

10th APRIL 2018 PLANNING COMMITTEE

5e 17/0561 Reg'd: 16.05.17 Expires: 11.07.17 Ward: HV
Nei. 28.06.17 BVPI Minor Number of 45/13 On No
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LOCATION: 52 Howards Road, Kingfield, Woking, Surrey, GU22 9AS

PROPOSAL: Proposed two storey side and rear extension to existing dwelling and subdivision into three 2-bedroom flats and one 1-bedroom flat with associated parking and cycle store.

TYPE: FULL

APPLICANT: Mr Mohammed Alam

OFFICER: Barry Curran

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

This application seeks planning permission for the erection of a two storey side and rear extension and the subdivision of the dwelling house into three 2-bedroom flats and one 1-bedroom flat.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400M – 5KM)

RECOMMENDATION

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

SITE DESCRIPTION

The application site is located on the southern side of Howards Road, a residential area in the Kingfield region of the Borough. The area is characterised by two storey semi-detached and terraced dwellings constructed of a dark coloured brick under a concrete tiled roofs. Forming the western side of a 'T-Shaped' semi-detached pair of dwellings, the application site occupies an above average sized plot which stretches westwards and tapers towards the rear. The front is laid to soft landscaping with examples of small hedges along the pedestrian footpath with a 2 metre high brick built wall separating the rear amenity space. Towards the rear, 2 metre high timber fencing encloses the amenity space.

PLANNING HISTORY

No recent relevant planning history

PROPOSED DEVELOPMENT

Planning consent is sought for the erection of a two storey side and rear extension and subdivision of existing 3-bedroom dwelling into three 2-bedroom flats and one 1-bedroom flat. Flat 1 and 2 would be located on the ground and first floors of the existing building with flats 3 and 4 located on the ground and first floor of the extension. 4 parking spaces are proposed to the front of the site with a communal rear amenity area.

SUMMARY INFORMATION

Site Area: 0.049ha
Existing units: 1
Proposed units: 4
Existing density (Area): 17 dph (dwellings per hectare)
Proposed density (Area): 20 dph

CONSULTATIONS

Highway Authority: No objection subject to conditions (26.02.18)

Environmental Health: No comments raised (19.03.18)

REPRESENTATIONS

There have been 7 third party letter of objection received in relation to the proposed development. Two neighbours have submitted 4 of these letters. The issues raised in the letters note concern over:

- Development which is out of character with the area
- Overbearing impact on neighbours
- Overlooking of amenity space
- Loss of light
- Lack of parking and potential highway safety issues
- Drainage and infrastructure issues relating to the site as existing which could be exacerbated (*Officer Note: this is not a material planning consideration that would be addressed as part of this report*)

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

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

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A Spatial strategy for Woking Borough

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CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016)

DM11 – Sub-divisions, Specialist Housing, Conversions and Loss of Housing

Supplementary Planning Documents (SPDs):

Supplementary Planning Document 'Parking Standards' 2006

Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008

Supplementary Planning Document 'Design' 2014

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Woking Borough Council - Community Infrastructure Levy Charging Schedule

PLANNING ISSUES

1. The main planning issues that need to be addressed in the determination of this application are; principle of development, whether the proposal will have an unacceptable impact on the character of the existing dwelling and character of surrounding area, whether the subdivision will result in a satisfactory residential environment, whether the extensions and subdivision will materially harm the amenities enjoyed by surrounding neighbours, impact on parking, sustainability, affordable housing, impact on Thames Basin Heaths Special Protection Area and local finance considerations.

Principle of Development

2. The existing dwelling covers 91 sqm in area and features 3-bedrooms with a generous rear garden compared to those prevailing in the area. It is proposed to erect a two storey side and rear extension and to subdivide the dwelling into four flats. The Woking Core Strategy 2012 Policy CS11 seeks to avoid the loss of family homes but the reasoned justification for this policy states that family homes are regarded as having 2+ bedrooms which can include flats. The Development Management Documents DPD 2015 Policy DM11 seeks to resist the loss of family homes and also regards family homes as having 2+ bedrooms. The Supplementary Planning Document on 'Outlook, Amenity, Privacy and Daylight' 2008 recognizes flatted developments with 2 or more bedrooms and over 65 sqm in floor area as family accommodation. The proposal would create four flats covering a floor area between 53sqm and 64.8sqm. While the developments results in the loss of a 2 storey family dwelling, three of the flats are 2-bedroomed with one of these flats covering 64.8 m² and therefore falls just negligibly short of the 65sqm, which is regarded as family accommodation as per the SPD 'Outlook, Amenity, Privacy and Daylight' 2008. The development is, therefore, considered to adhere to provisions outlined in Policy CS11 of the Core Strategy 2012, Policy DM11 of the Development Management Documents DPD 2015 and

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the SPD 'Outlook, Amenity, Privacy and Daylight' 2008 as strictly there would be no net loss of family dwellings.

3. The National Planning Policy Framework 2012 and the Woking Core Strategy 2012 Policy CS25 promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previously developed land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy 2012 Policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of erecting a two storey side and rear extension and subdivision of the dwelling to create four additional units in this instance is therefore considered acceptable subject to further material planning considerations set out below.

Impact on the Character of Existing Dwelling/Character of the Surrounding Area

4. Howards Road is a residential area primarily comprising of two storey semi-detached and terraced dwellings orientated to address the highway in typical fashion. The application dwelling along with No.54 Howards Road, adopts a 'T' shaped layout at the end of Howards Road and close to a junction with Sundridge Road. Whilst the pair of dwellings do not hold what could be considered a typical relationship with the highway, the 'T' shaped layout is common in post-war residential areas where semi-detached dwellings are positioned on or close to a junction with other highways.
5. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Paragraphs 56 and 57 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. To comply with Policy CS21 of the Woking Core Strategy 2012, the proposed side extension should be designed so that it reflects the scale, height, proportions, layout, materials and other characteristics of existing/adjoining buildings and land.
6. Policy CS21 of the Woking Core Strategy 2012 states that developments "*should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings*". It is proposed to erect a two storey side and rear extension on the application dwelling to facilitate the conversion of the dwelling into four flats. The proposed extension would stand along the western side of the dwelling and would measure 8 metres in width, cover a depth of 10.5 metres including a pitched roof gable similar to that of the adjoining No.54 and stand at a height of 7.2 metres stemming off the existing ridge and eave lines. The proposed side addition would merge with the rear addition which wraps around the rear elevation of the application dwelling spanning a total width of 16.8 metres. A stepped rear elevation is proposed with gable elements symmetrically balancing the pair of buildings on both the principal and rear elevations with matching materials to allow a seamless marriage (Condition 2).

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7. The rear extension would adjoin the rear (western) elevation of No.54 matching its side building line. The rear elevation would contain two gable elements which, along with the gable on the adjoining No.54, results in two central valleys which would not be considered uncommon on dwellings of this style and layout. This central valley mitigates the need for a section of flat roof between both dwellings which would otherwise appear awkward and incongruous. The additions would transform the existing rear elevation of the application dwelling from a simple down slope of a dual pitched roof to a twin gabled stepped elevation with symmetrically balanced ends and central gable giving the appearance of a 3-dwelling terrace. Therefore, it is considered that the proposals closely reflect the character of the existing building and wider area.
8. Howards Road is a residential street of two storey terraced and semi-detached properties built in a compact nature with the application dwelling one of the exceptions to this adopting an unusually large plot with extensive garden land to the western side. The proposed development is for a two storey side and rear extension and conversion of the building into four flats. Extending 8 metres westwards on site, the development encroaches on the boundary and thus separation reducing it to 1.5 metres. A minimum separation of 1 metres is recommended in the Council's Supplementary Planning Document 'Design' 2015 in a bid to mitigate terracing of buildings and to maintain a spacious relationship in residential developments such as Howards Road. It is noted that separation distances throughout Howards Close are typically generous with good spacing evident between the a number of dwellings. There are, however, examples of similar styled dwellings which have erected two storey side additions which enclose of the separation distances (PLAN/2014/1165 allowed on appeal and PLAN/2014/0999). The extension will remain 1.5 metres off the northern side boundary maintaining an adequate separation as per the Council's Supplementary Planning Document 'Design' 2015 and would not carry a level of harm by which a recommendation for refusal could be substantiated. Considering the location of the application building, close to the junction with Sundridge Road, coupled with examples of two storey side additions throughout Howards Road, which enclose on the shared boundary by 1 metre or less, this reduction in separation is not seen to materially harm the character of the area.
9. As existing, the front of the site is laid to soft landscaping with 1 metre high hedging forming the boundary. It is proposed to create 2 separate dropped kerbs and create off-street parking for 4 cars. This would involve converting this soft landscaping to hardstanding with some example of vegetation retained to soften potential harshness associated with a large amount of hardstanding. Howards Road has a mix of frontages including hard standing for off-street parking and soft landscaping with predominantly vegetated boundary treatments. While the loss of the green space towards the front of the site is not ideal, it has to be noted that there are examples of similar frontages in the area and the erection of hardstanding can generally be carried out without planning permission. Soft and hard landscaping conditions can be attached to ensure appropriate treatments are adopted in the scheme (Conditions 4 and 5). In light of these considerations outlined above, the proposal would not have an adverse impact on the appearance of the area.

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Layout and Creation of Acceptable Residential Development for Proposed Occupiers

10. The proposal contains entrance halls which are considered to be large enough to provide sufficient circulation space for day-to-day needs such as manoeuvring push-chairs or baggage. The internal layout is considered good quality internal accommodation with adequate natural daylight and unobstructed views from habitable rooms. The Technical Housing Standards - Nationally Described Space Standard (March 2015) identifies minimum gross internal floor area (GIA sq.m), for 1 bedroom, 2 person, single storey units, measuring 50 sqm. Flat 1 at ground floor level contains a floor area of 53 sqm and therefore meets the requirements of this Technical Standards document. Flats 2, 3 and 4 each cover a floorspace between 61.8 and 64.8 sqm which all cover the minimum standards of 61 sqm for 2 bedroom, 3 person, single storey units. The proposed extension and subdivision, therefore, contain internal space standards which meet the minimum requirements as per the Technical Housing Standards - Nationally Described Space Standard (March 2015).

11. Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that *"the area of private garden...should always be as large as the building footprint of the dwelling house"*. The rear garden tapers into a wedge towards its terminus but retains a good width at 7 metres where an existing garage will be retained to store bicycles. The ground floor units can gain direct access to the rear amenity space from a rear door while the first floor unit would access it via the side gate. Section 4 of the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that all forms of dwelling will need to provide some form of amenity space and that *"an area of approximately 30 sq.m for dwellings up to two storeys high"*. The rear amenity space will be shared and covers an area of 145 sqm (excluding the detached garage) which would meet this provision and therefore provide an adequate amount of amenity space for the proposed units. This rear amenity space should remain as open shared space, a condition can be attached to ensure this (Condition 6) with a landscaping condition attached to ensure appropriate plants and shrubbery is used on site (Condition 4).

Impact on Neighbour Amenities

12. The application property is bordered on its eastern side elevation by No.54 Howards Road and together they form a 'T' shaped layout. To the West of the site, No.50 forms the eastern dwelling of a more typical pair of semi-detached two storey pair yet this dwelling holds a splayed relationship with the application site. The shared boundary runs at an angle in relation to No.54 which results in an irregular relationship between the rear amenity space and rear elevation. The two storey rear extension includes a stepped elevation with the two gables projecting beyond the predominant rear elevation of the application dwelling or the side elevation of No.54. It is acknowledged that this will increase the bulk and mass from the perspective of this neighbour but it also has to be noted that the first gable projection occurs 2.8 metres from the boundary with the following projection/gable occurring approximately 11 metres from this boundary. While the extension would be positioned just 0.5 metres off the shared boundary at its closest, the proximity of any rear addition is considered acceptable given the irregular site layout.

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13. Moreover, the 45° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 has been applied to the ground floor and first floor windows nearest the application site which pass in plan form indicating that no significant loss of light to habitable room windows would occur. Concern has been raised in relation to overlooking from the rear elevation of the proposed development. It is acknowledged that the rear elevation will move closer to the shared boundary with No.54 but it has to be noted that the existing layout includes first floor windows on the rear elevation serving habitable room windows which overlooks the rear amenity space of No.54. The proposed development includes a similar rear fenestration layout with ground and first floor habitable room windows. These windows, while increasing in number, would not provide additional views over the rear amenity space of No.54 above or beyond those of the existing dwelling.
14. To the West, No.50 holds a more conventional form and layout with its adjoining neighbour No.48. The proposed side extension will stretch 8 metres in width and 10.5 metres in depth but would remain between 1.5 and 5.5 metres off the shared boundary with No.50. Set along the predominant front building line of the application dwelling with a 0.8 metres forward projection to denote the gable, the addition will predominantly be set opposite the flank elevation of No.50 and therefore would not breach the 45° test as per the Outlook SPD. As such, while the extension would increase the level of bulk and mass along its western elevation, considering its splayed relationship and separation distance with No.50, it is not considered to cause a significant level of detrimental harm to neighbour amenities, in terms of loss of light, overbearing impact with no overlooking envisaged.
15. The proposed development is not considered to significantly harm the living conditions of the adjacent neighbours given the additions' positioning and existing relationship with neighbouring properties. As such, it is considered that the proposal complies with guidance outlined in the National Planning Policy Framework, Policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

Impact on Parking

16. It is proposed to utilise the front of the site to accommodate parking for up to 4 cars with the creation of 2 new access points. The Council's Supplementary Planning Document on 'Parking Standards' 2006 has a maximum recommended level of 1 car space per 1 bedroom unit and 1.5 car spaces per 2 bedroom units outside the High Accessibility Zone. Considering the proposed subdivision and level of accommodation, this would amount to a maximum requirement of 4.5 spaces. Given the proposed spaces to the front of the site, it is considered that proposal broadly satisfies these provisions with no restrictions to on-street parking along Hawthorn Road which would be capable of accommodating overspill parking. The County Highways Authority have been consulted on the proposed and raise no objection to the parking layout or highways safety issues subject to a number of conditions ensuring the proposed layout is carried out in accordance with the submitted plans and that development should not be commenced until the existing access has been permanently closed and any kerbs, verge, footway is fully reinstated

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with a Construction Transport Management Plan to ensure the development does not prejudice highway safety (Conditions 7, 8 and 9).

Sustainability

17. Following amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015 which is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016, the Government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4. In the interim period the Local Planning Authority can attach conditions which seek the equivalent water and energy improvements of the former Code Level 4 on new residential developments. Therefore the proposal is required to meet the energy and water improvements measures of the former Code for Sustainable Homes Level 4. This can be secured via Conditions 10 and 11.

Affordable Housing

18. 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.

19. 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.

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

Thames Basins Heath Special Protection Area

21. The proposed development lies beyond the 400m threshold but within 5 kilometres of the SPA boundary which provides a protected habitat for ground nesting birds with new residential developments capable of adversely affecting the SPA. The applicant has confirmed a willingness to make a

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financial contribution towards the Strategic Access Management and Monitoring Tariff (SAMM) for the implementation of an identified programme of works to mitigate the impacts of the proposed development on the Special Protection Areas. The proposed development would generate a requirement of £1,807 (£487 per 1 bedroom unit and £660 per 2 bedroom unit) which the applicant has agreed to provide and can be secured via legal agreement. The proposal therefore complies with the requirements of Policy CS8. This would be secured by a Legal Agreement.

Local Finance Considerations

22. CIL is a mechanism adopted by the Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed residential development will incur a cost of £125 per sq. m which equates to a contribution of £25,615.38 (including 2017 indexation) (185 sq. m additional GIA) which would be payable upon commencement.

Conclusion

23. The principle of development is considered to be acceptable and the proposal will incorporate a satisfactory design and will preserve the character and appearance of the surrounding area. The proposal will not detrimentally affect the setting of the adjacent dwellings along Howards Road or dwellings along Sundridge Road. On balance, the proposal will have an acceptable impact on neighbouring amenity, highway safety and the surrounding landscape. The proposal also addresses the Thames Basin Heaths SPA and sustainable construction.
24. The proposal is considered to be an acceptable form of development that complies with Policies CS1, CS8, CS10, CS11, CS12, CS18, CS21, CS22 and CS25 of the Woking Core Strategy 2012, Policy DM11 of the Development Management Policies DPD 2016, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Design' 2015 and 'Parking Standards' 2006, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and Sections 4, 6, 7, 10 and 11 of the National Planning Policy Framework. Approval is accordingly recommended subject to the recommended conditions and applicant entering into a legal agreement to secure SAMM and affordable housing contributions.

BACKGROUND PAPERS

1. Site visit photographs
2. Correspondence from the County Highway Authority
3. Response from Environmental Health Officer
4. x7 third party letters of representation

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PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £1,807 SAMM contribution	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

It is recommended that planning permission be Granted subject a S.106 agreement to secure SAMM contribution and subject to the following Conditions:

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 external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason:

To protect the character and appearance of the building and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice:

Drawing No. B.01 Rev D (Amended Plan)(Received 22.02.18)

Drawing No. P.01 Rev B (Amended Plan)(Received 19.03.18)

Drawing No. P.03 Rev C (Amended Plan)(Received 22.02.18)

Reason:

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

4. ++ 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

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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.

5. ++ The development hereby permitted shall not commence until full details and samples of the materials to be used for the `hard` landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure, car parking layouts, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The works shall be carried out in accordance with the approved details and completed before the first occupation of the development.

Reason:

In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

6. Notwithstanding the provisions of Article 3 and Schedule 2 Part 2 and Class A of The Town and Country Planning (General Permitted Development) Order 2015 (or any order amending or re-enacting that Order with or without modification), no gates, fences, walls or any means of enclosure within its curtilage, shall be constructed without the prior written permission of the Local Planning Authority.

Reason:

To ensure a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

7. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Howards Road has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

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Reason:

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy MV2 of the Woking Borough Local Plan 1999 and the National Planning Policy Framework March 2012.

9. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with Policy MV2 of the Woking Borough Local Plan 1999 and the National Planning Policy Framework March 2012.

10. ++Prior to the commencement of the development hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:
 - a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012

11. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has:
 - a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New

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Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and

b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 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. 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.

3. 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.
4. The application will not be formally approved until the applicant has entered into a legal agreement with the council to secure a provision of **£1,807 SAMM** contribution to provide avoidance measures against the impact of the site on the SPA in accordance with the formula in the Avoidance Strategy.
5. The development hereby permitted is subject to the Community Infrastructure Levy (CIL). The charge becomes due when development commences. Notwithstanding the Self Build Exemption Claim Form submitted a Commencement Notice, which is available from the Planning Portal website (Form 6: Commencement Notice:

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https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf) must be issued to the Local Planning Authority and all owners of the relevant land to notify them of the intended commencement date of the development.

6. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
7. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
8. The applicant is advised that this planning permission implies that the property is now considered to constitute flats which do not benefit from the same Permitted Development Rights as a house.