

8 JUNE 2021 PLANNING COMMITTEE

6B PLAN/2021/0128

WARD: HV

LOCATION: Long Reach, Westfield Avenue, Westfield, Woking, GU22 9PN

PROPOSAL: Erection of 2x detached two storey dwellings with accommodation in the roof space including rear dormer windows and front rooflights, single storey detached garage and associated parking, landscaping, bin and cycle storage following demolition of existing dwelling.

APPLICANT: Mr & Mrs Ryan

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

Councillor Morales has referred this application to Planning Committee as the Councillor is concerned that the proposed development would be larger than the surrounding grain of development and larger than the design allowed at appeal.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of 2x detached two storey dwellings with accommodation in the roof space including rear dormer windows and front rooflights, single storey detached garage and associated parking, landscaping, bin and cycle storage following demolition of existing dwelling. A similar proposal (PLAN/2018/0768) for two dwellings has been granted at appeal and construction of one of the houses (House 1) is approaching completion and the existing dwelling is still in-situ.

PLANNING STATUS

- Urban Area
- Surface Water Flood Risk Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal site is characterised by a detached single storey dwelling dating from the 1950s in a backland location forming a roughly triangular plot. The site is served by a relatively long and narrow access drive leading from Westfield Avenue. Properties on Westfield Avenue to the west and Granville Road to the east back onto the site and an access track serving properties on Granville Road borders the eastern boundary of the site. Westfield Avenue is characterised by single storey dwellings with accommodation in the roof space of similar ages and styles and with generally consistently sized plots. Permission has been granted at appeal (see Planning History below) for two detached dwellings and construction is nearing completion on one of the houses (House 1) and the existing dwelling is still in-situ.

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RELEVANT PLANNING HISTORY

- PLAN/2018/0768 - Erection of 2x detached two storey dwellings (4x bed) and associated parking, landscaping and bin and cycle storage following demolition of existing dwelling – Refused 12.09.2018 for the following reasons but Allowed at appeal on 14.05.2019 (Appeal Ref: APP/A3655/W/18/3216013)
 1. *The proposal, by reason of the scale of the proposed dwellings, the proposed plot subdivision, layout, and access arrangements would result in an overdevelopment of the site as evidenced by the unduly cramped, contrived and incongruous form of development and uncharacteristically small and irregularly shaped plots which would fail to reflect the prevailing grain, pattern and character of development in the surrounding area and would result in an unacceptable impact on the amenities of the occupants of No.9 & No.11 Westfield Avenue. The proposal would therefore cause unacceptable harm to the character of the surrounding area and on the amenities of neighbours and would therefore be contrary to Woking DMP DPD (2016) policy DM10 'Development on Garden Land', Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's landscape and townscape', Supplementary Planning Documents 'Woking Design' (2015) and Section 12 of the National Planning Policy Framework (2018).*
 2. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the proposed net additional dwelling would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Core Strategy (2012) policy CS8 'Thames Basin Heaths Special Protection Areas', the Thames Basin Heaths Avoidance Strategy (2010 - 2015), and saved policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 - the "Habitats Regulations").*
- PLAN/2017/1350 - Erection of 3x detached two storey dwellings (2x three bed & 1x four bed) and associated parking, landscaping and bin and cycle storage following demolition of existing dwelling – Refused 29/01/2018 for the following reasons:
 1. *The proposal, by reason of the scale of the proposed dwellings, the proposed plot subdivision, layout, and access arrangements would result in an overdevelopment of the site as evidenced by the unduly cramped, contrived and incongruous form of development and uncharacteristically small and irregularly shaped plot sizes which would fail to reflect the prevailing grain, pattern and character of development in the surrounding area and on the amenities of the occupants of No.9 & No.11 Westfield Avenue and future occupants of the development. The proposal would therefore cause unacceptable harm to the character of the surrounding area, the amenities of neighbours and the amenities of future occupants and would therefore be contrary to Woking DPD (2016) policy DM10 'Development on Garden Land', Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's landscape and townscape', Supplementary Planning Documents 'Woking Design' (2015) and 'Plot Sub-Division: Infilling' and Backland Development' (2000) and Section 7 the National Planning Policy Framework (2012).*
 2. *The proposed development would be in close proximity to a mature tree of significant public amenity value and the proposed development would encroach into the Root Protection Area of the tree. Furthermore, the siting of an area of*

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private amenity space beneath the canopy of the tree would place considerable ongoing pressure on this tree to be pruned and removed. The proposal would therefore result in an unacceptable detrimental impact on the health of the tree contrary to Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's landscape and townscape' and Woking DPD (2016) policy DM2 'Trees and Landscaping'.

3. *The proposal has failed to demonstrate appropriate waste management or vehicular access arrangements and it has not been demonstrated that the proposal would not result in an unacceptable impact on highway safety and convenience. The proposal would therefore be contrary to Core Strategy (2012) policies CS18 'Transport and Accessibility' and CS21 'Design' and Woking DPD (2016) policy DM10 'Development on Garden Land'.*
4. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the proposed net additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Core Strategy (2012) policy CS8 'Thames Basin Heaths Special Protection Areas', the Thames Basin Heaths Avoidance Strategy (2010 - 2015), and saved policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 - the "Habitats Regulations").*

- 6296 – Detached Bungalow – Permitted 01.03.1953
- 6173 – Detached Bungalow – Permitted 01.02.1953

CONSULTATIONS

- **County Highway Authority:** No objection subject to conditions.
- **Drainage and Flood Risk Engineer:** No objection subject to conditions.
- **Arboricultural Officer:** No objection subject to conditions.
- **Waste and Recycling Team:** No objection.

REPRESENTATIONS

8x objections have been received raising the following summarised concerns:

- The development is out of character with the area
- Westfield Avenue is characterised by bungalows and the development would be out of scale with its surroundings
- The development results in overlooking and loss of privacy
- The development results in loss of light
- Additional parking and vehicle movements would result in noise disturbance and pollution
- Proposal would lead to additional vehicle movements and demand for additional parking
- Construction has caused disruption, the proposal would worsen this
- The proposal results in disproportionately small areas of amenity space
- Trees have been cut down and no trees have been planted

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- The proposal goes against the conditions on the appeal decision which restricted further extensions and windows (*Officer Note: the appeal decision included conditions restricting 'Permitted Development' rights for development including extensions and additional windows. The effect of these conditions is that planning permission is required for further extensions and windows; any planning applications for such development would be assessed on its own merits*)

In addition to the above, one representation in support has been received raising the following summarised points:

- The proposal would make use of wasted loft space

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019):

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS18 - Transport and accessibility

CS21 - Design

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

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Background:

1. Two previous proposals for the erection of dwellings on the proposal site have been refused by the LPA (see Planning History) however the most recent application (PLAN/2018/0768) was allowed at appeal and this development is currently under construction.
2. The currently proposed development is very similar to what was permitted at appeal under PLAN/2018/0768 with the exception of the following:

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- Each dwelling incorporates accommodation in the roof space comprising an additional bedroom and bathroom (total of five bedrooms)
 - Each dwelling includes 4x high-level front rooflights and 2x rear pitched roof dormer windows
 - A detached single garage is proposed to the side of House 1 and the plot sizes have been altered to accommodate the garage
3. The principle of the erection of two dwellings has therefore been established however the proposal, including the amendments listed above, has been assessed on its own merits as set out below.

Impact on Character:

4. The principle of the plot subdivision and the erection of 2x detached dwellings has been established under the extant permission (PLAN/2018/0768) and this is a very strong material consideration.
5. The proposed dwellings are in the same positions and adopt the same design approach as previously consented and the principle of the erection of 2x detached dwellings and the associated plot subdivision is therefore considered acceptable. The proposed dwellings differ from what has been consented as they include accommodation in the roof space served by front rooflights and two rear dormers. The proposed rear dormers are relatively modest in scale and would be finished in pitched roofs, giving them a traditional form and appearance. The dormers are considered subservient to the main dwellings and are not considered to result in an unduly cluttered or dominating appearance. The dormers are considered visually acceptable and are not considered to result in a harmful impact on the character of the surrounding area. The front rooflights are evenly spaced and are considered a relatively common and visually acceptable feature on the front of dwellings.
6. The proposal also includes the erection of a detached single garage to the side of House 1. The garage is considered a relatively modest and well-proportioned structure with a hipped roof design and is not considered an unduly dominant or incongruous feature.
7. Overall the proposal is considered a visually acceptable form of development which would have an acceptable impact on the character of the surrounding area.

Impact on Neighbours:

8. Woking Core Strategy (2012) policy CS21 'Design' requires development proposals to '*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*'. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) recommends minimum separation distances for different relationships including 20m for 'rear-to-rear' relationships and 10m for 'front/rear-to-boundary/flank' relationships at two storey level and 30m and 15m respectively for these relationships at three storey level. Section 5.12 of the SPD states that separation distances may be relaxed by about one quarter where there is a significant change of angle or orientation between properties. With regards to rooflights, the SPD states that these "*...can be used for accommodation in the roofspace without affecting overlooking as long as they are pulled back from the roof margins...*" (i.e. high level).

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Neighbours on Westfield Avenue:

9. The neighbours on Westfield Avenue to the west have their rear elevations and rear gardens orientated towards the proposal site.
10. The proposed dwelling at House 1 has largely been constructed as approved under PLAN/2018/0768 and is orientated at roughly a 90° angle relative to neighbouring dwellings on Westfield Avenue. The proposed dwelling is sited a minimum of 21m from the nearest neighbour at No.17 Westfield Avenue which is considered sufficient to avoid an undue overbearing or loss of light impact on neighbours on Westfield Avenue and this is the same relationship which was considered acceptable by the LPA under PLAN/2018/0768. The dormer windows add a small amount of additional bulk and massing however these are not considered to result in an undue loss of light or overbearing impact.
11. The orientation of House 1 at roughly a 90° angle relative to neighbours to the west is considered to significantly mitigate the potential overlooking, loss of privacy and overbearing impact on these neighbours and their rear gardens, to the extent that House 1 does not have a 'rear-to-rear' relationship with these neighbours. The first floor front and rear-facing windows were considered to result in an acceptable impact on neighbours in terms of overlooking and this was previously considered acceptable by the LPA under PLAN/2018/0768.
12. The rear dormer windows at second floor level in House 1, like the first floor windows, would be orientated at roughly a 90° angle relative to neighbours to the west and would have only oblique views towards the west. On this basis the proposal is not considered to result in an unacceptable overlooking or loss of privacy impact on neighbours and this relationship is considered typical of a residential area in the urban area.
13. At second floor level House 1 would also feature 4x front rooflights identified as serving a bathroom, landing and a bedroom. Section drawings have been provided which confirm that the front rooflights would be high-level rooflights with an internal sill height of over 1.7m. The rooflights would serve non-habitable spaces and as secondary windows so these rooflights can be required to be high-level rooflights in perpetuity to avoid undue overlooking or loss of privacy. The rooflights are not therefore considered to result in an undue overlooking or loss of privacy impact on neighbours to the west.
14. The proposed dwelling at House 2 would be orientated more towards the rear boundaries of neighbours on Westfield Avenue to the west, the first floor front elevation would have a separation distance of 8m to the rear boundary of No.13 at its nearest point; whilst this falls short of the recommended minimum distance of 10m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008), the separation distance to the rear elevation of No.13 Westfield Avenue would be 31.8m at its nearest point. This distance, when coupled with the oblique orientation of House 2, means that the proposed first floor window openings and the dwelling itself are considered to result in an acceptable impact on neighbours in Westfield Avenue in terms of loss of light, overbearing and overlooking impacts. As with House 1, the 4x front rooflights would be high-level rooflights and this is considered sufficient to avoid an undue overlooking or loss of privacy impact on neighbours to the west. The rear dormers on House 2 would not be orientated towards these neighbours.

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15. Both proposed dwellings feature first floor side-facing windows however as these serve bathrooms, these can be required to be obscurely glazed with restricted opening by condition to avoid an undue overlooking or loss of privacy impact.
16. Overall the proposed development is considered to form an acceptable relationship with neighbours on Westfield Avenue and the proposal is not considered to result in a significantly harmful impact on neighbours in terms of loss of light, overbearing and overlooking impacts.
17. Whilst the proposal would add an additional bedroom, this would not increase the minimum parking standard of the development and the proposal is not considered to result in significant additional vehicle movements over and above what has been consented. The proposal is not therefore considered to result in an undue noise, disturbance or pollution impacts on neighbours.

Neighbours on Granville Road:

18. Dwellings on Granville Road to the east are two storey semi-detached dwellings with their rear elevations and rear gardens orientated towards the proposal site; an access track separates the proposal site from these neighbours and their rear gardens.
19. House 1 would be positioned a minimum of 10.5m from the rear boundaries of neighbours on Granville Road to the east which themselves are positioned approximately a further 25m away; this separation distance is considered sufficient to avoid an undue loss of light or overbearing impact on these neighbours.
20. House 1 would be orientated at roughly a 90° angle relative to these neighbours; the oblique orientation of this dwelling and the long rear gardens of these neighbours is considered to significantly reduce the potential for undue overlooking or loss of privacy. The orientation of House 2 means that any views from first and second floor rear-facing windows would be oblique in nature and the dormers are not considered to result in undue overlooking or loss of privacy and the front rooflights would be high-level as discussed above.
21. Houses 2 would be positioned at least 13.4m from the rear boundaries of neighbours on Granville Road at its nearest point and approximately 36.6m from the rear elevations of the nearest neighbours on Granville Road. The proposed rear dormer windows on House 2 would be positioned approximately 39.4m from the rear elevations of neighbours on Granville Road at their nearest point and approximately 16.2m from the rear boundaries of these neighbours at their nearest point which accords with the recommended separation distances set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008).
22. Overall the proposed development is not considered to result in an undue loss of light, overbearing or overlooking impact on neighbours to the east.

Neighbours on Westfield Road:

23. To the south of the site is a block of flats and flats above shops on Westfield Road. The proposed dwellings would have a minimum separation distance of 14m to these properties which is considered sufficient to avoid an undue loss of light or overbearing impact. The orientation of the proposed dwellings is such that the proposal is not considered to result in an undue overlooking impact on neighbours to the south and the proposed front rooflights would be high-level as discussed above.

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24. Overall the proposed dwellings are therefore considered to result in an acceptable impact on the amenities of neighbours in term of loss of light, overbearing and overlooking impacts.

Impact on Trees and Landscaping:

25. There are off-site trees including a large mature Oak tree to the north-east in close proximity to the boundary of the site. The applicant has provided an Arboricultural Report with the application detailing how trees would be retained and protected during construction. This information specifies tree protection fencing which is currently in-situ. Whilst this is the same information provided under the previous application, the proposed development would be no closer to the retained trees and the submitted information is considered to sufficiently demonstrate how trees would be retained and protected. Details of a hard and soft landscaping scheme can be secured by condition. The proposal is therefore considered to have an acceptable impact on trees and landscaping.

Transportation Impact:

26. The Council's Parking Standards SPD (2018) sets minimum parking standards of 3x spaces for dwellings with four bedrooms or more. There is sufficient space to the frontages of dwellings and within the development for at least six spaces in accordance with the SPD. The proposed development would have the same minimum parking standard as the consented development and the proposal is considered acceptable in terms of parking provision.
27. The site is accessed via a single access drive leading from Westfield Avenue. The drive is relatively long and narrow at 52m in length and around 3m in width. The access arrangements would be the same as what has previously been consented and the proposal is not considered to materially increase the volume of vehicle movements compared to the consented scheme. The County Highway Authority has reviewed the proposal and raises no objection subject to conditions. There is sufficient scope within the site to provide adequate bin and cycle storage.
28. Overall the proposal is considered to result in an acceptable transportation impact.

Impact on Living Conditions:

29. Each of the proposed dwellings would achieve acceptable outlooks to habitable rooms and acceptable sizes of accommodation. Each area of amenity space would exceed the footprint of the proposed dwellings in accordance with the guidance set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). Whilst the amenity space for House 2 would not exceed the internal floor area of the dwelling, this was considered acceptable under the previous application.

Drainage and Flood Risk:

30. The proposal site is not within a designated Flood Zone however part of the site is within an area at high risk from surface water flooding. The Council's Drainage and Flood Risk Engineer however raises no objection subject to a condition securing a sustainable drainage scheme.

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Impact on the Thames Basin Heaths Special Protection Area (SPA):

31. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
32. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL.
33. The required SAMM contribution for four and five bedroom dwellings is the same; PLAN/2018/0768 was granted subject to a S106 Agreement securing the relevant SAMM contribution which was paid on 01.11.2018. There is therefore no additional requirement for a SAMM contribution.
34. The Local Planning Authority is therefore able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Community Infrastructure Levy (CIL):

35. The proposal would be liable to make a CIL contribution.

CONCLUSION

36. Overall, 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, in transportation terms and in all other respects. The proposal therefore accords with the Development Plan and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations
4. Appeal decision ref: APP/A3655/W/18/3216013

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RECOMMENDATION

PERMIT 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:

753_01_001 Rev.A (Existing Location Plan) received by the LPA on 04.02.2021

753_03_001 Rev.A (Existing Site Plan) received by the LPA on 04.02.2021

753_02_051 Rev.A (Existing Block Plan) received by the LPA on 04.02.2021

753_03_001 Rev.A (Existing Site Plan) received by the LPA on 04.02.2021

753_05_001 (Existing Elevations) received by the LPA on 04.02.2021

753_02_151 Rev.A (Proposed Block Plan) received by the LPA on 04.02.2021

753_02_161 Rev.B (Proposed Site Plan) received by the LPA on 08.03.2021

753_03_161 Rev.G (Houses 1 & 2 Proposed Ground and First Floor Plans) received by the LPA on 08.04.2021

753_03_162 Rev.G (Houses 1 & 2 Proposed Loft and Roof Plans) received by the LPA on 08.04.2021

753_05_161 Rev.G (Houses 1 & 2 Proposed Front and Rear Elevations) received by the LPA on 08.04.2021

753_05_162 Rev.G (Houses 1 & 2 Proposed Side Elevations and Sections) received by the LPA on 08.04.2021

753_03_171 (Proposed Garage) received by the LPA on 04.02.2021

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

3. The external finishes of the development hereby permitted shall be those specified in the document titled 'Discharge Of Condition 3 – APP/A3655/W/18/3216013' received by the LPA on 04.02.2021.

Reason: In the interests of the visual amenity.

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

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planting season with specimens of the same size and species unless otherwise agreed 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.

5. The development hereby approved shall take place in strict accordance with the Arboricultural Report from Arb Consultancy Ltd ref: 18 1542 Rev.1 dated 05/07/2018, 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.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity.

6. The development hereby permitted shall take place in accordance with the Construction Method Statement and associated drawings numbered 753_02_151 Rev.A and 753_02_152 Rev.A received by the LPA on 04.02.2021 and shall be adhered to throughout the construction period for the development hereby permitted.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

7. The waste and recycling storage and management arrangements specified on drawing numbered 753_02_154 Rev.A received by the LPA on 04.02.2021 shall be implemented in full prior to the first occupation of the development and maintained thereafter at all times.

Reason: In the interests of amenity and to ensure the appropriate provision of waste infrastructure.

8. Notwithstanding any indication otherwise given by the approved plans listed in this notice, the first floor side-facing windows in the flank elevations of the dwellings hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

9. Notwithstanding any indication otherwise given by the approved plans listed in this notice, the rooflights in the front-facing roof slopes of the dwellings hereby permitted shall be high-level rooflights with a minimum internal sill height of 1.7 metres above the floor levels of the rooms in which the rooflights are installed. Once installed the rooflights shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, additions or enlargement of the

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dwellinghouses hereby permitted shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: In the interests of visual and neighbouring amenity.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, rooflights or other additional openings, other than those expressly authorised by this permission, shall be constructed in any elevation or roof slope of the dwellings hereby permitted at first floor level or above without planning permission being first obtained from the Local Planning Authority.

Reason: In the interests of neighbouring amenity.

12. Prior to the first occupation of the development hereby permitted, space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purposes.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity.

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

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

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

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

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

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 the National Planning Policy Framework (2019).
2. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement 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. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences>
3. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: <https://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/more-about-flooding/ordinary-watercourse-consents>
4. 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).
5. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.
7. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build

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developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at: <https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

8. 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.