

28 SEPTEMBER 2021 PLANNING COMMITTEE

6h **COND/2021/0156** **WARD: HV**

LOCATION: **Land adjacent to 2-12 Rydens Way & Central Car Park, Old Woking, Woking, Surrey, GU22 9DW**

PROPOSAL: **Approval of details pursuant to conditions 03 (External materials) and 06 (Design Stage Energy/Water Consumption) of PLAN/2020/0662 dated 15.10.2020 (Erection of an extension to 2-12 Rydens Way to contain 4 flats (2x1 bed and 2x2 bed) including works to existing entrance, stairwell and flat roof, provision of amenity space, parking and landscaping.)**

APPLICANT: **David Carr (William Lacey Group)** **OFFICER: Benjamin Bailey**

REASON FOR REFERRAL TO COMMITTEE

The applicant David Carr (William Lacey Group) is a contractor who is taking forward construction on behalf of Woking Borough Council. Although Woking Borough Council is not directly the applicant advice from Legal Services is nonetheless that such applications must be referred to the Planning Committee for determination because the Development Manager Scheme of Delegation (at 1.d) precludes applications (except for non-material amendments and minor material amendments, which this application is not) from being determined under delegated powers where the applicant is, inter alia, Woking Borough Council.

PROPOSED DEVELOPMENT

This conditions application seeks approval of details pursuant to conditions 03 (External materials) and 06 (Design Stage Energy/Water Consumption) of PLAN/2020/0662.

PLANNING STATUS

- Urban Area
- Adjacent to Surface Water Flood Risk (High/Medium)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

Approve details submitted.

SITE DESCRIPTION

The site forms two separate, albeit closely situated, areas of land. The 'primary' area relates to a parcel of land at the corner of Rydens Way and Sundridge Road which formerly consisted of areas of hardstanding and soft landscaping, including lawn, amenity planting and trees together with a brick wall. This part of the site also contains the stairwell of Nos.2-12 Rydens Way, a ramp in front of the stairwell and a paved area to the west of the ramp which is closed off by low-level walling. Adjacent to the east of this part of the site is Nos.2-12 Rydens Way which is a two-storey block of flats; adjacent to the north is Nos.69-75 Sundridge Road, which is a three-storey block of flats. The 'secondary' area of the site relates to a central reservation parking area containing x20 existing parking bays laid to block paving; this parking area is

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fringed by soft landscaped margins, the most significant being to the east and west ends.

PLANNING HISTORY

The most relevant planning history for this application is as follows:

PLAN/2020/0662 - Erection of an extension to 2-12 Rydens Way to contain 4 flats (2x1 bed and 2x2 bed) including works to existing entrance, stairwell and flat roof, provision of amenity space, parking and landscaping.

Permitted subject to conditions and Chief Executive Undertaking (15.10.2020)

CONSULTATIONS

None undertaken

REPRESENTATIONS

As this application seeks the approval of details pursuant to conditions attached to a planning permission there is no statutory requirement for neighbour notification.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (20 July 2021)

Section 12 - Achieving well-designed places

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

Woking Core Strategy (2012)

CS21 - Design

CS22 - Sustainable construction

Supplementary Planning Document (SPD's)

Design (2015)

Climate Change (2013)

PLANNING ISSUES

01. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of the stated planning conditions.

Condition 03 (External materials)

02. The purpose of an external materials condition is to ensure the use of appropriate and visually acceptable facing materials. At planning application stage the overall approach to external materials and fenestration was considered to represent a somewhat contemporary re-interpretation of those apparent at adjacent Nos.2-12 Rydens Way and Nos.69-75 Sundridge Road and were considered to be visually acceptable albeit the exact material details to be used had not been selected at the stage (as is usual).

03. The applicant has submitted an external materials schedule, and supporting external materials information, with this conditions application which identifies that the following external materials are to be used:

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Element	Proposed Material
Pitched roof	Marley Edgemere Concrete Slates Colour: Grey Finish: Smooth
Walls – Brick	The Bespoke Brick Co. Dickensian Yellow
Cladding	Cedral cladding boards vertical installation Colour: Grey C05 Finish: Smooth
Windows	uPVC casement windows Colour: dark grey RAL 9007
Rainwater goods	Black uPVC rainwater goods
Flat roof	Single ply membrane Colour: Grey
Front Doors	IG composite door Style NG1H Colour: Tideway
Guarding	Steel railings Paint finish Colour: black

04. The proposed 'Dickensian Yellow' brick is a multi-tonal brick, with elements of pink and black tone in addition to the predominant yellow tone. This type of brick avoids a 'flat' appearance and imbues the elevations with a 'warm', slightly varied and textured finish which would be visually acceptable and integrate with existing adjoining development. The proposed roof tile has a clean and precise slate-like appearance, enhanced by the thin leading edge. The roof tiles would have a low profile and reflect the contemporary nature of the development, also appearing visually acceptable in this context. The proposed Cedral cladding boards are a low maintenance, rot free alternative to traditional timber weatherboard; the grey colour proposed is relatively light in tone and would complement the dark grey-framed windows, which remain as proposed at planning application stage. The flat roof, front door and guarding materials are also visually acceptable.
05. Overall the submitted details are considered to comply with the requirements of condition 03 of PLAN/2020/0662.

Condition 06 (Design Stage Energy/Water Consumption)

06. The purpose of a design stage energy/water consumption condition is to secure written evidence that the development will be constructed to achieve a minimum of 19% improvement in the dwelling emission rate (DER) over the target emission rate (TER), as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition); this evidence must be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor. Evidence must also be submitted to demonstrate that the development will 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); this evidence must be in the form of a Design Stage water efficiency calculator. It should be noted that a further planning condition (in this

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case, condition 07) secures verification, on completion of development, that the approved measures have been implemented.

07. As part of this conditions application the applicant has submitted written evidence that each of the x4 residential units have been designed to pass Building Regulations; 0.78Kw of PV (Photovoltaic panels) have then been added to each residential unit, based on 0.39Kw PV panels (i.e. 2 PV panels per unit) as renewable energy in order to achieve the required minimum of a 19% improvement in the DER over the TER. The actual (design stage) improvements in the DER over the TER, as a consequence of the addition of PV's to each residential unit, ranges between 30% and 34% to each unit, which is welcomed as these exceed the minimum requirement of 19%. The submitted Design Stage water efficiency calculators demonstrate that the development will achieve a maximum water use of no more than 110 litres per person per day, in accordance with condition 06. In respect of the PV panel provision it should be noted that these panels would most likely be installed on the south-facing (i.e. fronting Rydens Way) roof slope and that permitted development (PD) rights exist in this respect under Schedule 2, Part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO).

CONCLUSION

08. The details submitted are considered acceptable and would meet the requirements of the respective conditions. The submitted details would also comply with Policies CS21 and CS22 of the Woking Core Strategy (2012), SPD's Design (2015) and Climate Change (2013) and Sections 12 and 14 of the National Planning Policy Framework (NPPF) (20 July 2021). The details submitted are therefore recommended for approval as per the recommendation below.

BACKGROUND PAPERS

None

RECOMMENDATION

It is recommended that the details submitted are **approved** as follows:

Condition 03 (External materials):

Details approved are: (all rec'd by LPA 11.08.2021)

- Land Adjacent To 2-12, Rydens Way And Central Car Park - Planning reference: PLAN/2020/0662 - External Materials Schedule by MH Architects Ltd (2pp)
- The Bespoke Brick Co. Dickensian Yellow Product/Technical information sheet, Issue Date: January 2021 (1pp)
- Edgemere Concrete Interlocking Slate Range (2pp)
- 18-156-RYW-MHA-00-XX-DR-A-0253-C01 (Details Flat Roof Link Eaves), dated 23.12.20 by MH Architects Ltd (1pp)

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Condition 06 (Design Stage Energy/Water Consumption)

Details approved are: (all rec'd by LPA 11.08.2021)

- Letter from Falcon Energy Limited to Mr Richard Bell of William Lacey Group titled: Report for: 4 no new build properties, 2-12 Rydens Way - Ref: 19% Reduction Report (2pp)
- Basic Compliance Report(s) - Calculation Type: New Build (As Designed):
 - Property Ref: WLG F1 RWW Reduction, Assessment Ref: F1 Reduction Gas, Issued on Date: 21/01/2021 (2pp)
 - Property Ref: WLG F2 RWW Reduction, Assessment Ref: F2 Reduction Gas, Issued on Date: 21/01/2021 (2pp)
 - Property Ref: WLG F3 RWW Reduction, Assessment Ref: F3 Reduction Gas, Issued on Date: 21/01/2021 (2pp)
 - Property Ref: WLG F4 RWW Reduction, Assessment Ref: F4 Reduction Gas, Issued on Date: 21/01/2021 (2pp)
- Full SAP Calculation Printout(s) - Calculation Type: New Build (As Designed):
 - Property Ref: WLG F1 RWW Reduction, Assessment Ref: F1 Reduction Gas, Issued on Date: 21/01/2021 (13pp)
 - Property Ref: WLG F2 RWW Reduction, Assessment Ref: F2 Reduction Gas, Issued on Date: 21/01/2021 (13pp)
 - Property Ref: WLG F3 RWW Reduction, Assessment Ref: F3 Reduction Gas, Issued on Date: 21/01/2021 (13pp)
 - Property Ref: WLG F4 RWW Reduction, Assessment Ref: F4 Reduction Gas, Issued on Date: 21/01/2021 (13pp)
- Full SAP Calculation Printout(s) - Calculation Type: New Build (As Designed):
 - Property Ref: WLG F1 RWW Reduction, Assessment Ref: F1 Reduction Gas, Issued on Date: 21/01/2021 (8pp)
 - Property Ref: WLG F2 RWW Reduction, Assessment Ref: F2 Reduction Gas, Issued on Date: 21/01/2021 (8pp)
 - Property Ref: WLG F3 RWW Reduction, Assessment Ref: F3 Reduction Gas, Issued on Date: 21/01/2021 (8pp)
 - Property Ref: WLG F4 RWW Reduction, Assessment Ref: F4 Reduction Gas, Issued on Date: 21/01/2021 (8pp)
- WAT 1 - Calculator(s) - Code for Sustainable Homes:
 - Land of 2-12 Rydens Way, Woking - P1 (3pp), Issue Date: 10/11/2020
 - Land of 2-12 Rydens Way, Woking - P2 (3pp), Issue Date: 10/11/2020
 - Land of 2-12 Rydens Way, Woking - P3 (3pp), Issue Date: 10/11/2020
 - Land of 2-12 Rydens Way, Woking - P4 (3pp), Issue Date: 10/11/2020