landscaping is adopted to protect the semi-rural feel of the area (Condition 5) with details of the materials to be used in the hard landscaping also protected via condition (Condition 7).

### Sustainability

24. Following a Ministerial Written Statement to Parliament on 25 March, 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.

25. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permission which seeks the equivalent water and energy improvements of the former Code Level 4. (Conditions. 8 and 9)

### Affordable Housing

26. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.

27. However, following the Court of Appeal's judgment of 11th May 2016 (Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441), wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire district Council and Reading Borough Council v



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Department for Communities and Local Government [2015] EWHC 2222 (Admin)), it is acknowledged that the policies within the Written Ministerial Statement of 28th November 2014, as to the specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.

28. Additionally the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.
29. Whilst it is considered that weight should still be afforded to Policy CS12 (Affordable housing) of the Woking Core Strategy 2012 it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). As the proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

### Local Finance Considerations

30. CIL is a mechanism adopted by the Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed residential development will incur a cost of £125 per sq. m which equates to a contribution of £16,662.50 (133.3 sq. m total GIA). It is noted, however, that the application is a self-build dwelling and would therefore be exempt provided they meet the criteria laid down by Regulations 54A, 54b and 54C of The Community Infrastructure Levy (Amendment) Regulations 2014. A Self Build Exemption Claim form and CIL Assumption of Liability form have been submitted to the Local Planning Authority. Additionally 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, in order to benefit from relief from the levy.

### Impact on the Thames Basin Heaths Special Protection Area

31. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2010. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.

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32. The applicant has agreed to make a SMM contribution of £1,008 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of a 4no bedroom dwelling that would arise from the proposal. The applicant is prepared to enter into a S106 Legal Agreement to secure this financial contribution.
33. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

### Conclusion

34. The principle of development is considered to be acceptable and the proposal will incorporate a satisfactory design and will preserve the character and appearance of the surrounding area. The proposal will not detrimentally affect the setting of the adjacent dwellings on Bonners Close and will have an acceptable impact on neighbouring amenity, highway safety and the surrounding landscape. The development would incorporate appropriate sustainability measures in order to achieve energy performance requirements equivalent to Level 4 for Code for Sustainable Homes. It is also noted that the applicant has also provisionally agreed to enter into a legal agreement to secure a payment in accordance with the Thames Basin Heaths Special Protection Area.
35. The proposal is considered to be an acceptable form of development that complies with Sections 4, 6 and 7 of the National Planning Policy Framework. Approval, policies CS1, CS7, CS8, CS10, CS16, CS17, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Design' 2015 and 'Parking Standards' 2006, Policies DM2, DM10, DM12 and DM13 of the Development Management Policies DPD 2016 and Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. Approval is accordingly recommended subject to the recommended conditions and the applicant entering into a legal agreement.

### **BACKGROUND PAPERS**

1. Site visit photographs.
2. Response from County Highway Authority (19.12.17)
3. Response from Arboricultural Officer (24.01.18)

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	Provision of £1,008 SMM contribution to monitoring and management of avoidance measures against the impact of the site on the SPA in accordance with the formula in the Avoidance Strategy.	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 a S.106 agreement to secure SAMM contribution and 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. ++ Prior to the commencement of the development hereby approved samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interests of the visual amenities of the area.

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice:

Drawing No. 2017/8/2  
Drawing No. 2017/8/3  
Drawing No. 2017/8/6  
Drawing No. 2017/8/5

Reason:

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

4. The first floor flank windows in both the northern and southern elevations shown to serve a bedroom and en-suite bathroom 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 room 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.

5. ++ 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. All landscaping shall be carried out in accordance with the approved scheme within the first planting season (November-March)

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following the first occupation of the dwelling or the completion of the development, 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 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.

6. ++ 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 dwellings hereby permitted and permanently retained thereafter.

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.

7. ++ (Notwithstanding the 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 details of any modifications to boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The approved modifications shall be implemented prior to the first occupation of the dwelling hereby permitted and permanently maintained 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.

8. ++ ++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.

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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.

9. 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.

10. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, E and F 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, enlargement or other alteration of the dwelling or the provision of any other building or hardstanding within the curtilage other than as expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason:

The Local Planning Authority considers that further development of the site or dwelling could cause detriment to the provision of an appropriate amount, and quality, of private amenity space to serve the host dwelling or character of the surrounding area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

11. The development hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans

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(Drawing No. 2017/8/3) for vehicles to be parked. Thereafter the parking areas shall be permanently retained and maintained for their designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy 2012.

12. ++ Prior to the commencement of any above ground works to construct the development hereby permitted a Construction Transport Management Plan (CTMP), to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
- shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 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.
2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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

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 application will not be formally approved until the applicant has entered into a legal agreement with the council to secure a provision of £1,008 SAMM

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contribution to provide avoidance measures against the impact of the site on the SPA in accordance with the formula in the Avoidance Strategy.

5. Where windows are required by planning condition to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. 'Patterned' glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
6. 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: [https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](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.
7. 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.
8. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.