

## 10 APRIL 2018 PLANNING COMMITTEE

5g 18/0040 Reg'd: 01.02.18 Expires: 29.03.18 Ward: HV  
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**LOCATION:** Penlan, Kingfield Green, Woking, Surrey, GU22 9BD

**PROPOSAL:** Erection of two four-bedroom detached dwellings following demolition of an existing bungalow.

**TYPE:** Full

**APPLICANT:** Mr Rodney Gallagher

**OFFICER:** Tanveer  
Rahman

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

The proposal involves the erection of a two dwellings which falls outside of the scheme of delegated powers.

### **SUMMARY OF PROPOSED DEVELOPMENT**

Erection of two four-bedroom detached dwellings following demolition of an existing bungalow.

### **PLANNING STATUS**

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

### **RECOMMENDATION**

GRANT planning permission subject to conditions and legal agreement.

### **SITE DESCRIPTION**

The irregular-shaped application site is located in the southern corner of Kingfield Green which is a residential lane that is accessed from Kingfield Road to the north east. There is a bungalow on the site which is set back from the lane by a driveway and front garden. The property has a large rear garden and there are a number of trees within the site. The site is bounded from Nut Cottage to the north, a public footpath to the west, Loop Road sports field to the south and east, 7a Kingfield Close and Round Oak Cottage to the east by a combination of timber fencing, trees and other vegetation.

### **RELEVANT PLANNING HISTORY**

PLAN/1999/1141: DEMOLITION OF EXISTING GARAGE AND CAR PORT AND ERECTION OF SINGLE STOREY SIDE EXTENSION FOR GARAGE, UTILITY AND GAMES ROOM - permitted 25.11.1999.

78/1413: CON DORMER EXTENSION - permitted 01.11.1978.

## 10 APRIL 2018 PLANNING COMMITTEE

0028272: ERECTION CARPORT - permitted 01.11.1971.

0015627: ALTERATION ADDITION(S) - permitted 01.08.1962.

0009102: DETACHED BUNGALOW AND GARAGE - permitted 01.04.1956.

0007549: DETACHED B&G - permitted 01.09.1954.

### **PROPOSED DEVELOPMENT**

The application is for the erection of two detached houses following the demolition of the existing bungalow.

House 01 is proposed to be located at the northern end of the site. Its form would consist of three main elements. The southernmost element would be single-storey with a roof terrace. Adjoining this to the north would be the main two-storey flat roof element which would also have a cantilevered first floor element on its eastern side. To the north of this would be a single-storey flat roof element. The house would have a maximum width of 18.55m and a maximum depth of 16.9m. The southernmost element would have a height of 4.6m, the two-storey element would have a height of 6.4m and the northernmost element would have a height of 2.95m. A sliding glazed door with a window next to it covered by timber slats, a ground floor window with timber slats covering its entirety, three ground floor windows and three first floor windows are proposed in its front (north) elevation. Two ground floor windows covered by timber slats, another ground floor window and a first floor window are proposed in its side (east) elevation. Glazed doors, a window, another glazed door, two first floor windows and two first floor glazed doors leading to the first floor rear terrace are proposed in the rear (south) elevation. A door, two sliding glazed doors and two first floor windows are proposed in the side (west) elevation. The house is proposed to have a sedum roof with a roof light in it and photovoltaic panels on it. The house is proposed to have private amenity wrapping around its west elevation and part of its south and north elevations. It is also proposed to have a front driveway with space to park two cars.

House 02 is proposed to be located to the south of House 01. Its form would consist of two main elements. The westernmost element would be single-storey with a roof terrace. Adjoining this to the east would be the main two-storey flat roof element which would also have a cantilevered first floor element on its northern side. The house would have a maximum width of 14.15m and a maximum depth of 19.9m. The westernmost element would have a height of 4.6m and the two-storey element would have a height of 6.6m. A sliding glazed door with a window next to it covered by timber slats, a ground floor window with timber slats covering its entirety and a first floor window are proposed in its front (north) elevation. Four ground floor windows covered by timber slats and four first floor windows are proposed in its side (east) elevation. Glazed sliding doors and a first floor window are proposed in its rear (south) elevation. Glazed sliding doors, two ground floor windows, another set of glazed sliding doors, two first floor glazed doors leading to the first floor rear terrace and four first floor windows are proposed in its side (west) elevation. The house is proposed to have a sedum roof with a roof light in it and photovoltaic panels on it. The house is proposed to have private amenity wrapping around its west and south elevations and part of its north and east elevation. It is also proposed to have a front driveway with space to park two cars.

The driveways of both houses are proposed to be served by a shared access road which would run along part of the site's eastern boundary. This shared access is proposed to lead onto Kingfield Lane to the north and Kingfield Close to the east. House 01's rear garden is proposed to be separated from House 02's garden and driveway by an L-shaped boundary treatment.

## 10 APRIL 2018 PLANNING COMMITTEE

### **SUMMARY INFORMATION**

Site area	0.1665ha
Existing units	1 unit
Proposed units	2 units
Bedrooms/unit	4 bedrooms
Existing site density	6 dwellings/hectare
Proposed site density	12 dwellings/hectare

### **CONSULTATIONS**

#### LPA Senior Aboricultural Officer:

No objection subject to condition.

#### LPA Drainage and Flood Risk Team

Notwithstanding comments from LPA's Drainage and Flood Risk Team the site is not in Flood Zone 2, Flood Zone 3 or an area designated at risk from surface water flooding. Furthermore, given the scale of development, under the LPA's current procedures it would not be subject to any flood mitigation conditions or other requirements.

#### LPA Waste & Recycling Team

No objection.

#### Surrey Wildlife Trust (SWT)

A Phase 1 Habitat Survey Report dated July 2017 Ref:Ver 31.07.17 (received by the LPA on 18.01.2018) was submitted with the application. SWT was consulted on this and requested further information. In response to this the agent submitted a Phase 1 Habitat Survey Report dated August 2017 Ref:Ver 29.08.17 (received by the LPA on 09.03.2018). SWT raised no objection to this amended report subject to recommended informatives.

#### County Highway Authority (SCC):

No objection.

#### Surrey Fire & Rescue Service

No response received at the time of writing this report. The Committee will be updated verbally with any subsequent response received.

### **NEIGHBOUR REPRESENTATIONS**

One letter of objection was received which made the following statements:

- The design seems to be out of keeping with neighbouring properties.
- Construction work could damage the access track and contractors should rectify any damage they may cause to it (Case officer's note: this is a private matter which falls outside of planning control).

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (2012):

Section 6 - Delivering a wide choice of high quality homes

## 10 APRIL 2018 PLANNING COMMITTEE

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

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Area

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS16 - Infrastructure Delivery

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable Design and Construction

CS24 - Woking's Landscape and Townscape

CS25 - Presumption in Favour of Sustainable Development

### Development Management Policies DPD (2016):

DM2 - Trees and landscaping

DM10 - Development on Garden Land

### Supplementary Planning Documents:

*Woking Design SPD (2015)*

*Outlook, Amenity, Privacy and Daylight (2008)*

*Parking Standards (2006)*

*Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*

*Climate Change (2013)*

*Affordable Housing Delivery (2014)*

## **PLANNING ISSUES**

The main issues to consider in determining this application are the principle of development, impact on character, impact on trees, impact on neighbours, quality of accommodation, flood risk, impact on car parking provision and highway safety, impact on sustainability and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

### Principle of Development

1. The *National Planning Policy Framework (2012)* and policy CS25 of the *Woking Core Strategy (2012)* promote a presumption in favour of sustainable development. The application site is located within an established residential area. It also has good road and bus links. For these reasons the site location is considered to be suitably sustainable in the defined urban area of Woking. As such, the principle of erecting two residential dwellings on the site is considered acceptable subject to further material considerations as set out in this report.

### Impact on character

2. The proposed development will result in one net additional dwelling on garden land belonging to the existing bungalow at Penlan. Policy DM10 of the *Development Management Policies Development Plan Document (2016)* states that the principle

## 10 APRIL 2018 PLANNING COMMITTEE

of housing development on garden land is not unacceptable but only subject to the following four criteria:

*“(i) it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*

*(ii) it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;*

*(iii) 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*

*(iv) 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.”*

3. Criteria (i) and (ii) are applicable in assessing the impact on character. Although the front entrances to the two proposed houses would be in their north elevations it is noted that they would have substantial depths which would face eastwards. It is considered that the east elevations of these houses would effectively be a continuation of the building lines of Nut Cottage and The Cedars to the North. It is also noted that PLAN/2016/0845 which is currently under construction permitted two new houses to the north east of the site on garden land belonging to White Cottage. This application created a new linear urban grain of four properties at the western side end of Kingfield Close consisting of 7a Kingfield Close, Round Oak Cottage and the two houses approved as part of PLAN/2016/0845. It is therefore considered that this current application would create a mirror of those four properties consisting of the two proposed houses, Nut Cottage and The Cedars which would be in keeping with this new urban grain to the east.
4. Paragraph 59 of the *National Planning Policy Framework* (2012) points out that the overall scale, density, layout and materials of a proposed development should be guided by neighbouring buildings and the local area and *Woking Design SPD* (2015) echoes this guidance. However paragraph 59 of the NPPF states that *“policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”*. The neighbouring properties on Kingfield Green are detached dwellings of a traditional style with a mix of pitched and hipped roofs. These properties have a range of external finishes including brick, render, half-timbering and clay roof tiles. It is noted that the form and character of the two proposed dwellings would be in contrast to these neighbouring properties. However it is considered that their designs in themselves sufficiently innovative and that their scale a proportion would have an acceptable impact on the character of the lane in which they would be located as well as the wider area.
5. The proposal is therefore considered to have an acceptable impact on the character of area.

### Impact on trees

6. The submitted arboricultural Information Ref: LLD1212-ARB-RE01 rev:00 (received by the LPA on 16.02.2018) states that three trees are and some other vegetation are proposed to be removed as part of the proposal.

## 10 APRIL 2018 PLANNING COMMITTEE

7. The LPA Senior's Arboricultural Officer has raised no objection subject to recommended conditions (see conditions 8 and 9).
8. The proposal is therefore considered to have an acceptable impact on trees subject to conditions.

### Impact on neighbours

9. The neighbours potentially most affected by the proposal are Nut Cottage to the north, 7a Kingfield Close to the east as well as the impact of the two proposed houses on each other.
10. In order to maintain privacy *Outlook, Amenity, Privacy and Daylight* (2008) recommends that first floor front windows should be at least 10m from a neighbouring side boundary. The first floor window in the front elevation of House 01 intended to serve 'Bathroom 01' would be 9.0-9.2m from the boundary with Nut Cottage which falls below this recommended guideline. However as the window is intended to serve a non-habitable room it is considered that it could be conditioned to be obscurely glazed an non-opening below a height of 1.7m from the floor level of the room that it would serve (see condition 4). It is therefore considered that this window would not create unacceptable overlooking issues subject to condition. The other first floor window in the front elevation of House 01 would be 14.1-15.3m from the boundary with Nut Cottage which exceeds the guideline in the SPD. It is therefore considered that this window would not create unacceptable overlooking issues. The SPD recommends that first floor side windows should be at least 1m from a neighbouring side boundary. The first floor side window in the side (east) elevation of House 01 would be 8.5m from the side boundary of 7a Kingfield Close which exceeds these guidelines. It is therefore considered that it would not create unacceptable overlooking issues. The two first floor glazed doors/windows in the rear elevation of House 01 which are intended to serve 'Bedroom 01' and 'Bedroom 2' would face towards House 2's front elevation windows and glazed door. However these glazed doors/windows would face into the proposed roof terrace which is surrounded by 1.7m high parapet walls. It is therefore considered that these glazed doors would not create unacceptable overlooking issues. The SPD recommends that first floor rear windows should be at least 15m to a neighbouring boundary. The two first floor windows in the rear elevation of House 01 which are intended to serve 'Bedroom 03' and 'Bedroom 4' would be 15.4m from the northern boundary of House 02's private amenity space which exceeds this guideline. It is therefore considered that these two windows would not create unacceptable overlooking issues. The first floor window in the side (west) elevation of House 01 which is intended to serve 'Bathroom 02' would not face any residential properties and it is therefore considered that it would not create any overlooking issues. Given the location, scale and design of House 02 it is considered that none of its windows would create unacceptable overlooking issues towards neighbouring properties. As House 02's roof terrace would be enclosed by 1.7m high parapet walls it is considered that it would not create unacceptable overlooking issues.
11. House 01 dwelling would pass the '25° test' as set out in *Outlook, Amenity, Privacy and Daylight* (2008) towards existing windows in the side (south) elevation of Nut Cottage, the existing windows in the side (west) elevation of 7a Kingfield Close and the proposed windows in the front (north) elevation of House 02. House 02 would fail the '25° test' towards the ground floor glazing in the rear elevation of House 1 which is intended to serve the 'Kitchen/Dining' area. It is noted however that this room would also be served by glazing in its side (west) elevation and it is therefore considered that House 02 would not have an unacceptable impact on the sunlight/daylight levels received by this room. Given the location, scale and design of

## 10 APRIL 2018 PLANNING COMMITTEE

House 02 it is considered it is considered that it would not have an unacceptable impact on the sunlight/daylight levels received by 7a Kingfield Close.

12. Given the location, scale and design of House 01 and 02 it is considered that they would not appear unacceptably overbearing towards existing neighbouring properties or towards each other.
13. The proposal is considered to be acceptable in terms of its relationship with neighbouring properties and will safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings subject to condition. It therefore complies with policy CS21 of the *Woking Core Strategy* (2012) and *Woking Design SPD* (2015).

### Quality of accommodation and private amenity space

14. The proposed dwellings are considered to achieve an acceptable size and standard of accommodation with acceptable quality of outlook to habitable rooms.
15. *Outlook, Amenity, Privacy and Daylight* (2008) recommends that houses should have private amenity space that is at least equal in area to the footprint of the house and also in scale with the house. According to the submitted drawings House 01 would have a footprint of 118sqm and 311sqm of private amenity space and House 02 would have a footprint of 118sqm and 385sqm of private amenity space which is considered to be in line with these guidelines.
16. The proposal is therefore considered to be acceptable in terms of quality of accommodation and private amenity space.

### Impact on car parking provision & highway safety

17. *Parking Standards* (2006) recommends that dwellings with three or more bedrooms should have a maximum parking provision for two cars. The proposed dwellings would each have two parking spaces which is in line with these recommendations.
18. As previously mentioned the County Highway Authority (SCC) has raised no objection and has not recommended any conditions.
19. It is therefore considered that the proposal would have an acceptable impact on car parking provision and highway safety.

### Sustainability

20. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore in applying policy CS22 of the *Woking Core Strategy* (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). A planning condition has been recommended to secure this (see condition 5).

### Affordable Housing

21. The application site is garden land. Woking Council's *Affordable Housing Delivery SPD* (2014) states that "*the Council must treat garden land to the front, side and rear of an existing dwelling as Greenfield land and seek a 50% affordable housing provision from any development scheme*". This is reflected in policy CS12 of the *Woking Core Strategy* (2012).

## 10 APRIL 2018 PLANNING COMMITTEE

22. 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.
23. 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 floor space of no more than 1000sqm.
24. Whilst it is considered that weight should still be afforded to policy CS12 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.

### Local finance consideration

25. The proposal would have a gross internal area of 515.1sqm outside of the designated town centre however it is noted that the gross internal area of the existing bungalow to be demolished is 230.6sqm. Therefore CIL would be liable on the 284.5sqm net increase making the proposal liable for a contribution to the Community Infrastructure Levy (CIL) of **£39,392.20** according to the current financial year's price index.

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

26. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the *Woking Core Strategy* (2012) requires new residential development beyond a 400m threshold but within 5 kilometers of the SPA boundary to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
27. Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL. A SAMM contribution of **£2,016** in line with the *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015* (April 2017 update) as a result of the uplift of two four-bedroom dwellings that would arise from the proposal would be required.



## 10 APRIL 2018 PLANNING COMMITTEE

28. A signed Unilateral Undertaking will be used to secure this financial contribution.

### **CONCLUSION**

Overall the principle of development is considered to be acceptable and it is considered that it would have an acceptable impact on character, trees, neighbours, quality of accommodation, amenity space, car parking provision and highway safety, flood risk, sustainability and the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan. The proposal therefore accords with sections 6, 7, 10 and 11 of the *National Planning Policy Framework* (2012), policies CS1, CS7, CS8, and CS10, CS11, CS12, CS16, CS18, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), policies DM2 and DM10 of the *Development Management Policies DPD* (2016), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2006), *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*, *Climate Change* (2013) and *Affordable Housing Delivery* (2014).

### **BACKGROUND PAPERS**

Site visit photographs (27.02.2018)

### **PLANNING OBLIGATIONS**

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	Provision of <b>£2,016</b> contribution to provide SAMM.	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 to the above legal agreement and 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 drawings listed below:
  - 1:1250 location plan Drwg no.S101 (received by the LPA on 15.01.2018)
  - 1:500 proposed site plan Drwg no.9844(PP)002 (received by the LPA on 15.01.2018)
  - 1:200 proposed block plan Drwg no.9844(PP)001 (received by the LPA on 15.01.2018)
  - 1:200 proposed roof/block plan Drwg no.9844(PP)031 (received by the LPA on 22.03.2018)
  - 1:100 House 01 proposed plans Drwg no.9844(PP)004 (received by the LPA on 15.01.2018)

## 10 APRIL 2018 PLANNING COMMITTEE

- 1:100 House 01 proposed east and west elevations Drwg no.9844(PP)006 rev.B (received by the LPA on 13.03.2018)
- 1:100 House 01 proposed north and south elevations Drwg no.9844(PP)005 rev.B (received by the LPA on 13.03.2018)
- 1:100 House 01 sections Drwg no.9844(PP)007 rev.B (received by the LPA on 13.03.2018)
- 1:100 House 02 proposed plans Drwg no.9844(PP)008 (received by the LPA on 15.01.2018)
- 1:100 House 02 proposed east and west elevations Drwg no.9844(PP)010 rev.B (received by the LPA on 13.03.2018)
- 1:100 House 02 proposed north and south elevations Drwg no.9844(PP)009 rev.B (received by the LPA on 13.03.2018)
- 1:100 House 02 sections Drwg no.9844(PP)011 rev.B (received by the LPA on 13.03.2018)
- 1:200 proposed street scene drawings Drwg no.9844(PP)003 Rev.B (received by the LPA on 22.03.2018)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. The development hereby permitted shall not commence until details and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary walls have been 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 agreed in writing by the local planning authority.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in paragraph 17 of the *National Planning Policy Framework* (2012) and policy CS21 of the *Woking Core Strategy* (2012).

4. The westernmost first floor window in the front elevation of House 01 hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the amenities of the adjoining properties in accordance with policy CS21 of the *Woking Core Strategy* (2012).

5. The development hereby permitted shall not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of not more than 105 litres per person per day maximum indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

## 10 APRIL 2018 PLANNING COMMITTEE

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policies CS21 and CS22 of the *Woking Core Strategy* (2012).

6. Notwithstanding the provisions of Article 3 of *The Town and Country Planning (General Permitted Development) Order 2015 (as amended)* (or any order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Class A of Part 1 of Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason:

To protect the amenity and privacy of the occupants of neighbouring properties in accordance with policy CS21 of the *Woking Core Strategy* (2012).

7. Protective measures shall be carried out in strict accordance with arboricultural Information Ref: LLD1212-ARB-RE01 rev:00 (received by the LPA on 16.02.2018) including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason:

To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with policy CS21 of the *Woking Core Strategy* (2012).

8. 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 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).

9. The development hereby permitted shall not commence until details of any modifications to boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved modifications shall be implemented prior to the occupation of the dwelling hereby approved and permanently maintained thereafter.

## 10 APRIL 2018 PLANNING COMMITTEE

Reason:

To ensure adequate security and a satisfactory appearance of the completed development in accordance with policy CS21 of the *Woking Core Strategy* (2012).

### Informatives

#### 01. Site Inspections:

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.

02. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

03. The application will not be formally approved until the applicant has entered into a legal agreement with the council to secure a provision of **£2,016** to provide avoidance measures against the impact of the site on the TBH SPA in accordance with the formula in the Avoidance Strategy and the **£39,392.20** CIL contribution.

04. The applicant is advised that In order discharge their obligations under Regulations 55 of the Conservation of Habitats and Species Regulations 2017 they should:

-Obtain a European Protected Species (EPS) licence from Natural England following the receipt of planning permission and prior to any works which may affect bats commencing and to;

-Undertake all the actions which will be detailed in the Method Statement attached to the EPS License, based on the mitigation, compensation and enhancement actions presented within the section 5.4 of the above referenced ecology report.

05. The applicant is advised that undertaking survey effort that is less than best practice recommendations potentially leaves them in the situation that they may not be granted the necessary EPS license by Natural England, where, on the basis of the further emergence surveys, it is subsequently found that proposed impact avoidance, mitigation, compensation and enhancement measures are not adequate. In this circumstance the applicant would not therefore be able to build out the planning application as granted and would need to resubmit a revised planning application. Undertaking proposed planning works would in this circumstance, be a breach of European protected species legislation.

06. 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:-

0800 - 1800 Monday to Friday

0800 - 1300 Saturday

and not at all on Sundays and Bank/Public Holidays.