

## 20 MARCH 2018 PLANNING COMMITTEE

5a 18/0049 Reg'd: 19.01.18 Expires: 16.03.18 Ward: HO  
Nei. 26.02.18 BVPI 13 (Dwellings) Number 9/8 On  
Con. Target of Weeks Target? No  
Exp: on Cttee'  
Day:

**LOCATION:** Land South of Orchard End, Orchard Drive, Horsell, Woking, GU21 4BN

**PROPOSAL:** Erection of x1 two storey detached house (three bedroom) following demolition of existing garage, including retention of x1 existing two storey detached house (three bedroom) with reduced curtilage.

**TYPE:** Full Application

**APPLICANT:** Mr & Mrs S Caruso **OFFICER:** Benjamin Bailey

---

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

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

### **SUMMARY OF PROPOSED DEVELOPMENT**

This is a full planning application for the erection of x1 two storey detached house (three bedroom) following demolition of existing garage, including retention of x1 existing two storey detached house (three bedroom) with reduced curtilage.

#### Red lined application site only

Site Area: 0.0451 ha (451 sq.m)  
Existing units: 0  
Proposed units: 1  
Existing density: 0 dph (dwellings per hectare)  
Proposed density: 22 dph

#### Red lined application site and adjacent blue lined area

Site Area: 0.0837 ha (837 sq.m)  
Existing units: 1  
Proposed units: 2  
Existing density: 12 dph (dwellings per hectare)  
Proposed density: 24 dph

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- High Accessibility Zone
- Surface Water Flood Risk (1 in 30 year)

**RECOMMENDATION**

**Grant** planning permission subject to recommended conditions and SAMM (TBH SPA) contribution secured by Legal Agreement.

**SITE DESCRIPTION**

The application site forms part of the residential curtilage of Orchard End and contains a large detached garage, which benefits from an existing vehicular crossover onto Orchard Drive and an area of tarmac to the frontage. The site is largely level although there is an area of raised ground to the south-west corner of the application site, which is proposed to be levelled. Some ornamental planting is apparent within, and on the edges of, the site as is typical of residential gardens. The site boundary with Orchard Drive is largely formed of a chain link fence with an area of hedge planting to the south-western section.

**RELEVANT PLANNING HISTORY**

24230 - The execution of site works and the erection of a double garage and conversion of the existing garage into study at Orchard End, Orchard Drive.  
Permitted subject to conditions (28.04.1969)

23765 - The execution of site works, the conversion of the existing garage into living accommodation and the erection of a car port and garage at Orchard End, Orchard Drive.  
Permitted subject to conditions (20.12.1968)

7514 - The execution of site works and the erection of a detached house and garage on land off Orchard Drive, Horsell shown on a plan attached to the application and numbered 374/54 and its use as a private single family dwelling and garage ancillary thereto.  
Permitted subject to conditions (24.09.1954)

7005 - The erection of two detached houses on land at the junction of Orchard Drive and Wheatsheaf Close, Horsell as shown in principle on a plan attached to the application and numbered WOK/7005 and the use of each house as a private single family dwelling.  
Permitted subject to conditions (01.04.1954)

**CONSULTATIONS**

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

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

**Arboricultural Officer (Initial):**

There are implications for trees associated with the proposed therefore full arboricultural information in line with BS5837 will be required at application stage, this should be provided by a

suitably qualified and experienced arboricultural consultant.

**Arboricultural Officer (Second):**

The arboricultural Information provided by RMT Tree Consultancy Ltd is considered acceptable and should be complied with in full this includes the pre-commencement meeting as indicated. Details of service and drainage runs will be required and approved prior to commencement. (Conditions 12 and 13 refer)

**Drainage & Flood Risk Team (Initial):**

The site is located in an area of surface water flood risk. Raised objection - there is insufficient information in regards to flood risk and drainage.

**Drainage & Flood Risk Team (Second):**

Following a review of the submitted information, recommend approval on drainage and flood risk grounds providing conditions are included. (Conditions 07 and 08 refer)

**REPRESENTATIONS**

**x9** Letters of objection (including x1 letter stating no originator address) have been received raising the following main points:

- The existing house is already a back garden in-fill 1950's house in a mature road of 1930's houses, this proposed development of a detached house would be further infill increasing the density unacceptably and create a precedent for any remaining green spaces in this road, and would change the character of the road.  
*(Officer Note: Each planning application must be considered on its individual merits. The application site forms part of the residential curtilage of Orchard End)*
- Loss of privacy as the side and front of No.8 Wheatsheaf Close, previously private, would be overlooked as the proposed house projects in front of the building line.
- Loss of privacy and light to No.24 Orchard Drive
- Over-development of the site, involving loss of gardens and garaging in a sensitive location on a corner between Orchard Drive and Wheatsheaf Close.
- Additional noise disturbance and increased density of housing in a mature residential setting.
- Contrary to Policy DM10 of the Development Management Policies DPD (2016)
- Adverse visual impact at this location on the character of the neighbourhood
- The proposed detached building is out of scale compared with current modifications approved to houses in this road.
- Loss of existing views from neighbours, pedestrians and car traffic due to this being a corner plot which is currently a green space.  
*(Officer Note: There is no 'right to a view' across third party land. The application site forms part of the residential curtilage of Orchard End)*
- Would adversely affect the traffic flow, as it is on a corner and a driveway for 2 additional cars would be created, whereas currently the house has 2 drives which limits the density of cars in each driveway and using this narrow road.

## 20 MARCH 2018 PLANNING COMMITTEE

*(Officer Note: The proposed dwelling would utilise the existing vehicular crossover serving the detached garage proposed to be demolished)*

- Impact during construction phase of contractor's vehicles and materials storage.  
*(Officer Note: Potential temporary disruption during the course of site works is not a reason to refuse planning permission. Condition 15, requiring submission of a Construction Transport Management Plan (CTMP), is recommended)*
- Would surely have a negative impact on the marketing potential of neighbouring properties.  
*(Officer Note: This does not constitute a material planning consideration)*
- Single driveway of the existing house is to be widened to a double; this will impact upon parking bay on the road.  
*(Officer Note: Please refer to paragraph 36. The existing area of hardstanding to the frontage of Orchard End would be slightly widened to accommodate the parking of x2 cars although the existing vehicular crossover would remain unaltered; therefore no impact would occur to the parking bay on the road)*

### **COMMENTARY**

Amended plans, and additional information, were requested, and accepted, during consideration of the application. This consisted of:

- Proposed dwelling shown on Proposed Location Plan (1:1250 scale) for wider context of grain and pattern of development
- Outline of adjacent No.8 Wheatsheaf Close shown for context on both Existing and Proposed Site Plans (1:200 scale)
- Proposed Street Scene (1:100 scale) showing proposed dwelling in context with existing dwelling and southern site boundary with Wheatsheaf Close
- Proposed Roof Plan at 1:100 scale (in addition to 1:200 scale initially submitted)
- Arboricultural Survey, Implications Assessment & Arboricultural Method Statement (including Tree Constraints Plan and Tree Protection Plan)
- Flood risk measures

This information was uploaded to the Council's Public Access for Planning webpages as it was submitted however, due to the nature of this information in enhancing (rather than amending) the initial submission, it was not considered necessary to undertake further public consultation.

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (NPPF) (2012)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

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

Section 11 - Conserving and enhancing the natural environment

#### Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS8 - Thames Basin Heaths Special Protection Areas

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

## 20 MARCH 2018 PLANNING COMMITTEE

CS25 - Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DMP DPD) (2016)

DM2 - Trees and Landscaping

DM10 - Development on Garden Land

Supplementary Planning Documents (SPD's)

Outlook, Amenity, Privacy and Daylight (2008)

Design (2015)

Parking Standards (2006)

Climate Change (2013)

Affordable Housing Delivery (2014)

Supplementary Planning Guidance (SPG)

Plot subdivision: Infilling and backland development (2000)

Other Material Considerations

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area Avoidance Strategy

Planning Practice Guidance (PPG)

Woking Borough Council Strategic Flood Risk Assessment (SFRA) - November 2015

Written statement to Parliament - Planning update - 25th March 2015

Written Ministerial Statement - 28th November 2014

Community Infrastructure Levy (CIL) Charging Schedule (2015)

### **PLANNING ISSUES**

01. The main planning issues to consider in determining this application are:

- Principle of development
- Design and impact upon the character of the area, including arboricultural implications
- Impact upon neighbouring amenity
- Amenities of future occupiers
- Highways and parking implications
- Surface water flood risk
- Thames Basin Heaths Special Protection Area (TBH SPA)
- Affordable housing
- Energy and water consumption

having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

#### Principle of development

02. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification text to Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling.

03. The proposed dwelling would measure approximately 127 sq.m in gross floorspace, providing 3 bedrooms, and would therefore constitute 'family accommodation'. Both Policy CS11 of the Woking Core Strategy (2012), and the Strategic Housing Market

## 20 MARCH 2018 PLANNING COMMITTEE

Assessment (SHMA) (2015), identify a need for 3 bedroom dwellings. The proposal would therefore assist in meeting this local need and demand.

04. Policy CS10 of the Woking Core Strategy (2012) sets out an indicative density range of between 30 - 40 dph (dwellings per hectare) for infill development within the rest of the Urban Area (ie. those areas outside of Woking Town Centre, West Byfleet District Centre and Local Centres), as in this instance, stating that density will not be justified at less than 30 dph unless higher densities cannot be integrated into the existing urban form. Taking only the red lined application site the existing density is 0 dph. Taking both the red lined application site together with the adjacent blue lined area the existing density is 12 dph. Taking only the red lined application site the proposed density would be 22 dph. Taking both the red lined application site together with the adjacent blue lined area (including the retained dwelling of Orchard End) the proposed density would be 24 dph. Whilst the resulting density would therefore fall short of 30 dph it is considered that the resulting density is the most which could be integrated into the existing urban form of the surrounding area. The existing density of the surrounding area varies between 11 dph and 24 dph, although the prevailing density is between 20 dph and 24 dph. Overall, the resulting density is considered to integrate into the existing density of the area.
05. The application site is situated within the designated Urban Area within the Horsell area of the Borough, outside of the 400m exclusion zone of the Thames Basin Heaths Special Protection Area (TBH SPA), where the principle of residential development is considered to be acceptable. Paragraph 53 of the National Planning Policy Framework (NPPF) (2012) states that, "*Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*". Policy DM10 of the Development Management Policies DPD (2016), and guidance contained within Supplementary Planning Guidance 'Plot Subdivision, Infilling' and Backland Development', notes that such development may not be considered favourably if it has a significant adverse impact upon the character or the amenities of existing housing areas. This is assessed in further detail within the paragraphs below.

### Design and impact upon the character of the area, including arboricultural implications

06. One of the core principles of the National Planning Policy Framework (NPPF) (2012) is to seek to secure high quality design. Furthermore Policy CS21 of the Woking Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
07. Policy DM10 (Development on Garden Land) of the Development Management Policies DPD (2016) states that housing development on garden land and/or that to the rear or side of an existing property will be supported provided that it meets the other relevant Development Plan policies and that:
- *it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*
  - *it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;*

- *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.*
08. The application site is located on the corner of Orchard Drive and Wheatsheaf Close within a large Arcadian residential area to the north of Woking Town Centre. The majority of dwellings are relatively large detached properties. The grain and layout of the housing within this part of Horsell is sinuous, with long distributor roads and smaller cul-de-sacs and crescents feeding off. The majority of the properties are detached within relatively good sized plots and generally constructed of buff and red brick, with sections of the facade covered in hung tiles. Roofs are predominantly steeply pitched and constructed of dark tiles. The area has a relatively sylvan character, derived largely from intermittent tree planted verges, which positively contribute to the character and appearance of the area.
09. The existing residential curtilage of Orchard End is relatively unique within the area in terms of its width, which varies between approximately 21.0 metres (towards the front) and 34.0 metres (towards the rear) due to its location on the corner of Orchard Drive and Wheatsheaf Close. Plot widths fronting Wheatsheaf Close measure between approximately 14.0 metres and 18.0 metres. Due to the orientation and siting of the proposed dwelling it would read predominantly as part of the Orchard Drive street scene as opposed to the Wheatsheaf Close street scene. Plot widths within this part of Orchard Drive measure between approximately 11.0 metres and 15.0 metres. The resulting plot width of retained Orchard End would measure approximately 11.6 metres with the plot width of the proposed dwelling measuring approximately 16.8 metres (taken across the front building line) and approximately 21.7 metres (taken across the rear of the site). The depths of the resulting plots would remain as per the existing. Overall, in terms of the resulting plot widths, depths and shapes, the proposal is considered to integrate into the prevailing pattern and grain of development within the area.
10. Whilst it is noted that the proposed dwelling would result in a greater level of development on this corner site than currently exists the proposed dwelling would nonetheless maintain separation distances varying between approximately 5.5m (at the front) and 7.0m (at the rear) to the application site boundary with Wheatsheaf Close, which would retain a sense of spaciousness to this side of the site, and avoid development within close proximity to the southern site boundary. It is also a significant consideration that the elevation presented to Wheatsheaf Close would take the form of a catslide style roof, terminating in a relatively modest approximate 2.8m eaves height, and which would pitch entirely away from the southern site boundary with the maximum height of the dwelling occurring a further 6.3m from the southern site boundary with Wheatsheaf Close. Furthermore the front building line of the proposed dwelling would step back from its predominant front building line by 1.0m towards the south, further reducing the bulk and mass apparent from Wheatsheaf Close. These cumulative factors are considered to retain a sense of spaciousness which would not harm the street scene of Wheatsheaf Close nor result in a cramped or contrived arrangement.
11. The depth of frontage to the proposed new dwelling would remain commensurate with that at existing Orchard End with an area capable of accommodating soft planting alongside the provision of on-site car parking. The existing dropped kerb (serving the

## 20 MARCH 2018 PLANNING COMMITTEE

detached garage) would be retained to serve the proposed new dwelling and therefore no harm or disturbance to the street scene would arise in this respect.

12. Several street trees exist adjacent to the site on the grass verge. Policy CS21 requires proposals for new development to include the retention of any trees of amenity value and Policy DM2 of the Development Management Policies DPD (2016) states that the Council will require any trees which are to be retained to be adequately protected to avoid damage during construction.
13. The application is supported by arboricultural information, dated February 2018, prepared by RMT Tree Consultancy Ltd, which identifies that x1 small unremarkable tree of limited significance (Category C) towards the centre rear of the site would be removed (tree T5 - Monterrey Cypress). Whilst some low level ornamental planting would also be removed, this planting is contained within the application site and could be removed without the consent of the Local Planning Authority regardless. Tree and soft planting implications would be capable of being mitigated, and enhanced, through a soft landscaping scheme secured via recommended condition 04. The submitted arboricultural information makes provision for works within the Root Protection Areas (RPAs) of retained trees to be carried out in an arboriculturally sensitive manner and for the provision of adequate physical protection to the adjacent street trees during the course of site works. The Council's Arboricultural Officer has reviewed the submitted arboricultural information and considers the arboricultural implications to be acceptable subject to a recommended condition to secure compliance (condition 12 refers) and details of drainage/service runs (condition 13 refers).
14. Taking account of these combined factors the proposal is not considered to involve the inappropriate sub-division of an existing curtilage to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes.
15. A separation gap measuring 2.0 metres would be retained between the proposed new dwelling and retained Orchard End, with approximately 1.0 metre retained either side of the resulting common boundary. It is considered that this level of visual separation would maintain the character and rhythm of the Orchard Drive street scene and would be sufficient to avoid a 'cramped' appearance. Due to these distances the proposed dwelling is considered to respect and integrate acceptably into the character of the street scene in terms of visual separation between buildings.
16. The predominant front building line of the proposed dwelling would be set back approximately 1.2m from that of retained Orchard End, a subsidiary element stepping back by a further 1.0m to the south. This would not amount to a significant building line difference and, taking into account the curved nature of the southern boundary of the application site, is considered to form an appropriate response to the location of the site on a corner plot. Furthermore there are similar levels of difference between existing front building lines evident in Orchard Drive.
17. In terms of appearance and scale the proposed new dwelling would appear very much as a 'mirrored' or 'handed' version of retained adjacent Orchard End, below a hipped roof with a catslide style element to the southern side, and is considered to integrate into the street scene and character of the area with a building width, depth and height reflective of adjacent Orchard End. A chimney stack would be utilised to the northern side, and the dwelling set on a brick plinth. External materials are proposed to consist of facing brick, plain roof tiles and white upvc window frames; whilst condition 03 is recommended to secure further details these external materials are considered to be acceptable and to reflect the character of the area.



18. Whilst it is noted that the southern elevation of the proposed dwelling would protrude beyond the front elevation of No.8 Wheatsheaf Close when viewed from the street scene of Wheatsheaf Close to the south-west the element which would protrude would take the form of a catslide style roof which would entirely pitch down towards a relatively modest 2.8m eaves height. The two storey element of the proposed dwelling would therefore not protrude significantly beyond the two storey front building line of No.8 Wheatsheaf Close. Taken together with the retained level of separation between the rear of the proposed dwelling and the side (east) of No.8, and the differing orientation of these two dwellings, it is not considered that harm would arise to the street scene of Wheatsheaf Close.
19. Overall the proposed dwelling is considered to represent a high quality design, which would respect and make a positive contribution to the street scenes of Orchard Drive and Wheatsheaf 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 Sections 6 and 7 of the National Planning Policy Framework 2012 (NPPF), Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016) and Supplementary Planning Document 'Design (2015)'.

Impact upon neighbouring amenity

20. Policy CS21 (Design) of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. More detailed guidance, in terms of assessing neighbouring amenity impacts, is provided by SPD 'Outlook, Amenity, Privacy and Daylight (2008)'.

No.8 Wheatsheaf Close:

21. No.8 Wheatsheaf Close is a detached two storey dwelling situated to the west, which demonstrates an approximate 2.7m wide single storey side projection (east), adjoining the application site. Beyond this single storey side projection a roof slope pitches away from the application site, punctured by a first floor level obscure-glazed dormer window which appears to serve an en-suite or bathroom. The front element of the single storey side projection to the side of No.8 appears to accommodate a garage and there are no openings apparent within the side (east) elevation or roof slope of No.8 with the exception of the first floor level obscure-glazed dormer window.
22. The proposed dwelling would demonstrate an approximate 5.4m predominant eaves height and an approximate 8.6m maximum height, with a hipped roof form. Separation distances measuring between approximately 13.2m and 10.0m would be retained to the common boundary with No.8. It should be noted that the lesser 10.0m retained separation would occur between the catslide style element and a part of the common boundary beyond which is a parking area to the frontage of No.8, views of which are readily appreciable from the public realm of Wheatsheaf Close. Taking into account the retained levels of separation, the form and scale of the proposed dwelling, and the resulting relationship with No.8, it is not considered that significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to No.8 Wheatsheaf Close.
23. In terms of privacy SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum separation distances for achieving privacy for two storey

back-to-boundary relationships, as in this case, of 10.0m. The two first floor level rear-facing windows would retain separation distances of approximately 12.0m and 13.2m respectively to the common boundary with No.8, therefore according with the guidance within the SPD. No significantly harmful loss of privacy is therefore considered to arise to No.8. Overall the proposed dwelling is considered to achieve a satisfactory relationship to No.8 Wheatsheaf Close.

Orchard End, Orchard Drive:

24. Orchard End is the existing two storey detached dwelling to the north to be retained, which demonstrates no openings within its south (side) elevation. The proposed dwelling would be set back by approximately 1.2m from the existing front building line of Orchard End and would therefore not give rise to impacts upon openings within the front elevation of this dwelling. Whilst the proposed dwelling would project beyond the existing rear building line of Orchard End by approximately 1.4m a separation distance measuring approximately 2.0m would be retained to the side (south) elevation and of 1.0m to the resulting common boundary. This limited extent of projection, taken together with the resulting separation, is not considered to give rise to significantly harmful impact upon either the rear elevation, or rear amenity space, of retained Orchard End by reason of potential loss of sunlight or overbearing effect due to bulk, proximity or loss of outlook.
25. In terms of daylight to the openings within the rear elevation of retained Orchard End SPD 'Outlook, Amenity, Privacy and Daylight (2008)' states that "*significant loss of daylight will occur if the centre of the affected window...lies within a zone measured at 45° in both plan and elevation*". The proposed dwelling complies with this 45° angle test and therefore no significant loss of daylight would occur to openings within the rear elevation of retained Orchard End. No openings are proposed within the side elevation (north) of the proposed dwelling, with openings within the rear elevation demonstrating a typical relationship with retained Orchard End within the Urban Area. No harmful loss of privacy is therefore considered to occur to Orchard End.
26. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum garden amenity areas for family dwellinghouses with two bedrooms or more and over 65 sq.m. gross floorspace (but below 150 sq.m. gross floorspace), as in this instance, as a suitable area of garden amenity in scale with the building but always greater than the building footprint. The gross floorspace of Orchard End measures approximately 124 sq.m and the building footprint approximately 83 sq.m. The retained area of rear garden to serve Orchard End would measure approximately 166 sq.m, exceeding both the gross floorspace and building footprint and would therefore provide a suitable sunlit area of predominately soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of occupiers, notwithstanding the reduction in existing residential curtilage.
27. Overall, taking account of the above factors it is considered that the proposed dwelling would achieve a satisfactory relationship with retained Orchard End, avoiding significant harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, and retaining an appropriate area of private garden amenity.  
No.10 Wheatsheaf Close:
28. No.10 Wheatsheaf Close is a two storey detached dwelling situated to the south, on the opposite side of the vehicular carriageway, and is orientated somewhat obliquely in relation to the proposed dwelling. The proposed dwelling would maintain approximately 17.5m separation to the closest point of the boundary of the residential

curtilage of No.10, and furthermore would take the form of a catslide style roof, terminating in a relatively modest approximate 2.8m eaves height, and demonstrating no openings within the southern elevation which would occur opposite No.10. Taking account of these combined factors the proposed dwelling is considered to achieve a satisfactory relationship to No.10 Wheatsheaf Close, avoiding significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.

No.24 and No.26 Orchard Drive:

29. No.24 and No.26 Orchard Drive are two storey detached dwellings situated to the east, on the opposite side of the vehicular carriageway. The proposed dwelling would be sited predominately opposite No.26 and located approximately 20.0m from the front boundary of the residential curtilage of No.24 and No.26 at its closest point, and approximately 27.0m from the front elevations of No.24 and No.26 at its closest point.
30. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' identifies a recommended minimum separation distance for achieving privacy of 10.0m for two storey front-to-front elevation relationships, as in this instance. As set out above the proposed dwelling would substantially exceed the relevant recommended separation distance, and would remain commensurate with existing 'across the street' relationships between facing dwellings on the east and west sides on this part of Orchard Drive. Overall no harmful loss of privacy is considered to occur either No.24 or No.26 Orchard Drive.
31. The proposed dwelling would demonstrate an approximate 5.4m predominant eaves height, an approximate 8.6m maximum height and utilise a hipped roof form, pitching away from the front elevation. Taking account of the separation distances outlined above, together with the scale and form of the proposed dwelling, it is not considered that significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to either No.24 or No.26 Orchard Drive.
32. Overall the proposed dwelling is considered to achieve satisfactory relationships to neighbouring properties, avoiding significant harmful impact, by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook and therefore to accord with Policy CS21 of the Woking Core Strategy (2012), SPD 'Outlook, Amenity, Privacy and Daylight (2008)' and the core principles of the National Planning Policy Framework 2012 (NPPF).

Amenities of future occupiers

33. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out that for new dwellings, *"suitable daylight to a dwelling is achieved where an unobstructed vertical angle of 25° can be drawn from a point taken 2 metres above floor level of the fenestrated elevation"*. No.8 Wheatsheaf Close causes no breach of a vertical angle of 25° taken from the rear openings within the proposed dwelling and therefore suitable daylight would be achieved to these openings. It is considered that a good standard of outlook, daylight and sunlight would be achieved to habitable rooms and the private garden area to the rear. The proposed dwelling would measure approximately 127 sq.m. in gross floorspace; for two storey 3 bedroom dwellings this gross floorspace is considered to provide a good standard of amenity.
34. SPD 'Outlook, Amenity, Privacy and Daylight (2008)' sets out recommended minimum garden amenity areas for family dwellinghouses with two bedrooms or more and over

65 sq.m. gross floorspace (but below 150 sq.m. gross floorspace), as in this instance, as a suitable area of garden amenity in scale with the building but always greater than the building footprint. The gross floorspace of the proposed dwelling measures approximately 127 sq.m and the building footprint approximately 83 sq.m. The area of private rear garden (discounting the area to the side) to serve the proposed dwelling would measure approximately 148 sq.m, exceeding both the gross floorspace and building footprint and therefore providing a suitable sunlit area of predominately soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of future occupiers, reflecting the prevailing grain and pattern of development within the surrounding area.

Highways and parking implications

35. SPD 'Parking Standards (2006)' sets maximum parking standards, with the objective of promoting sustainable non-car travel. Whilst Policy CS18 of the Woking Core Strategy (2012) states that the Council will move towards minimum parking standards for residential development, SPD 'Parking Standards (2006)' remains in place and sets a maximum residential car parking standard of 1.5 spaces, per 3 or more bedroom dwelling within the High Accessibility Zone, as in this instance, stating that *"for car parking the standards define the maximum acceptable provision for the most common forms of development. Provision above this level will not normally be permitted"*.
36. The proposal would remove the existing detached garage, retaining the more northerly existing vehicular crossover onto Orchard Drive to serve the adjacent retained dwelling of Orchard End. The existing area of hardstanding to the frontage of Orchard End would be slightly widened to accommodate the parking of x2 cars although the existing vehicular crossover would remain unaltered. Whilst the widening of this existing hardstanding is not within the application site red-line it is within the blue-lined control of the applicant and has been shown on the submitted proposed site plan. The widening of this existing hardstanding would also constitute 'permitted development' under the provisions of Article 3, Schedule 2, Part 1, Class F (hard surfaces) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not therefore require planning permission in its own right.
37. The proposed dwelling would utilise the existing southern vehicular crossover onto Orchard Drive (currently serving the detached garage to be demolished) and would provide on site parking for x2 cars to the frontage. Whilst the proposal would make provision for in excess of 1.5 car parking spaces per dwelling, this factor is not considered to cause planning harm in this context and would remain commensurate with the level of car parking apparent at properties within the immediate area, which are generally relatively large and detached.
38. Furthermore the County Highway Authority (SCC) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
39. Whilst some local representations relating to the more southerly vehicular crossover onto Orchard Drive are noted the proposal would utilise only existing vehicular crossovers and proposes x1 net dwelling, which is unlikely to give rise to significant vehicular movement. The applicant could demolish the existing detached garage without a requirement for planning permission. Furthermore, paragraph 32 of the

## 20 MARCH 2018 PLANNING COMMITTEE

NPPF (2012) states that *“development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”*. No severe transport impacts are considered to arise.

40. A construction transport management plan (CTMP) condition is recommended (condition 15 refers) to minimise disruption to local residents during the construction period should planning permission be granted. It should also be noted that the proposal is for x1 net dwelling which is unlikely to result in long-term disruption during the construction period and there would appear to be adequate potential space on the site for temporary storage of construction materials.
41. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy (2012), SPD ‘Parking Standards’ (2008) and the National Planning Policy Framework (NPPF) (2012).

### Surface water flood risk

42. The application site forms part of a wider area identified within the WBC Strategic Flood Risk Assessment (November 2015) as an area at risk of surface water flooding. The applicant has submitted a flood risk measures statement which sets out that it is proposed to install an attenuation tank to discharge to the existing surface water drainage system, that the ground floor level of the new dwelling will be set at a level at least 300mm above the adjacent ground level, there will be no airbricks in the external walls, all electrical sockets will be run from first floor level and dropped down and sited a minimum 450mm above finished floor level internally and all new drainage from the building will be installed with flap valves to prevent potential back flow of sewage. The Council’s Drainage and Flood Risk Team has been consulted upon the application and raise no objection, on surface water flood risk grounds, subject to recommended conditions 07 and 08.

### Thames Basin Heaths Special Protection Area (TBH SPA)

43. The Special Protection Areas (SPAs) in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the 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).
44. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of **£868** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy (April 2017 update) as a result of the uplift of x1 3 bedroom dwelling which would arise from the proposal. The applicant is preparing a Legal Agreement to secure this financial contribution. However, it should be noted that, in the event planning permission is resolved to be granted and the legal agreement is not completed before 1st April 2018, that the SAMM contribution will be index linked (based on RPI annual inflation) on 1st April 2018 and is likely to increase.
45. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBH SPA and therefore

## 20 MARCH 2018 PLANNING COMMITTEE

accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

### Affordable Housing

46. 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.
47. However, following the Court of Appeal's judgment of 11 May 2016 (*Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441*), it is acknowledged that the policies within the Written Ministerial Statement of 28 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 be treated as a material consideration in development management decisions.
48. Additionally the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016) sets out that affordable housing 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. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28 November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). The proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, and therefore no affordable housing contribution is sought.

### Energy and water consumption:

49. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes (CfSH). Therefore in applying Policy CS22 of the Woking Core Strategy (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (recommended conditions 09 and 10 refer).

### LOCAL FINANCE CONSIDERATIONS

50. The proposed development would be Community Infrastructure Levy (CIL) liable to the sum of **£17,585** (including the April 2017 Indexation). However the applicant has submitted 'CIL Self Build Exemption Claim Form: Part 1' and would therefore be exempt from CIL providing a 'disqualifying event' does not occur. However, it should be noted that, in the event planning permission is resolved to be granted and the legal agreement is not completed before 1st April 2018, that CIL liability will be further index linked against the BCIS All-in Tender Price Index on 1st April 2018 and is likely to increase.

### CONCLUSION

## 20 MARCH 2018 PLANNING COMMITTEE

51. Overall the proposed dwelling is considered to be acceptable in principle, to represent a high quality design, which would respect and make a positive contribution to the street scenes of Orchard Drive and Wheatsheaf 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. The proposal is also considered to result in an acceptable impact upon neighbouring amenity, to provide a good standard of amenity to future occupiers and to result in acceptable arboricultural implications and highways and car parking implications having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance. Thames Basin Heaths Special Protection Area (TBH SPA) mitigation will be addressed by way of Legal Agreement.
52. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS8, CS10, CS11, CS12, CS18, CS21, CS22 and CS25 of the Woking Core Strategy (2012), Sections 4, 6, 7, 10 and 11 of the National Planning Policy Framework 2012 (NPPF), Policies DM2 and DM10 of the Development Management Policies DPD (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)', 'Climate Change (2013)' and 'Affordable Housing Delivery (2014)', Supplementary Planning Guidance 'Plot subdivision: Infilling and backland development (2000)', South East Plan (2009) (Saved policy) NRM6, the Thames Basin Heaths Special Protection Area Avoidance Strategy and the Planning Practice Guidance (PPG). It is therefore recommended that planning permission is granted subject to conditions and legal agreement as set out below.

### **BACKGROUND PAPERS**

Site visit photographs

x9 Letters of representation

Consultation responses from Arboricultural Officer

Consultation responses from Drainage & Flood Risk Team

Consultation response from County Highway Authority (CHA) (SCC)

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	<b>£868</b> SAMM (TBH SPA) contribution.	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

### **RECOMMENDATION**

**Grant** planning permission subject to the following conditions and SAMM (TBH SPA) contribution secured by way of Legal Agreement:

01. 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.

## 20 MARCH 2018 PLANNING COMMITTEE

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).

02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

SD17748-01 (Topographical Survey), dated Oct 2017 and received by the Local Planning Authority on 18.01.2018.

17/18/068/1 Rev C (Site Plans), undated and received by the Local Planning Authority on 16.02.2018.

17/18/068/3 Rev A (Proposed New House Plans), undated and received by the Local Planning Authority on 18.01.2018.

17/18/068/4 Rev B (Street Scene and Roof Plans), undated and received by the Local Planning Authority on 09.02.2018.

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

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

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

04. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the commencement of any above ground works to construct the development hereby permitted a detailed soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted and any existing soft planting to be retained. All new soft landscaping shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwellings 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: To protect the character and appearance of Orchard Drive and Wheatsheaf Close and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).



## 20 MARCH 2018 PLANNING COMMITTEE

05. ++ Notwithstanding any details shown on the approved plans listed within condition 02, 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 'hard' landscape 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: To protect the character and appearance of Orchard Drive and Wheatsheaf Close and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), Supplementary Planning Document 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

06. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the commencement of any above ground works to construct the development hereby permitted details of any modifications to boundary treatments (including the subdivision of the application site between the existing and proposed dwelling) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary modifications and treatments shall be implemented in full prior to the first occupation of the dwellings hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

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

07. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the commencement of development details of a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development and permanently retained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To prevent any increased risk of surface water 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 provisions of the National Planning Policy Framework (NPPF) (2012).

08. The development shall be constructed with the mitigation measures included within the Flood Risk Measures statement submitted to the Local Planning Authority. These include the Finished Floor Level (FFL) of the ground floor to be set at a level at least 300mm above the adjacent ground level, all electrical sockets will be run from first floor level and dropped down and sited a minimum of 450mm above finished floor level internally and all new drainage from the building will be installed with flap valves to prevent back flow of sewage unless otherwise first agreed in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the Flood Risk Measures statement prior to the first occupation of the development and permanently retained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

## 20 MARCH 2018 PLANNING COMMITTEE

Reason: To ensure surface water flood risk is adequately addressed and not increased in accordance with Policies CS9 and CS16 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2012).

09. ++ Prior to the of the commencement of any above ground works to construct the development hereby permitted, written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:
- 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
  - Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012).

10. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority, proving that the development has:
- 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
  - Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012).

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

Reason: In accordance with the National Planning Policy Framework (2012) and Policy DM8 of the Development Management Policies DPD (2016) which require development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at

## 20 MARCH 2018 PLANNING COMMITTEE

unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution (paragraph 109) and to ensure that adequate site investigation information, prepared by a competent person, is presented (paragraph 12).

12. Tree protective measures shall be carried out in strict accordance with the BS5837:2012 Arboricultural Survey, Implications Assessment & Arboricultural Method Statement (Ref: RMT244, dated 14th February 2018) and the Tree Protection Plan (Drawing No: RMT244 - TPP, dated February 2018) provided by RMT Tree Consultancy Ltd. A pre-commencement site meeting shall be held between the Council's Arboricultural Officer, the project Arboricultural consultant and Project Manager whereupon any arboricultural supervision can be agreed and any changes to tree protection details can be amended and agreed. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority. The works shall be carried out as approved and the tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention and protection of trees adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the core principles of the National Planning Policy Framework (NPPF) (2012).

13. ++ Notwithstanding any indication otherwise shown on the approved plans listed within condition 02, prior to the commencement of the development hereby permitted, full details of the method of construction and position of drainage and service runs shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant may be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the provisions of the National Planning Policy Framework (NPPF) (2012).

14. 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 for vehicles to be parked. Thereafter the parking area shall be retained and maintained for its 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) and the provisions of the National Planning Policy Framework (NPPF) (2012).

15. ++ No development shall commence until a Construction Transport Management Plan (CTMP), to include details of :
  - (a) parking for vehicles of site personnel, operatives and visitors

## 20 MARCH 2018 PLANNING COMMITTEE

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) provision of boundary hoarding behind any visibility zones
- (e) measures to prevent the deposit of materials on the highway

has been 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) and the provisions of the National Planning Policy Framework (NPPF) (2012).

16. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B and E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension(s) or enlargement(s) of the dwelling hereby permitted, or the provision of any outbuilding(s), shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the residential amenities of the adjacent properties of No.8 Wheatsheaf Close and Orchard End, to the character of the area and provision of an appropriate level of private garden amenity space to serve the dwelling hereby permitted and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)' and 'Design (2015)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

17. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Class C 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 rooflight(s) or other additional openings shall be formed above first floor level within the rear (western) elevation (including the roof slope) of the dwelling hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: To preserve the privacy of No.8 Wheatsheaf Close in accordance with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)' and the provisions of the National Planning Policy Framework (NPPF) (2012).

### **Informatives**

01. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework (NPPF) (2012).
02. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the

## 20 MARCH 2018 PLANNING COMMITTEE

details and discharge the condition. A period of between five and eight weeks should be allowed for.

03. 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.
04. 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.
05. 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.
06. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see:  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
07. This decision notice should be read in conjunction with the related Legal Agreement.