

30 MARCH 2018 PLANNING COMMITTEE

5c	17/1383	Reg'd:	23.06.2017	Expires:	06.02.18	Ward:	C
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LOCATION: Land rear of 19-21 Woodham Waye, Woodham, Woking, Surrey, GU21 5SW

PROPOSAL: Erection of a four-bedroom detached dwelling.

TYPE: Full

APPLICANT: Mr & Mrs Moser

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

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

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING STATUS

- Urban Area
- Tree Preservation Order
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site relates to an area of land within the cul-de-sac in Woodham Waye. According to details in the submitted application form, an e-mail from the agent and previous planning history the eastern section of this land is owned by the applicant but was previously garden land belonging to 19 Woodham Waye and the western section of the garden land is still within the curtilage of 21 Woodham Waye.

19 - 21 Woodham Waye bound the application site to the north. 23 Woodham Waye bounds the site to the west. Part of 17 Woodham Waye's detached garage and an area of open amenity land bounds it to the south. Pavement bounds the site to the east. There is a TPO-covered tree in the south east corner of the application site and another TPO-covered tree on the grass verge next to the pavement adjacent to the site. There are also other TPO-covered trees on this verge to the north east of the application site. At the time of the Case Officer's site visit the application site was completely boarded off by close board timber fencing.

RELEVANT PLANNING HISTORY

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Land rear of 19-21 Woodham Waye

PLAN/2017/0437: Outline application (considering matters of access and layout) for erection of two storey detached dwelling (matters of appearance, landscaping and scale reserved) – permitted 12.02.2018.

19 Woodham Waye

PLAN/2017/1129: Rendering finish to all external walls of the existing property and the approved extension - permitted 06.12.2017.

PLAN/2017/0480: Erection of an additional storey to an existing bungalow - permitted 26.07.2017.

PLAN/2003/0845: Conversion of chalet bungalow to two storey house - permitted 14.08.2003.

TREE/1996/8047: Fell one Silver Birch tree subject to Tree Preservation Order No. 626/18 – permitted 11.04.1996.

21 Woodham Waye

TREE/1997/8097: Prune one yew tree, prune one thuja tree in rear garden subject to Tree Preservation Order No 626/18 - permitted 29.05.1997.

PLAN/1990/0673: Alterations and additions to existing roof to form additional rooms - permitted 23.08.1990.

TREE/1992/0899: Fell one Silver Birch and one Pine tree in front garden subject to Tree Preservation Order No 626/18 - permitted 12.11.1992.

0019885: 2 ROOMS IN ROOF - permitted 01.11.1965.

PROPOSED DEVELOPMENT

The application is for the erection of a two-storey detached house. Notwithstanding a chimney on its side (north) elevation the new house is proposed to have an overall width of 16.2 m, a depth of 10.1m and a height of 8.35m. It is proposed to have four bedrooms and an integral garage. The house is proposed to have a contemporary appearance which would result from a combination of its form and external materials palette. Its form would consist of three main elements. The largest of these three elements is a two-storey pitched roof element with two irregularly profiled parapet walls; a gable (with an angled wall) is proposed on its front elevation. To the side (south) of the main two-storey element would be a two-storey mono-pitched roof element. To the rear of both two-storey elements would be a single-storey flat roof element which would include a covered outdoor area. A door with a two-storey window to the side of it, a ground floor window with timber slats in front of it serving a bathroom, a garage door, a ground floor window, two first floor windows and a first floor window with timber slats in front of its lower section are proposed in the front elevation. Two ground floor windows are proposed in its side (north) elevation. A ground floor window and a two-storey window (serving the front gable) is proposed in its side (south) elevation. Two sets of sliding doors, a door, a ground floor window, four first floor windows and two projecting angled windows are proposed in its rear elevation. According to information in the submitted drawings and application form the house is proposed to have an exterior materials palette of white render, timber cladding, zinc roofing and aluminium window frames. Photovoltaic panels are also proposed on the south-facing mono-pitched roof.

The house is proposed to be set back from the street by a front garden and gravel driveway. A proposed dropped kerb at the south east corner of the site is proposed to provide access to this driveway. The property is also proposed to have an irregular-shaped rear garden. The front garden is proposed to be bounded from the street by semi-open timber fencing. The side and rear boundaries are proposed to be bounded by vegetative boundaries.

SUMMARY INFORMATION

Site area (excluding dropped kerb area)	0.0426ha
Existing units	0 unit
Proposed units	1 units
Bedrooms/unit	4 bedrooms
Existing site density	0 dwellings/hectare
Proposed site density	23 dwellings/hectare

CONSULTATIONS

County Highway Authority (SCC):

No objection.

LPA Senior Arboricultural Officer:

No objection subject to condition.

NEIGHBOUR REPRESENTATIONS

One letter of objection was received which made the following statements:

- The plot is too small.
- The house would be out of keeping with others in the close.
- The objector raised concerns about damage to the road and drains (*Case officer's note: any damage to land outside of the applicant's ownership is a civil matter and drainage is covered under Building Regulations legislation*).

Two letters of support were also received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012):

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

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Area

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing
CS16 - Infrastructure Delivery
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 - Presumption in Favour of Sustainable Development

Development Management Policies DPD (2016):

DM2 - Trees and landscaping
DM8 - Land Contamination and Hazards
DM10 - Development on Garden Land

Supplementary Planning Documents:

Woking Design SPD (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
Climate Change (2013)
Affordable Housing Delivery (2014)

PLANNING ISSUES

The main issues to consider in determining this application are the principle of development, impact on character, impact on trees, impact on neighbours, quality of accommodation, impact on car parking provision and highway safety, impact on sustainability and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

Principle of Development

1. The *National Planning Policy Framework (2012)* and policy CS25 of the *Woking Core Strategy (2012)* promote a presumption in favour of sustainable development. The application site is located within an established residential area. It also has good road and bus links. For these reasons the site location is considered to be suitably sustainable in the defined urban area of Woking. It is also noted that PLAN/2017/0437 granted outline permission for the erection of a new dwelling at this site. For these reasons the principle of erecting one residential dwelling on the site is considered acceptable subject to further material considerations as set out in this report.

Impact on character

2. The proposed development will result in one additional dwelling on garden land that was previously garden land within the curtilage of 19 Woodham Waye and garden land belonging to 21 Woodham Waye. Policy DM10 of the *Development Management Policies Development Plan Document (2016)* states that the principle of housing development on garden land is not unacceptable but only subject to four criteria. Two of these criteria relate to character and state that the development is acceptable providing:

“(i) 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;

(ii) 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;

(iii) 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

(iv) 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.”

3. Criteria (i) and (ii) are applicable in assessing the impact on character and a material planning consideration in assessing criteria (i) and (ii) is the footprint of approved as part of PLAN/2017/0437. The proposed footprint of this current application is similar to that of PLAN/2017/0437. The Case Officer's report for that application stated that *“Whilst it is acknowledged the size of the proposed plot would be below that prevailing within the wider Woodham Hall Estate the proposed plot and dwelling would effectively form part of the existing cul-de-sac immediately to the south and therefore it is considered appropriate to assess the application on the basis of this immediate context...site areas within the cul-de-sac vary between approximately 480 sq.m and 635 sq.m. In measuring approximately 426 sq.m, and having regard to the resulting plot dimensions, shape and orientation, the resulting plot size is not considered to be substantially below that prevailing in the area...although the plot sizes of retained No.19 and No.21 Woodham Way would be reduced these dwellings would retain adequate areas of private amenity space to the rear and the proposal would not impact upon the principal street scene of Woodham Way to the north as the presence of the proposed dwelling and sub-divided plot would only become apparent when travelling along the access road towards the cul de-sac whereby the proposal would read effectively as part of the existing cul-de-sac in terms of the grain and pattern of development...proposed dwelling would be set at a slight angle, both to respond to the curvature of the carriageway to the east, and to reflect the angle of orientation of No.17 Woodham Way to the west. The proposed dwelling would be set-back between approximately 5.4m and 8.6m from the existing fencing/walling along the east of the application site and would retain a minimum of 1.0m separation to the southern site boundary and a minimum of 1.7m to the northern site boundary with the oblique angle increasing the level of separation to the northern site boundary towards the front (east). The proposed depth of frontage and separation to the side boundaries is considered appropriate having regard to the character of the cul-de-sac to the south”*. The proposed front gable would be 0.3m closer to the front (east) boundary than the footprint of the outline dwelling approved as part of PLAN/2017/0437. The proposed two-storey mono-pitched roof element would be 2m closer to the front (east) boundary and 0.95m further away from the side (south) boundary than the footprint of PLAN/2017/0437. The northern part of the proposed single-storey flat roof element which would be 1.65m closer to the side (west) boundary and the southern part would be 0.35m further away from the side (west) boundary than the footprint of PLAN/2017/0437. Given the comments made by the previous Case Officer in the committee report for PLAN/2017/0437 and the similarity of the footprints between the applications it is considered that this current proposal respects the overall grain and character of development in the area. It is therefore

considered that the proposed dwelling would be in keeping with the urban grain of the area.

4. Paragraph 59 of the *National Planning Policy Framework* (2012) points out that the overall scale, density, layout and materials of a proposed development should be guided by neighbouring buildings and the local area and *Woking Design SPD* (2015) echoes this guidance. However paragraph 59 of the NPPF states that “*policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*”. The houses in the cul-de-sac to the south of the site are two-storey, wide-fronted hipped roof, detached dwellings of a traditional style. These properties have a range of external wall finishes including brick, timber, clay tile, render and half-timbering. They all also have clay roof tiles. It is noted that the form and character of the proposed dwelling would be in contrast to these neighbouring properties. However it is considered that its design is in itself sufficiently innovative and that its scale is of a proportion that would have an acceptable impact on the character of the cul-de-sac in which it is located as well as the character of the wider street scene of Woodham Way.
5. It is noted that the properties in the cul-de-sac have open frontages giving the cul-de-sac an open and vegetative character. However it is considered that the proposed 1.95m high front boundary fencing would effectively be a continuation of the existing side (east) wall of 19 Woodham Way. It is also noted that it would be opposite the side (west) boundary wall of 5 Woodham Way. For these reasons it is considered that this fencing would not have an unacceptable impact on the open character of the cul-de-sac in which it would be located.
6. The proposal is therefore considered to have an acceptable impact on the character of Woodham Way.

Impact on trees

7. The submitted arboricultural Information provided by Merwood (Rev. A received by the LPA on 18.12.2017) states that no trees are proposed to be felled. However, the arboricultural advice by Keen Consultants (Rev.0 received by the LPA on 18.12.2017) states that the TPO-covered tree in the south east corner of the application may be replaced with a better quality tree during the construction period but only following consultation with and agreement by the LPA Senior's Arboricultural Officer.
8. The LPA Senior's Arboricultural Officer has raised no objection to the proposals in both reports subject to condition.
9. The proposal is therefore considered to have an acceptable impact on trees subject to condition.

Impact on neighbours

10. The neighbours potentially most affected by the proposal are 19 Woodham Way to the side (north), the existing property at 21 Woodham Way to the side (north), 23 Woodham Way to the rear and 17 Woodham Way to the side (south).
11. In order to maintain privacy *Outlook, Amenity, Privacy and Daylight* (2008) recommends that first floor rear windows should be at least 10m from a rear or side boundary. The four northernmost first floor rear windows would be more than 10m

from the boundary with 23 Woodham Waye to the rear. It is therefore considered that they would not create unacceptable overlooking issues towards no.23. The two southernmost first floor rear windows would be less than 10m from the boundary with 23 Woodham Waye to the rear. It is noted that these two windows are intended to serve an en-suite and a dressing room which are non-habitable rooms. Therefore it is considered that they would not create unacceptable overlooking issues towards no.23 subject to a condition requiring them to obscurely glazed and be non-opening below a height of 1.7m from the floor level of the rooms they are intended to serve. The two northernmost first floor rear windows would be close to the boundary with 21 Woodham Waye however it is considered they would not provide views towards no.21 due to them being angled in a south westerly direction. It is therefore considered that they would not create unacceptable overlooking issues towards no.21.

12. The proposed dwelling would pass the '25° test' as set out in *Outlook, Amenity, Privacy and Daylight* (2008) towards existing windows in the rear elevation of 19 Woodham Waye. PLAN/2017/1129 proposed adding an extra storey to no.19. According to Building Control records and the Case Officer's site visit it appears as though the approved works have commenced. The proposed dwelling would also pass the '25° test' towards all windows in the rear elevation proposed as part of PLAN/2017/1129. For these reasons it is considered that the proposal would have an acceptable impact on the sunlight/daylight levels received by neighbouring properties.
13. Given the scale of the proposed dwelling and its separation distances towards neighbouring properties it is considered that it would not create unacceptable overbearing issues towards neighbouring properties.
14. The proposal is considered to be acceptable in terms of its relationship with neighbouring properties and will safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings subject to condition.

Quality of accommodation and private amenity space

15. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with acceptable quality of outlook to habitable rooms.
16. *Outlook, Amenity, Privacy and Daylight* (2008) recommends that houses should have private amenity space that is at least equal in area to the footprint of the house and also in scale with the house. According to the submitted drawings the proposed dwelling would have a 143sqm footprint and a 148sqm rear garden area which is considered to be in line with these guidelines.
17. The proposal is therefore considered to be acceptable in terms of quality of accommodation and private amenity space.

Impact on car parking provision & highway safety

18. *Parking Standards* (2006) recommends that a dwelling with three or more bedrooms should have a maximum parking provision for two cars. The proposed dwelling would have space to park a car in its garage and another on its driveway which is in line with these recommendations.
19. As previously mentioned the County Highway Authority (SCC) has raised no objection and has not recommended any conditions.

20. It is therefore considered that the proposal would have an acceptable impact on car parking provision and highway safety.

Sustainability

21. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. 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).
22. The agent has submitted information stating that water consumption would be no more 110 litres per person per day indoor. This is higher than the maximum usage stated in policy CS22. It is therefore considered that the proposed water consumption would only be acceptable subject to a condition requiring information to demonstrate that the new residential development shall be constructed to achieve a standard of no more than 105 litres per person per day indoor water consumption.
23. The agent submitted information stating the development would achieve not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). This is in line with policy CS22 of the *Woking Core Strategy* (2012).

Affordable Housing

24. The application site is garden land. Woking Council's *Affordable Housing Delivery SPD* (2014) states that "*the Council must treat garden land to the front, side and rear of an existing dwelling as Greenfield land and seek a 50% affordable housing provision from any development scheme*". This is reflected in policy CS12 of the *Woking Core Strategy* (2012).
25. However, following the Court of Appeal's judgment of 11th May 2016 (Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441), wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire district Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin)), it is acknowledged that the policies within the Written Ministerial Statement of 28th November 2014, as to the specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
26. Additionally the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

27. 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 28th November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). As the proposal represents a development of 10 units or less, and has a maximum combined gross floorspace of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Local finance consideration

28. The proposal would lead to a gross internal area of 210.5sqm outside of the designated town centre. It will therefore be liable to a contribution to the Community Infrastructure Levy (CIL) of **£29,146.15** according to the current financial year's price index. However, it is noted that a CIL self-exemption form has been submitted by the applicant.

Impact on the Thames Basin Heaths Special Protection Area

29. The 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 kilometers of the SPA boundary to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
30. 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. A SAMM contribution of **£1,008** in line with the *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015* (April 2017 update) as a result of the uplift of one four-bedroom dwelling that would arise from the proposal would be required.
31. It is noted that a Unilateral Undertaking for this application has been signed by all owners of the application site. It is also noted that a SAMM payment for one new dwelling on the site has been made which could be used towards the implementation of this scheme or PLAN/2017/0437. It is therefore considered that the proposal would have an acceptable impact on the Thames Basin Heaths Special Protection Area.

CONCLUSION

Overall the principle of development is considered to be acceptable and it is considered that it would have an acceptable impact on character, trees, neighbours, quality of accommodation, amenity space, car parking provision and highway safety, sustainability and the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan. The proposal therefore accords with sections 6, 7, 10 and 11 of the *National Planning Policy Framework* (2012), policies CS1, CS7, CS8, CS10, CS11, CS12, CS16, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), policies DM2 and DM10 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2006), *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*, *Climate Change* (2013) and *Affordable Housing Delivery* (2014).

BACKGROUND PAPERS

Site visit photographs (15.01.2018)

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason:

To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below:

- 1:1250 location plan Drwg no.S101 (received by the LPA on 08.12.2017)
- 1:100 proposed site plan Drwg no.P201 E (received by the LPA on 06.02.2018)
- 1:100 proposed coloured site plan Drwg no.16142/C202A (received by the LPA on 06.02.2018)
- 1:100 proposed plan and elevations Drwg no.P202 G (received by the LPA on 06.02.2018)
- 1:100 proposed coloured elevations Drwg no.16142/C203A (received by the LPA on 07.02.2018)
- 1:100 proposed coloured street scene Drwg no.16142/C201A (received by the LPA on 06.02.2018)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The development hereby permitted shall not commence until details and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary walls have been 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 agreed in writing by the local planning authority.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in paragraph 17 of the *National Planning Policy Framework* (2012) and policy CS21 of the *Woking Core Strategy* (2012).

4. The two southernmost first floor windows in the rear (west) elevation hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently

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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.

5. The integral garage hereby permitted shall only be used for the parking of vehicles (and storage) ancillary and incidental to the residential use of the dwelling house and shall be retained thereafter solely for that purpose 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 neighbourhood and ensure the provision of off-street parking facilities in accordance with policies CS18 and CS21 of the *Woking Core Strategy* (2012).

6. Notwithstanding the submitted Regulations Compliance Report (received by the LPA on 08.12.2017) and Energy Statement (received by the LPA on 08.12.2017) the development hereby permitted shall not commence until details have been submitted to and approved by the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of not more than 105 litres per person per day maximum indoor water consumption and thereafter maintained in perpetuity unless otherwise 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 and to comply with policies CS21 and CS22 of the *Woking Core Strategy* (2012).

7. The CO2 emission rate of the development hereby permitted shall comply with the submitted Regulations Compliance Report (received by the LPA on 08.12.2017) and Energy Statement (received by the LPA on 08.12.2017) to achieve not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic) and thereafter maintained in perpetuity unless otherwise 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 and to comply with policies CS21 and CS22 of the *Woking Core Strategy* (2012).

8. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A 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) the flat roof area of the single-storey rear element of the proposed dwelling hereby approved shall not be used as balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected

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on top of or attached to the side of the extension without the grant of further specific planning permission by the Local Planning Authority.

Reason:

In order to protect adjoining properties from overlooking and noise and to comply 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 building, structure, extension or other alteration permitted by Class A, B, C, D and F of Part 1 of Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason:

To protect the amenity and privacy of the occupants of neighbouring properties in accordance with policy CS21 of the *Woking Core Strategy* (2012).

10. Protective measures shall be carried out in strict accordance with arboricultural advice by Keen Consultants (Rev.0 received by the LPA on 18.12.2017) and the arboricultural Information provided by Merwood (Rev. A received by the LPA on 18.12.2017) including the convening of a pre-commencement meeting and arboricultural supervision as indicated. 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.

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).

11. The development hereby permitted shall not commence until a detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted. All landscaping shall be carried out in accordance with the approved scheme 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:

In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with policies CS7, CS17, CS21 and CS24 of the *Woking Core Strategy* (2012).

12. The development hereby permitted shall not commence until details of any modifications to boundary treatments have been submitted to and approved in writing

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by the Local Planning Authority. The approved modifications shall be implemented prior to the occupation of the dwelling hereby approved and permanently maintained thereafter.

Reason:

To ensure adequate security and a satisfactory appearance of the completed development in accordance with policy CS21 of the *Woking Core Strategy* (2012).

13. The development hereby permitted shall not commence until details of the proposed waste and recycling management arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first occupation of the development and maintained thereafter for use at all times.

Reason:

In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with policies CS16 and CS21 of the *Woking Core Strategy* (2012).

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

Reason:

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

15. Prior to the commencement of any above ground works to construct the development hereby permitted 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 thereafter maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the development achieves a high standard of sustainability and to comply with policies CS9 and CS16 of the *Woking Core Strategy* (2012) and the provisions of the *National Planning Policy Framework* (2012).

Informatives

01. Site Inspections:

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You are 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.

02. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

03. The applicant is advised that they would need permission from Surrey County Council to create a new dropped kerb.

04. The applicant is advised, notwithstanding the submission of CIL Form 9: Self Build Residential Extension Exemption Claim, in order to benefit from the CIL Self Build Residential Extension Exemption, the applicant must also submit a fully completed CIL Form 6: Commencement Notice at least one working day prior to starting work on site. The applicant is advised that CIL will become payable in the event of work starting on site either before the Council's decision on the Self Build Residential Extension Exemption claim has been issued or in the event of failure to submit a fully completed CIL Form 6: Commencement Notice at least one working day prior to work starting on site.

CIL Form 6: Commencement Notice is available to download at the address below:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

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:-

0800 - 1800 Monday to Friday

0800 - 1300 Saturday

and not at all on Sundays and Bank/Public Holidays.