

19 OCTOBER 2021 PLANNING COMMITTEE

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COND/2020/0172

WARD: C

LOCATION: Sheerwater Estate, Albert Drive, Sheerwater, Woking

PROPOSAL: Partial approval of details pursuant to Condition 98 (obscure glazing and non-opening windows) for phase Red only of planning permission PLAN/2018/0337 for the Sheerwater Regeneration.

APPLICANT: Gilbert Ash

OFFICER: Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

Although the applicant is the contractor for phase Red of the Sheerwater Regeneration, legal advice is that this conditions application falls outside the Scheme of Delegation and thus such applications are required to be determined by the Planning Committee.

SUMMARY OF PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 98 of planning permission PLAN/2018/0337 relating to details of obscure glazed and/or non-opening windows for **phase Red only**.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Priority Place
- Flood Zone 1 and 2 (some areas)
- Basingstoke Canal Conservation Area & SSSI
- Urban Open Space
- Local Centre

RECOMMENDATION

APPROVE details submitted.

SITE DESCRIPTION

This conditions application relates to the second phase of the development for the Sheerwater Regeneration. The second phase, known as phase Red, comprises the specialist accommodation, the energy centre, ground floor non-residential uses, apartments, mews dwellings and maisonettes. This phase is located diagonally opposite Asda and lies between Albert Drive, Dartmouth Avenue and includes part of Dartmouth Green.

PLANNING HISTORY

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

PLAN/2018/0337 - Hybrid planning application (part outline, part full planning application) for the demolition of 573 residential units and existing non-residential buildings and redevelopment of the site to be implemented in phases to provide a mixed-use development comprising of 869 residents units (Class C3), 134 specialist residential units (Class C3/C2), 904 sqm community centre (Class

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D1), 929 sqm nursery/children's centre (Class D1), 312 sqm health centre (Class D1), 290 sqm additional classrooms (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG), and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or class D1), a new energy centre, formation of a new car park for Broadmere Primary school, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop off area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park, reconfigured and new vehicular and pedestrian access and works to the public highway and associated works; including full planning application for the detailed phases comprising of: demolition of 412 residential units and 7,609 sqm existing non-residential buildings, and construction of 695 residential units (7 no. studios, 68 no. 1-bedroom specialist accommodation, 160 no. 1-bed units, 227 no. 2-bed units, 160 no. 3-bed units, 71 no.4-bed units, and 2 no. 5-bed units.), 904 sqm Community Centre (Class D1), 1,728 sqm of retail (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5), 117sqm management office (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or B1a and/or SG) and 132 sqm dentist (flexible use within Class A1 and/or A2 and/or A3 and/or A4 and/or A5 and/ or class D1), 929 sqm of nursery/children's centre (Class D1), 312 sqm health centre (Class D1), an energy centre, formation of an extended car park for Bishop David Brown School and the Leisure Centre, including a bus/coach drop of area, formation of a new community car park to serve community hub, hard and soft landscaping and open space with a kiosk, a multi-use games area (MUGA) and a skate park reconfigured and new vehicular and pedestrian access and works to the public highway and associated works. Permitted 18.04.2019 subject to a S106 Legal Agreement and Executive Obligations.

PROPOSED DEVELOPMENT

This conditions application seeks partial approval of details pursuant to Condition 98 of planning permission PLAN/2018/0337 relating to details of obscure glazed and/or non-opening windows for **phase Red only**.

Plans of each of the four building blocks in this phase have been provided detailing which windows would be obscurely glazed or non-opening as follows:

Apartment block – Windows to stairwell on each floor would be non-opening;

Specialist (Elderly Care) accommodation block – Side elevation windows to apartments on west elevation will be non-opening (all habitable rooms are served by other opening windows and/or doors);

Maisonettes – 2no. ground floor stairwell windows and 2no. external corridor windows on first floor would all be non-opening; and

Mews Houses – 1no. ground floor side (end) elevation and 2no. first floor side (end) elevations windows (all serving W.C.s. or bathrooms) would be obscurely glazed (but opening).

CONSULTATIONS

None required

REPRESENTATIONS

As this application seeks approval of details pursuant to a condition on a planning permission, there is no statutory requirement for neighbour notification and no neighbour representations have been received.

RELEVANT PLANNING POLICIES

Woking Core Strategy 2012

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CS21 – Design

PLANNING ISSUES

1. The only issue to consider is whether the details submitted are considered acceptable to comply with the requirements of Condition 98.
2. At the time of the original application, the details relating to which windows would be obscurely glazed and non-opening were reserved to come forward as part of a planning condition application for each phase. However privacy between existing neighbouring occupiers and proposed occupiers was assessed as part of the original application and in the majority of cases it was expected that it would only largely be the first floor side elevation windows of proposed new dwellings which would be required to be obscurely glazed to safeguard the amenity of neighbouring occupiers. However the planning condition requires details of which windows would be obscurely glazed and/or non-opening to be approved for each phase of the development.
3. The apartment block has windows on all elevations and only the stairwell windows to the rear (eastern) elevation are to be non-opening. The separation distances between the side elevation windows in the apartment block and those in the side elevation of the Maisonettes was assessed as part of the original application with none of the windows being obscurely glazed and/or non-opening and was considered acceptable. These current proposals reflect those in the original application and would not alter the original assessment with regard to privacy and impact between future neighbouring occupiers.
4. For the specialist (elderly care) accommodation block the side (eastern) elevation would face the new dwellings in phase Emerald with a separation distance of around 29m to the side elevation of the dwellings in Emerald (those dwellings have main front and rear elevation outlooks) and the front and rear elevation windows face the street and communal podium amenity space respectively. The side (western) elevation has a separation of 10 metres to the apartment block and the windows in the specialist (elderly care) accommodation would be either a secondary window to the living space or a hallway window. These windows are proposed to be non-opening but clear glazed. However the secondary windows to the living space directly face the stairwell of the apartment block and the two closest habitable room windows in the apartment block are angled away from the windows in the specialist (elderly care) accommodation block, thus safeguarding the privacy of the occupiers of both blocks. Given these factors it is considered acceptable for these windows to be non-opening only.
5. For the Maisonettes, the relationship and separation distances to existing neighbouring occupiers and between new occupiers was assessed as part of the original application on the basis of none of the windows being obscurely glazed and/or non-opening and was considered acceptable. The current proposals reflect those in the original application, although as noted above 2no. first floor rear facing stairwell windows would be non-opening but this would not alter the original assessment with regard to privacy and impact on neighbouring occupiers.
6. For the Mews dwellings there are no rear elevation windows which would face neighbouring occupiers, except rooflights (which would be high level) and these current proposals are not altered from the originally approved plans. The end elevation windows to be obscurely glazed would be to safeguard the occupiers of the Mews dwellings rather than neighbouring occupiers.

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CONCLUSION

7. In light of the above comments the details submitted are considered acceptable and would meet the requirements of the Condition 98. The submitted details would also comply with Policy CS21 of the Woking Core Strategy 2012, and the NPPF and are recommended for approval as detailed below.

BACKGROUND PAPERS

Planning file - COND/2020/0172

RECOMMENDATION

It is recommended that details submitted are **APPROVED** as follows:

Details approved:

- Apartments Non Opening Glazing Locations (SHE-WIA-R1-XX-DR-A-01_0006 Revision A) received on 30.11.2020;
- Elderly Care Non Opening Window Locations (SHE-WIA-R3-XX-DR-A-01_0007 Revision A) received on 30.11.2020;
- Maisonettes Non Opening Window Locations (SHE-WIA-R2-XX-DR-A-01_0008 Revision A) received on 30.11.2020;
- (Mews) Obscure Glazing Locations (SHE-WIA-R4-XX-DR-A-01_0002 Revision A) received on 30.11.2020; and
- Mews Houses - Visibility and Privacy Sight Lines (SHE-WIA-R4-XX-PL-A-01_1012 Revision E) received on 28.09.2021.

Notes to applicant:

The development is required to be implemented in accordance with the approved details. The applicant is advised that the details area approved insofar as they only show the obscurely glazed and non-opening windows only.

The applicant is advised that the approved details relate to phase Red only and details pursuant to this condition require LPA approval for all other phases of the development in accordance with the requirements of the condition.