

29 JUNE 2021 PLANNING COMMITTEE

6d PLAN/2020/0364

WARD: HE

LOCATION: Ridge End, Hook Hill Lane, Mayford, Woking, Surrey, GU22 0PT

PROPOSAL: Section 73 application to vary Condition 2 (Approved Plans) of permission ref: PLAN/2018/0952 (Erection of 2x detached two storey dwellings (1x four bed & 1x three bed) following demolition of existing dwelling and garage and erection of replacement detached garage to frontage) to allow external alterations and alterations to fenestration including insertion of new windows and doors (Amended Plans)

APPLICANT: Mrs Victoria Evans

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The application has been referred to Planning Committee by Councillor Ashall.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is a Section 73 application to vary Condition 2 (Approved Plans) of permission ref: PLAN/2018/0952, which is for the erection of 2x detached two storey dwellings (1x four bed & 1x three bed) following demolition of existing dwelling and garage and erection of replacement detached garage to frontage) to allow external alterations and alterations to fenestration including insertion of new windows and doors.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal site comprises two detached dwellings and a detached garage which were permitted under application ref: PLAN/2018/0952. The site is accessed via Hook Hill Lane and shares an access with West Cottage and Fulford to the east. The property features a mature garden to the rear which slopes downwards towards Ridge Close to the south. To the west the property is bounded by the rear gardens of neighbours on Hook Hill Park which is a spacious development of detached dwellings dating from the 1970s. The surrounding area is spacious and sylvan in character and is generally characterised by large detached dwellings. The proposal site is within the Urban Area and is in the Hook Heath area of the Borough.

RELEVANT PLANNING HISTORY

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- PLAN/2018/0952 - Erection of 2x detached two storey dwellings (1x four bed & 1x three bed) following demolition of existing dwelling and garage and erection of a replacement detached garage to frontage – Permitted 02/04/2019
- PLAN/2018/0201 - Demolition of existing bungalow and garage and erection of a replacement two storey dwelling with attached garage – Permitted 06/06/2018
- TREE/2018/8074 - Fell Oak tree T1(Works Subject to TPO TPO/0007/2016) – Permitted 18/04/2018
- PLAN/1994/1049 - Erection of a rear conservatory – Permitted 02/02/1995
- 26459 – Extension – Permitted 01/10/1970
- 25657 – Erection of double garage – Permitted 17/03/1970
- 25397 – Extension – Permitted 01/01/1970

CONSULTATIONS

- **Hook Heath Neighbourhood Forum:** No comments received.

REPRESENTATIONS

8x objections were received in response to the original neighbour consultation raising the following summarised concerns:

- The proposal is contrary to Condition 9 of the original permission
- The proposed changes have already been made without permission
- Proposal would result in overlooking and loss of privacy
- Additional windows would result in noise disturbance
- Applicant has breached the agreed Construction Management Statement

Neighbours were re-consulted on amended plans on 23/07/2020 and 4x additional objections were received raising the following concerns, in addition to comments summarised above:

- The plans do not reflect what has been built on site
- The application is invalid (*Officer note: the application is not invalid*)

Neighbours were re-consulted on further amended plans on 11/03/2021 and 5x additional objections were received raising the following concerns, in addition to comments summarised above:

- The construction of the development has been disruptive
- The garage rooflights are unnecessary
- The balcony of House 2 has not been built in accordance with the plans (*Officer note: House 2 is still under construction*)
- There is no evidence of a gravel driveway being installed in accordance with the approved plans (*Officer note: Condition 3 requires submission of a landscaping scheme*)
- There is no evidence that the replacement tree required under tree works application ref: TREE/2018/874 has been planted (*Officer note: this is not relevant as it relates to a separate tree works application*).
- Both dwellings should be completed at the same time (*Officer note: the LPA has no ability to dictate the length of construction*)

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- The application should be subject to additional conditions including details of lighting and to restrict hours of construction (*Officer note: it would not be reasonable or necessary to attach a lighting condition as the original permission was not subject to this condition. It is also not reasonable or necessary to restrict working hours by condition as this is already controlled by separate legislation (Control of Pollution Act 1974)*)

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

CS8 - Thames Basin Heaths Special Protection Areas

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM10 - Development on Garden Land

Hook Heath Neighbourhood Plan (2015):

BE1 - Design of New Developments

BE2 - Off-road Parking

Supplementary Planning Documents:

Parking Standards (2018)

Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Background:

1. Planning permission was granted under application ref: PLAN/2018/0952 for the erection of 2x detached two storey dwellings (Referred to as House 1 and 2) following demolition of the existing dwelling and garage and erection of a replacement detached garage to frontage.
2. The proposal is a Section 73 application to vary the approved plans of PLAN/2018/0952 to allow for amendments to the dwellings in the following ways:

House 1 (on western half of site):

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- 1x additional rooflight is proposed on the front roof slope
- 1x additional side-facing ground floor window is proposed in the east-facing flank elevation
- 1x additional side-facing ground floor window is proposed in the west-facing flank elevation
- A ground floor side-facing window in the west-facing flank elevation is proposed to be moved 1.2m to the north
- A rear-facing circular window is proposed to be replaced with a larger rectangular window

House 2 (on eastern half of site):

- 2x previously approved rooflights on the western roof slope are proposed to be grouped together and one would be larger. The rooflights would remain high-level.
- A new ground floor side door on the eastern side elevation serving a utility room is proposed
- Omission of 1x rooflight on the eastern roof slope

Detached Garage:

- A new pedestrian door is proposed in the rear elevation
- 1x new rooflight is proposed in the south-facing side roof slope (identified as being obscurely glazed and fixed shut)
- 1x new rooflight is proposed in the east-facing front roof slope
- Omission of 2x ground floor windows in the south-facing side elevation

3. The principle of development has been established under the original permission and the assessment below is therefore limited to the material planning considerations which would be affected by the proposed amendments listed above.
4. Planning permission is required for the changes described above because the original planning permission (PLAN/2018/0952) included a condition (Condition 9) which removes 'Permitted Development' rights for additional openings. This means that any additional openings require planning permission and this is what is sought under the current planning application. Condition 9 does not mean that any additional openings would never be acceptable, it means that planning permission is required and the LPA retains control over the insertion of future openings in order to ensure that they do not result in undue overlooking or loss of privacy.
5. The application is retrospective however this does not affect how the application should be assessed; the proposal being retrospective cannot constitute a reason for refusal. The proposal has been assessed on its own merits as set out below.

Impact on Neighbours:

6. The nearest neighbours potentially most affected by the proposed development are those on Hook Hill Park to the west, Hook Hill Lane to the north and neighbours at Fulford and West Cottage to the east. The potential impacts on the amenities of neighbours are assessed below.

House 1:

7. The approved development included a front-facing rooflight in the north-facing roof slope of House 1. This was a high-level rooflight serving a bathroom. The proposal includes an additional front rooflight above this rooflight which would also be high-level serving a landing area. As this would be a high-level rooflight, this is not considered to

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result in an undue overlooking or loss of privacy impact on neighbours to the north at Langford Lodge and No.1 Hook Hill Lane.

8. An additional side-facing ground floor window is proposed in the west-facing flank elevation which would face towards the western side boundary, which forms the rear boundary of No.2 Hook Hill Park to the west. The window serves a utility room and is located 3m from the boundary with this neighbour, which is located on higher ground relative to House 1. The boundary with this neighbour comprises a 1.8m high fence atop a raised bank along with vegetation. The ground floor position of this window and the separation distance to the boundary is such that this window is not considered to result in an undue overlooking or loss of privacy impact on this neighbour. The ordinary use of a domestic utility room is not considered to give rise to undue noise disturbance to neighbours; any such noises are to be expected living in a residential area.
9. The relocation of the consented ground floor side-facing window 1.2m to the north is not considered to materially impact on the amenities of this neighbour compared to the consented development.
10. The additional side-facing ground floor window in the east facing flank elevation would face across the frontage of House 2 towards Fulford and West Cottage to the east. The window serves a living room and is positioned 16.5m from the boundary with Fulford and 30.6m from West Cottage. These separation distances and the ground floor position of the window is such that the window is not considered to result in undue overlooking or loss of privacy.
11. The replacement of a first floor circular rear-facing window with a rectangular window is not considered to materially impact on neighbours compared to the consented development; whilst the window is larger, any views from the window would be to the rear down the garden of the host dwelling and would be similar to what was previously permitted. This relationship is typical of a residential area.

House 2:

12. The consented scheme includes 2x side-facing rooflights on the western roof slope of House 2 serving as high-level windows to a bathroom and bedroom. The proposal is to group the windows together and enlarge one of them. The rooflights would serve the same rooms and would remain high-level. This amendment is not therefore considered to materially impact on neighbours compared to the approved plans and is not considered to result in undue overlooking or loss of privacy impact. The proposal also includes the omission of one rooflight in the east-facing roof slope.
13. A new ground floor side door on the eastern side elevation serving a utility room is proposed. The door is positioned on lower ground relative to that of Fulford to the east and the boundary comprises a 1.8m high boundary fence. The door is not therefore considered to materially impact on this neighbour or other neighbours in terms of overlooking and loss of privacy.

Detached Garage:

14. The proposal includes the insertion of rooflights in the east-facing front roof slope and in the south-facing side roof slope of the garage. The front rooflight is positioned at least 24m from the boundary with Fulford to the east and at least 36m from West Cottage to the east; this separation distance means that the rooflight would not result in undue overlooking or loss of privacy.

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15. The rooflight on the side roof slope faces south towards No.2 Hook Hill Park and their rear garden and therefore has the potential to result in overlooking. However the rooflight is identified as being obscurely glazed and fixed shut; a rooflight which is obscurely glazed and fixed shut is not considered to result in undue overlooking or loss of privacy and this can be secured by condition.
16. The proposal also includes a pedestrian door in the rear elevation of the detached garage and the omission of 2x windows; this is not considered to materially impact on neighbours.

Impact on Character:

17. The proposed amendments relate to alterations to fenestration in the form of new and re-located rooflights, windows and doors. These are considered minor and visually acceptable alterations which do not alter the overall form and appearance of the development. The proposed alterations are therefore considered to have an acceptable impact on the character of the two dwellings and the character of the wider area.

CONCLUSION

18. Considering the points discussed above, the proposed amendments are considered to result in an acceptable form of development which would have an acceptable impact on the character of the area and on the amenities of neighbours.
19. As the proposal is a Section 73 application, it is necessary to re-attach the original conditions or to amend them as necessary where conditions have been met or discharged. The original application was subject to a S106 Agreement to secure a SAMM contribution; as this obligation have been met, a 'Deed of Variation' to the S106 Agreement is not necessary. The proposal is therefore recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Representations
3. Planning permission ref: PLAN/2018/0952

RECOMMENDATION

PERMIT subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than 2nd April 2022.

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:

VE001 (Existing floor plan) received by the LPA on 11/05/2020

VE002 (Existing east elevation) received by the LPA on 11/05/2020

VE003 (Existing north elevation) received by the LPA on 11/05/2020

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VE004 (Existing south elevation) received by the LPA on 11/05/2020
VE005 (Existing west elevation) received by the LPA on 11/05/2020
VE006 (Existing garage elevations) received by the LPA on 11/05/2020

28L(-1)01A (Block Plan) received by the Local Planning Authority on 11/05/2020
28L(-1)02A (Site Sections) received by the Local Planning Authority on 02/10/2018
28L(-1)03D (Proposed Floor Plans) received by the LPA on 17/06/2021
28L(-1)04D (Proposed Elevations) received by the LPA on 17/06/2021
28L(-1)05E (Proposed Garage Plans) received by the LPA on 18/01/2021

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

3. The external materials to be used in the construction of the development hereby permitted shall be those specified in the letter dated 22.05.2019 and agreed by the LPA under discharge of condition application ref: COND/2019/0078. The development shall be carried out and thereafter retained in accordance with the agreed details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. ++Prior to the first occupation of the development hereby permitted, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, including details of a replacement tree in place of the Oak tree to be felled, 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 planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

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

5. The development hereby permitted shall take place in strict accordance with the tree protection measures specified on drawing numbered S1494-P103 (Proposed Fencing Plan) and no works shall take place until the tree protection measures have been implemented. Any deviation from the specified measures shall require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the Woking Core Strategy 2012.

6. The rooflights in the north, east and west-facing roof slopes of the dwellings hereby permitted, shall be high-level windows with a minimum internal sill height of 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.

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Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

7. The window in the east-facing flank elevation of the dwelling identified as 'House 2' on the approved plans hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor levels of the rooms in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

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

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

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no window, rooflight or other additional openings, other than those expressly authorised by this permission, shall be formed in any elevation or roof slope of the dwellings and detached garage hereby permitted without planning permission being first obtained from the Local Planning Authority.

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

10. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the detached double garage hereby permitted shall only be used for the parking of vehicles and storage ancillary and incidental to the residential use of the dwellinghouse and shall be retained thereafter solely for those purposes and made available to the occupiers of the property at all times for parking purposes unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To preserve the amenities of the development and ensure provision of off-street parking facilities.

11. The privacy screening and balustrades to the balconies hereby permitted shall be as specified in the approved details approved under discharge of condition application ref: COND/2019/0078. Development shall thereafter take place in accordance with the agreed details and shall be permanently retained in the agreed condition unless otherwise agreed in writing by the Local Planning Authority.

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Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

12. Construction of the development hereby permitted shall take place in accordance with the document titled 'Method of Construction Statement Rev.2 dated 05.08.2019 and approved under discharge of condition application ref: COND/2019/0078. The approved details shall be implemented during the construction of the development hereby approved. Measures shall be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period unless otherwise agreed in writing by the Local Planning Authority.

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. Prior to the first occupation of the development hereby permitted, the vehicular access onto Hook Hill Lane shall be provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m in height.

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

14. 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

15. The development hereby permitted shall 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) and shall 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) and shall be carried out in accordance with the Regulations Compliance Reports, associated SAP calculations and Water Calculator agreed by the LPA under discharge of condition application ref: COND/2019/0078. 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.

16. 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).

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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.

17. Notwithstanding any indication otherwise given by the approved plans listed in this notice, the rooflight in the south-west facing roof slope of the detached garage hereby permitted shall be glazed entirely with obscure glass and fixed shut. Once installed the rooflight shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

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 works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. 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).
4. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
5. 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.

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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.

6. 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 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).

7. 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.