

## 10 APRIL 2018 PLANNING COMMITTEE

5f 17/1449 Reg'd: 12.01.18 Expires: 09.03.18 Ward: C  
Nei. 02.02.18 BVPI Minor Number 13 On Yes  
Con. Target dwellings -13 of Weeks On Target?  
Exp: on Cttee'  
Day:

**LOCATION:** 280 Albert Drive, Sheerwater, Woking, Surrey, GU21 5TX

**PROPOSAL:** Demolition of the existing dwelling and erection of 2No 4-bed detached dwellings.

**TYPE:** Full Planning Application

**APPLICANT:** Mr & Mrs Philip Marley

**OFFICER:** William Flaherty

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### **REASON FOR REFERRAL TO COMMITTEE:**

The proposal includes the erection of 2 dwellings which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

### **RECOMMENDATION**

GRANT planning permission subject to conditions and a Section 106 Agreement to secure a Thames Basin Heaths Strategic Access Management and Monitoring (SAMM) contribution.

### **SITE DESCRIPTION**

The application site features a two storey dwelling and a detached single garage. Albert Drive is situated in the Sheerwater area of the Borough with housing in the area primarily of a Post-War build with some modern in-fill.

No trees subject to Tree Preservation Orders (TPOs) are situated on site and the site is not located in fluvial flood zones 2 or 3. However, parts of the site are in an area of medium and high surface water flood risk (1 in 100 years; and 1 in 30 years) respectively. The site is not situated in a conservation area and does not concern a listed building.

### **PLANNING HISTORY**

- PLAN/2015/0177 - Erection of a two storey side and rear extension, single storey rear extension and front porches to facilitate the subdivision of existing dwelling to 2 x 3 bedroom semi detached dwellings with bonus rooms in the roof – Withdrawn

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- PLAN/2012/0527 - Erection of a two storey side and rear extension, single storey rear extension and front porches to facilitate the subdivision of existing dwelling to 2 x 3 bedroom semi-detached dwellings with bonus rooms in the roof. - Permit
- PLAN/2011/0423 - Erection of a two storey rear and side extension to facilitate the subdivision of existing dwelling to 2 x 3 bedroom semi-detached dwellings with bonus rooms in the roof – Withdrawn
- PLAN/1987/0541 – Two storey domestic extension – Permit
- 0004680 – Typical House Details – Permit

### **PROPOSED DEVELOPMENT**

The proposal is for the demolition of the existing dwelling and garage and the erection of 2x 4 bedroom detached dwellings. The existing access and dropped kerb would be retained and widened.

### **SUMMARY INFORMATION**

Site area:	0.1 ha
Number of units:	2 (2x 4 bedroom)
Number of proposed parking spaces:	6 (3 per dwelling)
Existing density on site:	10 dph (dwellings per hectare)
Proposed density on site:	20 dph

### **CONSULTATIONS**

**County Highway Authority:** No objection subject to planning conditions relating to: the construction of the modified vehicular access; the provision and retention of the proposed car parking spaces; and the submission of a Construction Transport Management Plan.

**Drainage and Flood Risk Officer:** No objection subject to a pre-commencement planning condition requiring the submission and approval in writing of a sustainable drainage scheme to ensure that surface water run-off would not exceed the run-off from the existing site.

**Arboricultural Officer:** No objection subject to a pre-commencement planning condition requiring the submission of tree protection details.

### **REPRESENTATIONS**

None received.

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2012):  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 – Requiring Good Design

Woking Borough Core Strategy (2012):  
CS9 - Flooding and water management  
CS10 - Housing provision and distribution  
CS11 - Housing mix

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CS18 – Transport and Accessibility  
CS21 – Design  
CS22 – Sustainable Construction  
CS24 – Woking's Landscape and Townscape  
CS25 – Presumption in favour of sustainable development

### Supplementary Planning Documents:

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

### Development Management Policies DPD (2015)

DM2 – Trees and Landscaping  
DM7 – Noise and Light Pollution  
DM11 – Sub-Divisions, Specialist Housing, Conversions and Loss of Housing

### Supplementary Planning Guidance (SPG):

Plot Sub-Division, Infilling and Backland Development (2000)

### Other Material Considerations:

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area  
Thames Basin Heaths Special Protection Area Avoidance Strategy  
WBC Strategic Flood Risk Assessment (November 2015)

## **PLANNING ISSUES**

1. The main issues to consider in determining this application are: the principle of development, design considerations and the impact of the proposal on the character and appearance of the surrounding area, standard of accommodation, impact on residential amenity, highways and parking implications, impact on landscaping, sustainability, affordable housing, local finance considerations, the impact on the Thames Basin Heaths Special Protection Area and any other matters having regard to the relevant policies of the Development Plan.

### Principle of Development

2. The NPPF (2012) and Core Strategy (2012) Policy CS25 promote a presumption in favour of sustainable development. Paragraph 17 of the NPPF sets out that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone.
3. The proposed development would result in the demolition of the existing 5 bedroom dwelling and the erection of 2 x 4 bedroom dwellings. The proposed dwellings would occupy previously developed land and garden space. Given this, the site constitutes garden land as part of it previously served as green space. The development of greenfield land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area.
4. Woking Development Management Policies (DMP) 2016 Policy DM10 'Development on Garden Land' permits the subdivision of existing plots and the erection of new

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dwelling providing the proposed development “...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area”, “the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area” and “suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality”.

5. The application site is positioned along the south side of Albert Drive with a two-storey detached dwelling situated to the immediate east of the site and a pair of semi-detached dwellings to the west. The wider area is characterised by two-storey detached and semi-detached dwellings. Development to the east of the application site comprises of detached dwellings with varied plot widths (notably No. 284A). The proposal would be set back from the existing building line allowing a better transition in the built form between Nos. 278 and 282; would utilise and enlarge the existing access and the subsequent subdivision of the plot would generally accord with plot widths in the wider area.
6. In accordance with the Development Plan, new residential development should seek to maximise the efficient use of land by concentrating most new developments in existing urban areas. Housing provision is also integral to the creation of sustainable communities and Policy CS10 of the Woking Core Strategy 2012 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The proposal makes best use of urban land, achieving a marginally greater density in the area while maintaining the grain of development. Furthermore, planning permission ref: PLAN/2012/0527 has previously established the principle of plot subdivision with two plot widths of 9.5m and 8.5m considered to be acceptable.
7. The principle of the demolition of the existing dwelling and the erection 2x 4 bedroom dwellings on site is considered to be acceptable subject to the further material considerations as set out in this report.

### Design Considerations and the Impact of the Proposal on the Character and Appearance of the Surrounding Area

8. Policy CS24 of the Woking Core Strategy 2012 states that ‘development will be expected to...respect the setting of, and relationship between, settlements and individual buildings within the landscape’ and to ‘conserve, and where possible, enhance townscape character’. Policy CS21 states that new 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 and land’. This advice is echoed in Paragraph 59 of the National Planning Policy Framework where it points out that the overall scale, density, layout, materials etc. of development should be guided by neighbouring buildings and the local area.
9. The application site fronts onto a cul-de-sac accessed off Albert Drive, this section of which is characterised by two-storey detached and semi-detached dwellings. Dwellings along this cul-de-sac have varying plot widths and sizes with the majority of dwellings fronting onto Albert Drive having regular plot widths and sizes. Boundary treatment along the cul-de-sac comprises primarily of vegetation with front gardens paved over for parking.

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10. The maximum width of the application site is approximately 18m with a maximum depth of 64m. The front boundary of the site curves away from Albert Drive. The proposal would demolish the existing dwelling and subdivide the site with each resultant plot having a width of approximately 9m each. Both dwellings would be set back from Albert Drive by over 27m with 3 off-street car parking spaces proposed for each dwelling to the front of the dwellings. Existing planting along the boundaries of the site and the existing tree in the front garden are proposed to be retained.
11. The width of the proposed plots is considered to be acceptable with plot widths along the north side of Albert Drive ranging from 7-11m in width. Although properties along the south side of Albert Drive tend to have wider plots than is proposed, Officers note that No. 284A displays a significantly smaller plot width and that the proposed plots when viewed within the street scene would not appear cramped, contrived or out of character with the wider area.
12. The existing two-storey dwelling at No.280 has a maximum dual pitched roof height to the ridge of 7.8m, a maximum eaves height 5.5m and a width along the front elevation of 13.3m (excluding the detached garage). The existing dwelling has a maximum depth of 7m.
13. The proposed two-storey dwellings would be similar in appearance with hipped roofs of a maximum height to the ridge of 8m, eave heights of 5.5m, maximum widths of 7.1m along the front elevation and maximum depths of 14.4m. In terms of materials, the walls would be brick to match existing, the roof would be tiled to match existing, fenestration would be white UPVC/timber doors as is currently on site and the proposed hardstanding would be brick paviours. The dwelling closest to the site boundary with No. 278 (hereafter referred to as No. 280) would be constructed in line with the building line of the existing dwelling with the exception of the front porch like structure which has a depth of 1.1m. The primary front elevation of the dwelling closest to No. 282 (hereafter referred to as No. 280a) would be set back from the building line of the existing dwelling by 1.2m.
14. Dwellings in the surrounding area feature a mixture of both pitched and hipped roof forms with red roof tiles characteristic of the Sheerwater Estate. It is considered that the proposed hipped roofs would relate well to this prevailing character with the mono-pitched roof of the proposed porch a feature of neighbouring Nos. 278, 276 and 282. The hipped roof form would help to reduce any terracing effect with neighbouring properties and enhance visual separation between the proposed dwellings. The proposed materials are considered to relate well to the character of the area, although further details, including samples, of all external finishes of the dwellings would be secured by way of planning condition (see Condition 3).
15. Limited details of the front garden landscaping, parking area and boundary treatments have been submitted. A detailed landscaping scheme and details of the proposed driveway/boundary treatments should be secured by way of planning conditions to ensure that the development enhances the character and appearance of the surrounding area and to ensure that the driveway does not increase surface water runoff off-site (see Conditions 4 and 5).
16. For the reasons set out above, it is considered that the proposed replacement dwelling would be a visually acceptable form of development which would respect the character of the surrounding area, subject to planning conditions.

### Standard of Accommodation

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17. The proposed dwellings would each have 4 bedrooms with a gross internal floor area (GIA) of 155 square metres (sqm) which would exceed the minimum 124sqm for a dwelling of this type (as set out in the Technical Housing Standards – National Described Space Standard 2015 [as amended]). Habitable rooms would have outlook with a separation distance of over 27m to the rear garden boundary. Each dwelling would benefit from private amenity space to the rear of over 228sqm with a garden width of approximately 9m. The SPD on 'Outlook, Amenity, Privacy and Daylight' 2008 recommends a garden size in scale with the dwelling and broadly greater than the footprint is advised.
18. For the reasons set out above, it is considered that the proposed dwellings would provide a good standard of accommodation for future owner/occupiers.

### Impact on Residential Amenity

19. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. The main dwellings to consider in assessing the impact of the proposal on neighbouring residential amenity are No. 278 to the south-west, and No. 282 to the north-west.
20. With regards to No. 282 to the north-east, proposed No. 280a would project approximately 0.5m beyond the rear elevation of No. 282. As the projection to the rear is minimal, it is considered that there would be no adverse impact on the amenities of No. 282 to the rear. In terms of habitable room windows to the front of No. 282, Officers noted on their site visit that the existing dwelling on site has a maximum depth of 7m which projects approximately 7m beyond the front elevation of No. 282. The existing dwelling has a maximum height of 7.8m, an eave height of 5.5m and no set back from the site boundary.
21. In comparison to the existing situation, No. 280a would project approximately 6m beyond the front elevation of No. 282, would have a maximum roof height of 8m, an eave height of 5.5m and a set back from the site boundary of 1m. The proposed dwelling would have a hipped roof which would effectively reduce the mass of the proposal when viewed from No. 282 when compared to the pitched roof of the existing dwelling.
22. On balance, when taking into consideration the existing dwelling on site, it is considered that the proposal would not cause any unacceptable adverse impact on the residential amenities of No. 282 above that of the existing dwelling. The proposal would introduce a set back from the site boundary, would project beyond the front elevation of No. 282 1m less than the existing dwelling and the hipped roof would reduce the bulk of the built form when compared to the existing dwelling.
23. No windows are proposed on the side elevations of the proposed dwellings and a planning condition could be attached to any consent restricting the installation of new windows (see Condition 13). It is therefore considered that the proposal would not result in an unacceptable loss of privacy to neighbouring dwellings.
24. For the reasons set out above, the proposed dwellings are considered to be acceptable in terms of their relationship with neighbouring properties and would safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings, in accordance with Policy CS21 of the Woking Core Strategy 2012,

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Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 and the National Planning Policy Framework.

### Highways and Parking Implications

25. The proposal seeks to utilise and widen the existing vehicular access to the site with the areas to the front of the dwellings to provide 3 car parking spaces per dwelling. It is unclear what proportion of the front areas would be brick pavements, however, it is considered that sufficient space would exist to accommodate 3 car parking spaces and that details of this could be secured by way of a planning condition.
26. The County Highway Authority has been consulted on the proposal and has assessed the application on safety, capacity and policy grounds. The Highway Authority has raised no objection to the proposed development subject to the following pre-commencement/prior to occupation planning conditions requiring that:
  - the development shall not be occupied until the modified vehicular access to Albert Drive has been provided in accordance with the approved plans;
  - the dwellings shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked; and
  - that a Construction Transport Management Plan, to include details of vehicle parking, loading and unloading of materials and storage of plant and materials to ensure the highway safety and convenience of the highway users are not compromised as a result of the development, is submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
27. The Supplementary Planning Document 'Parking Standards' 2006 recommends a parking provision of 2 car parking spaces per 3 or more bedroom unit. Within this context, the proposed 3 car parking spaces per dwelling are considered to be acceptable outside of the High Accessibility Zone. Subject to the above planning conditions, it is considered that the proposed development not result in any adverse impact in terms of highway safety or car parking provision.

### Sustainability

28. Following a Ministerial Written Statement to Parliament on 25 March, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This 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.
29. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permission which seeks the equivalent water and energy improvements of the former Code Level 4. (Conditions. 7 and 8)

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### Flood Risk and Surface Water Drainage

30. The application site is not located in Fluvial Flood zones 2 or 3. However, parts of the site are in an area of medium and high surface water flood risk (1 in 100 years; and 1 in 30 years respectively). The Council's Drainage and Flood Risk Officer has assessed the application and raises no objection to the proposed development subject to a pre-commencement planning condition requiring the submission and approval in writing of a surface water drainage scheme to demonstrate that the surface water run-off generated by the development would not exceed the run-off from the existing site (see Conditions 4 and 5).
31. Subject to the aforementioned pre-commencement planning condition, it is considered that the proposed development would comply with the NPPF and Policy CS9 of the Woking Core Strategy (2012).

### Affordable Housing

32. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
33. However, following the Court of Appeal's judgment of 11th May 2016 (Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441), wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire district Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin)), it is acknowledged that the policies within the Written Ministerial Statement of 28th November 2014, as to the specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
34. Additionally the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm.
35. Whilst it is considered that 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). As the proposal represents a development of 10-units or less, and has a maximum combined gross floorspace of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.



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### Local Finance Considerations

36. The Community Infrastructure Levy (CIL) is a mechanism adopted by 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 would incur a cost of £125 per sq. m which equates to a contribution of £16,500 (132sqm net additional GIA). The applicant has previously made a Thames Basin Heaths SPA payment of £1,432 in association with planning application ref: PLAN/2012/0527. As the SPA now forms a part of the CIL Regulation 123 list, this previous SPA payment can be off-set against the CIL payment incurred by the current application.

### Impact on the Thames Basin Heaths Special Protection Area

37. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2010. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.
38. The proposed development would result in a net increase of 1x 4 bedroom dwelling on site which would require a Strategic Access Management and Monitoring (SAMM) payment of £1,008. This financial contribution would be secured by a Section 106 Legal Agreement prior to the issuing of any grant of planning permission. Previous SAMM and SPA payments have been made by the applicant in relation to planning permission ref: PLAN/2012/0527. Officers can confirm that this previous payment can be off-set against the SAMM contribution and CIL payment associated with the current application. An additional SAMM payment of £107 is therefore required.
39. 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 Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

### Conclusion

40. 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 on Albert Drive and will have an acceptable impact on neighbouring amenity, highway safety and the surrounding landscape. The development would incorporate appropriate sustainability measures in order to achieve energy performance requirements equivalent to Level 4 for Code for Sustainable Homes. It is also noted that the applicant has provisionally agreed to enter into a legal agreement to secure a payment in accordance with the Thames Basin Heaths Special Protection Area.
41. The proposal is considered to be an acceptable form of development that complies with Sections 4, 6 and 7 of the National Planning Policy Framework. Policies CS8, CS9, CS10, CS16, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Design' 2015 and 'Parking Standards' 2006, Policies DM2, DM10, DM12 and DM13 of the Development Management Policies DPD 2016 and Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015. It is therefore recommended

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that planning permission is granted subject to the recommended conditions and the applicant entering into a legal agreement to secure the necessary Thames Basin Heaths SAMM contribution.

### **BACKGROUND PAPERS**

1. Site Visit Photographs – 08.02.2018
2. Response from County Highway Authority – 25.01.2018
3. Response from Drainage and Flood Risk Officer – 22.01.2018
4. Response from Arboricultural Officer – 26.02.2018

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	Provision of £107 SAMM contribution to monitoring and management of avoidance measures against the impact of the site on the SPA in accordance with the formula in the Avoidance Strategy.	To accord with the Habitat Regulations and associated Development Plan policies and the Council's Adopted Avoidance Strategy.

### **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 hereby permitted shall be commenced not later than three years from the date of this permission.

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

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

Location Plan, received 20.12.2018

Block Plan – Existing, Rev A, received 14.03.2018

Block Plan – Proposed, Rev B, received 14.03.2018

Drg. No. 01, Rev A, Existing Plans & Elevations, dated January 2018, received 11.01.2018

Drg. No. 02, Rev B, Proposed Plans & Elevations TYPE 1, dated January 2018, received 11.01.2018

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

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3. ++ Prior to the commencement of the development hereby permitted, details, including samples, of all external materials to be used in the construction of the dwelling 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. ++ No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

The drainage scheme details to be submitted for approval shall also include:

- I. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event;
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes;
- III. Detail drainage plans showing where surface water will be accommodated on site;
- IV. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the NPPF

5. ++ Prior to the first occupation of the dwelling hereby approved, a hard and soft landscaping scheme showing details of hard and soft landscaping to the frontage, details of materials for areas of hardstanding (including any drainage arrangements) and boundary treatments, 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. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be

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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: 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 1, Classes A and B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or alteration of the dwellings hereby approved shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

7. ++ 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.

8. 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 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.

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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.

9. ++ Prior to the first occupation of the development hereby approved, the modified vehicular access to Albert Drive, as shown on 'Block Plan – Proposed, Rev B, received 14.03.2018', shall be constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users in accordance with Policy CS9 of the Woking Core Strategy (2012).

10. ++ Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and used solely for parking and turning.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users in accordance with Policy CS9 of the Woking Core Strategy (2012).

11. ++ Prior to the commencement of the development hereby approved, a Construction Transport Management Plan (CTMP) 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

shall be 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: In order that the development should not prejudice highway safety nor should it inconvenience other highway users in accordance with Policy CS9 of the Woking Core Strategy (2012).

12. ++ No development related works shall be undertaken on site (including clearance and demolition) until tree protection details relating to the existing tree to the front of the site facing Albert Drive, as shown on 'Block Plan – Proposed, Rev B, received 14.03.2018' have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for any works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained tree will be protected during the site works. The development shall be carried out strictly in accordance with the approved details.

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Reason: To ensure the retention and protection of trees on the site and in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012 and Policy DM2 of the Woking Development Management Policies Development Plan Document 2016.

13. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no additional windows shall be installed on the side elevations of the dwellinghouses hereby approved without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 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.
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see: [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
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. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. 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.

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6. The applicant is advised that this application is liable to make a CIL contribution of £15,068. 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.
7. 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
  - 8.00 a.m. - 1.00 p.m. Saturday
  - and not at all on Sundays and Bank Holidays.
8. The provisions of The Party Wall etc. 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](http://www.communities.gov.uk)
9. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.