

20 MARCH 2018 PLANNING COMMITTEE

5d 17/1050 Reg'd: 15.09.17 Expires: 10.11.17 Ward: C
Nei. 07.03.18 BVPI Minor Number >8 On No
Con. Target dwellings -13 of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: No.11-17 Chertsey Road, Woking, GU21 5AB

PROPOSAL: Erection of a third, fourth and fifth floor extension to create two additional floors comprising 6x additional flats (5x one bed & 1x two bed), erection of first and second floor rear extensions and alterations to external finishes and fenestration and plant enclosure on rear elevation (Amended Plans)

TYPE: Full Planning Application

APPLICANT: Mr Patterson

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the creation of new dwellings which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a third, fourth and fifth floor extension to create two additional floors comprising 6x flats (5x one bed & 1x two bed). The proposal also includes rear extensions at first and second floor level and alterations to the external finishes of the existing building. Existing plant on the rear elevation would be contained within an enclosure.

Site Area: 0.0397 ha (397 sq.m)
Existing units: 19 (as per Prior Approval ref: PLAN/2017/0820)
Proposed units: 25
Existing density: 478.5 dph (dwellings per hectare)
Proposed density: 655 dph

PLANNING STATUS

- Urban Area
- Woking Town Centre
- Conservation Area
- Primary Shopping Area
- Secondary Shopping Frontage
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

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

SITE DESCRIPTION

The proposal relates to the upper floors of a four storey building dating from the 1960s. The building features a ground floor restaurant with separate offices above. The proposal site is located on Chertsey Road which is a busy thoroughfare in Woking Town Centre with a commercial character and forms part of the town centre Conservation Area. Servicing and bin storage is to the rear of the building which is a service road which serves both properties on Chertsey Road and The Broadway to the south.

PLANNING HISTORY

- PLAN/2017/0872 - Insertion of window openings on rear elevation and alterations to existing windows at first, second and third floor level – Permitted 19/09/2017
- PLAN/2017/0820 - Prior notification for a proposed change of use of offices (B1) to dwellings (C3) - conversion of existing office building into residential to provide 19No apartments – Prior Approval Required and Approved 25/08/2017
- PLAN/2017/0133 - Prior notification for a proposed change of use of offices (B1) to dwellings (C3) - conversion of existing office building into residential to provide 14No apartments – Prior Approval Required and Approved 29/03/2017
- 85/0311 – Change of use from shop to restaurant with offices, storage and rest room facilities (ground floor and basement) – Permitted 11/07/1985
- 76/0384 - Change of use of upper floors from retail to offices – Refused 21/07/1976 but allowed at appeal
- 26254 – Change of use of upper floors from retail to offices – Refused 19/11/1970 but allowed at appeal
- 17025 – Erection of a four storey building to be used as shops and offices – Permitted 24/09/1963

CONSULTATIONS

County Highway Authority: No objection.

Conservation Consultant: No objection.

Environmental Health: No objection.

Waste Services: No objection subject to conditions.

REPRESENTATIONS

Two objections have been received raising the following points:

- The proposal would lead to increase traffic and congestion
- The access to the rear is narrow
- The parking and waste management arrangement is inadequate
- The mesh enclosing the plant would be visually intrusive
- Any new plant should include sound attenuation
- The proposed balconies could overlook roof terraces of the adjoining neighbour

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
Section 12 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS2 - Woking Town Centre
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
CS18 - Transport and accessibility
CS20 - Heritage and Conservation
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

DM7 – Noise and Light Pollution
DM20 – Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)
Affordable Housing Delivery (2014)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2006)

In addition to the above, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have 'special regard' to preserving or enhancing the character of conservation areas and states that: *'with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in sub section (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

BACKGROUND

Amended plans were received on 09/02/2018 following concerns raised by the Case Officer. The amended plans reduced the height, bulk and massing of the proposed extensions and removed a residential unit. A BRE Daylight and Sunlight Assessment was also received on 27/02/2018. The proposal has been assessed based on these plans and additional information.

The proposal relates to the upper floors of the existing building which are in office (B1a) use. Prior Approval has previously been granted for the change of use of the upper floors to 19x flats. The current proposal is for the extension of the building to provide 6x additional

flats. A similar proposal to extend a building where Prior Approval had previously been granted has been permitted at the adjoining neighbour at No.7-9 Chertsey Road

PLANNING ISSUES

Principle of Development:

1. The NPPF (2012) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site constitutes previously developed land within the designated Urban Area, within Woking Town centre and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. Core Strategy policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place and new residential development should seek to maximise the efficient use of land. Core Strategy (2012) policies CS1 and CS2 establish Woking Town Centre as the primary focus of sustainable growth including high density redevelopment of existing sites in the town centre. Overall the provision of additional residential units in this location is considered acceptable subject to the detailed considerations set out below.

Impact on Character:

2. The proposal site is within The Woking Town Centre Conservation Area and as such special attention should be paid to preserving or enhancing the special character of the Conservation Area in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The NPPF (2012) attaches great weight to the conservation of Heritage Assets and states that the significance of Heritage Assets can be harmed or lost through alteration or destruction of the Heritage Asset itself or development within its setting. Woking Core Strategy (2012) policy CS20 'Heritage and Conservation' requires new development to make a positive contribution to the character, distinctiveness and significance of the historic environment. Any extensions or alterations to the building would therefore need to respect the character of the host dwelling and preserve the special character of the Conservation Area.
3. The special character of the Woking Town Centre Conservation Area is derived from the Edwardian and Victorian commercial development focussed around Chertsey Road. The host building is a more modern building dating from the 1960s which does not reflect the prevailing pattern and character of development in the area however the building is an established feature in the street scene along with the neighbouring building at No.7-9 Chertsey Road which is also a modern infill development.
4. The adjoining neighbour to the north-east at No.19-21 is a three storey Victorian building and surrounding development is predominately three storey Victorian and Edwardian development. The adjoining neighbour at No.7-9 Chertsey Road is a six storey modern building and the top floor was permitted as an extension under application ref: PLAN/2014/1201 and is now in residential use.
5. Views of the upper floors of the host building are limited from street level due to the narrowness of Chertsey Road and the recessed top floor which means the third floor of the building is not prominent or clearly visible in the street scene. Views are however possible from parts of Chertsey Road and views of part of the northern flank elevation of the building are possible from Chobham Road to the north. The proposed extensions would add additional height, bulk and scale to the building however the resulting impact on the character of the area must be evaluated.

20 MARCH 2018 PLANNING COMMITTEE

6. The existing building is four storeys with the top floor recessed from the front of the building and a smaller plant room located at fifth floor level. The proposed extension would be 1.5m in depth to the front of the building at third floor level and would partially infill the existing set-back area at third floor level however the third floor would be set-back 1.6m from the principal front elevation of the building. The fourth floor extension would be set-back 2.9m from the front elevation and 3.9m from the northern side boundary of the building. The fifth floor would be recessed further and would be positioned 5.1m from the front of the building and 5.3m from the northern flank elevation. The proposed extensions therefore diminish in bulk and scale with height. The proposal also includes extensions at first and second floor level however these are relatively modest in scale and are sited to the rear.
7. The additional floors would result in the building having the same number of storeys as the adjoining neighbour at No.7-9 Chertsey Road, where an additional fifth floor was considered acceptable by the LPA, and would have a similar height to this neighbour, albeit 0.7m taller in maximum height. The resulting proposed building is considered to make a logical step-down in height and scale relative to the adjoining three storey neighbour at No.19-21 Chertsey Road and the resulting visual relationship with neighbours in the street scene is considered acceptable.
8. The set-backs of the proposed additional floors are considered to limit the prominence of the extensions and the resulting building would be consistent with the height and scale of the adjoining neighbour at No.7-9 Chertsey Road and is considered to achieve an acceptable visual relationship with neighbours in the street scene along Chertsey Road.
9. In terms of design and materials, the existing building has a modern design and is finished in metal cladding materials with a horizontal emphasis. The proposed extensions would continue this design approach and the proposed extensions are identified as being finished in cladding and window openings would be in a horizontal arrangement to reflect the existing building. The rear of the building is currently finished in brickwork and this would be clad in cladding materials to reflect the rest of the building. The existing plant on the rear elevation would be reorganised and enclosed in a metal mesh enclosure which is considered visually acceptable and preferable to the existing situation. Further details of proposed materials can be secured by condition. Overall the proposed design approach is considered acceptable and is considered to respect the character of the host building.
10. Overall the proposed extensions and alterations are considered to result in a visually acceptable form of development which would respect the character of the host building and would preserve the special character of the Woking Town Centre Conservation Area.

Impact on Neighbours:

11. The proposal site has a relatively close relationship with neighbours adjacent and opposite the site on Chertsey Road and neighbours to the rear on The Broadway. Some of these properties feature residential accommodation in the upper floors which face towards the proposal site. Given the close relationship with these neighbours, the applicant has provided a BRE Daylight and Sunlight Assessment as requested by Officers.
12. In determining the potential impacts on neighbours in terms of loss of light, a key test is the analysis of the Vertical Sky Component (VSC) which quantifies the amount of skylight falling on a vertical wall or window, measured on the outer pane of the

window. This is the ratio, expressed as a percentage, of the direct sky illuminance falling on a reference point (usually the centre of the window) to the simultaneous horizontal illuminance under an unobstructed sky (overcast sky conditions). According to the BRE Guide, if the VSC measured at the centre of a window, is at least 27% then enough daylight should still reach the window of the existing building. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value (i.e. a reduction of 20% or more), occupants of the existing building will notice the reduction in the amount of light. The BRE Guide makes allowances for different target values in cases where a higher degree of obstruction may be unavoidable such as historic city centres or modern high rise buildings. The guide states that the 27% value is *“purely advisory and different targets may be used on the special requirements of the proposed development or its location”*. The impact on neighbours is assessed below:

Chertsey Road:

13. This neighbour at No.7-9 Chertsey Road adjoins the site to the south-west and features 14x flats. The proposed extensions would project beyond the front and rear elevation of this neighbour in places. The neighbours at No.18-22 to the north-west are positioned on the opposite side of Chertsey Road facing the proposal site. The submitted BRE assessment however concludes that all the windows would pass the relevant BRE criteria in achieving a loss of VSC which is less than 20% and therefore not noticeable compared to the existing situation. Neighbours opposite the site at No.14-16 are in commercial use and the adjoining neighbour at No.19-21 is also understood to be in commercial use and so these have not been assessed as part of the BRE assessment.
14. In terms of potential overlooking and overbearing impacts, the extensions would have a minimum separation distance of 13m with neighbours opposite on Chertsey Road. Whilst these distances fall short of the recommended minimum of 15m for front-to-front relationships set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008), it should be borne in mind that the proposal site is within Woking Town Centre where close relationships between neighbours are typical and the SPD allows flexibility for such locations. It is also borne in mind that the adjoining neighbour at No.7-9 has a similar relationship with adjoining neighbours. Overall the proposal is therefore considered to result in an acceptable overlooking and overbearing impact on neighbours compared to the existing situation and when considering the context of the proposal site.

The Broadway:

15. The rear extensions would be positioned approximately 12-14m from residential neighbours at No.11, 8, 7 and 5 The Broadway to the south and south-east which have a rear-to-rear relationship with the proposal site. The submitted BRE assessment has assessed 52x windows on the rear elevations of these neighbours and all but one of the windows passes the BRE guidance in achieving a loss of VSC which is less than 20% and therefore not noticeable compared to the existing situation. The one window which fails the test is a bedroom window which would experience a 20.59% loss in VSC. It should however be borne in mind that this is a very marginal breach of the BRE guidance (0.59%) and the window faces north and the existing VSC is already limited and is below the recommended 27% VSC (16.03%). Bearing this in mind, along with the urban location of the proposal site in Woking Town Centre, and balanced with the wider benefits of the scheme, overall the proposal is considered to form an acceptable relationship with neighbours on The Broadway in terms of loss of light and overbearing impacts.

20 MARCH 2018 PLANNING COMMITTEE

16. The rear extensions would be positioned approximately 12m from No.11 The Broadway at its nearest point to neighbours to the rear; this falls short of the recommended minimum of 30m for back-to-back relationships however as discussed above, it should be borne in mind that the proposal site is within Woking Town Centre where close relationships between neighbours are typical and the SPD allows flexibility for such locations. It is also borne in mind that the adjoining neighbour at No.7-9 has a closer relationship with neighbours on The Broadway to the rear. The host building also already benefits from Prior Approval for residential use across three floors which would also not comply with the recommended distances outlined above.
17. Overall the proposal demonstrates a high degree of compliance with the BRE guidance in terms of daylight impact and the proposed development is considered to form an acceptable relationship with neighbours in terms of overbearing and overlooking impacts. The proposal is therefore considered to have an acceptable impact on the amenities of neighbours and accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2012).

Standard of Accommodation:

18. The six proposed residential units would range in size from 37m² to 59m² which is considered an acceptable size of internal accommodation and accords with the recommended minimum standard of 37m² set out in the National Technical Housing Standards (2015). Habitable room windows would face to the front and rear. Most of the proposed units would include an area of outside amenity space in the form of balconies which is considered acceptable given the town centre location of the proposal site. The balconies would be positioned at third, fourth and fifth floor level to the front of the building looking facing towards Chertsey Road and to the rear facing the access road to the rear facing the access road to the rear.
19. The ground floor level of the existing building features a fast food restaurant with the associated plant on the rear elevation and roof. The plant would be reorganised as part of the proposal and contained within an enclosure on the rear elevation. The LPA previously considered the Prior Approval applications for flats above the restaurant to be acceptable and the proposed additional dwellings currently proposed would have a greater degree of separation from the ground floor use. The Council's Environmental Health Officer has been consulted and raises no objection. It is however considered appropriate to require details and specifications of any new plant before it is installed and details of the acoustic specification of ceilings/floors and windows.
20. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Transportation Impact:

21. The maximum parking standard for the development would be 6x spaces in accordance with the Council's Parking Standards (2006). The proposed flats do not benefit from off-street parking given the constrained urban location of the proposal site. The proposal site is however in a particularly sustainable location in Woking Town Centre and is close to the services and amenities of the town centre and Woking Train Station. On-street parking in the area is also controlled by the operation of a CPZ. Overall the absence of dedicated parking is therefore considered acceptable given the sustainable location of the proposal site. Sufficient space is identified within the building for at least six cycles as well as cycle storage for the 19x flats already approved under Prior Approval. There is space to the rear of the building

at ground floor level to accommodate sufficient bin storage for both the existing restaurant at ground floor level and the proposed flats and the Prior Approval flats however further details of how this would be managed and enclosed can be secured by condition. The County Highway Authority has been consulted and raises no objection. Overall the proposal is considered to have an acceptable transportation impact.

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

22. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km 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).
23. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £3,095 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of 5x one bedroom dwellings and 1x two bedroom dwelling which would arise from the proposal.
24. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Affordable Housing:

25. Following the Court of Appeal's judgment of 11th May 2016, 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 and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out 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 give 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 fewer, and which have a maximum combined gross floorspace of no more than 1000sqm.
27. Whilst weight should still be afforded to Policy CS12 'Affordable housing' of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28th November 2014 and the

20 MARCH 2018 PLANNING COMMITTEE

Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Community Infrastructure Levy (CIL):

28. The proposal would be liable to make a CIL contribution of £31,901.54 based on a net increase in floor area of 384m².

CONCLUSION

29. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the area and in transportation terms and would preserve the special character of the Woking Town Centre Conservation Area. Subject to a Legal Agreement, the proposal is considered to have an acceptable impact on the Thames Basin Heath SPA. The proposal therefore accords with the Development Plan and is therefore recommended for approval subject to conditions and a Legal Agreement as outlined below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations
4. Conservation Area Site Notice

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £2,922	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions and S106 Agreement:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

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

1430-FA1100 (Site Location and Block Plan) received by the LPA on 12/09/2017
1430-FA1110 Rev.A (Proposed Site Plan) received by the LPA on 09/02/2018

20 MARCH 2018 PLANNING COMMITTEE

1430-FA1210 Rev.A (Proposed Ground Floor Plan) received by the LPA on 09/02/2018
1430-FA1211 Rev.A (Proposed First Floor Plan) received by the LPA on 09/02/2018
1430-FA1212 Rev.A (Proposed Second Floor Plan) received by the LPA on 09/02/2018
1430-FA1213 Rev.A (Proposed Third Floor Plan) received by the LPA on 09/02/2018
1430-FA1214 Rev.A (Proposed Fourth Floor Plan) received by the LPA on 09/02/2018
1430-FA1215 Rev.A (Proposed Fifth Floor Plan) received by the LPA on 09/02/2018
1430-FA1216 Rev.A (Proposed Roof Floor Plan) received by the LPA on 09/02/2018
1430-FA1310 Rev.A (Proposed East Elevation) received by the LPA on 09/02/2018
1430-FA1311 Rev.A (Proposed West Elevation) received by the LPA on 09/02/2018
1430-FA1311 Rev.A (Proposed West Elevation) received by the LPA on 09/02/2018
1430-FA1312 Rev.A (Proposed North Elevation) received by the LPA on 09/02/2018
1430-FA1313 Rev.A (Proposed South Elevation) received by the LPA on 09/02/2018
1430-FA1321 Rev.A (Proposed Streetscenes) received by the LPA on 09/02/2018
1430-FA1410 Rev.A (Proposed Site Sections) received by the LPA on 09/02/2018

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

3. ++Prior to the commencement of the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

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

4. Prior to the first occupation of the development hereby approved, details of the proposed waste and recycling storage and management arrangements for the development, including a secure enclosure, shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented and retained thereafter for the lifetime of the development hereby approved.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policy CS16 of the Woking Core Strategy 2012.

5. No fixed plant or equipment associated with air moving equipment, compressors, generators or plant or similar equipment shall be installed on the site until details, including acoustic specifications, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place and be maintained in accordance with the agreed details.

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. ++ Prior to the commencement of the development hereby approved, details of the measures to be undertaken to upgrade the acoustic performance of the party ceilings/floors and walls and windows shall be submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the first occupation of the development.

20 MARCH 2018 PLANNING COMMITTEE

Reason: To protect the environment and amenities of the occupants of neighbouring properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

7. ++Prior to the commencement of the development hereby approved, details of privacy screening and balustrades to the balconies hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the agreed details and shall be permanently retained in the agreed condition unless otherwise agreed in writing by the Local Planning Authority.

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

8. Prior to the first occupation of the development hereby approved, secure cycle storage for a minimum of six bicycles shall be provided in accordance with the approved plans and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be retained and made available for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out in paragraph 17 of the National Planning Policy Framework 2012 and Policy CS18 of the Woking Core Strategy 2012.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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

5. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday

20 MARCH 2018 PLANNING COMMITTEE

8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.

6. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
7. The applicant is advised that this application is liable to make a CIL contribution of £31,901.54. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.