

05 SEPTEMBER 2017 PLANNING COMMITTEE

6d	17/0515	Reg'd:	25.05.17	Expires:	20.07.17	Ward:	HE
Nei. Con. Exp:	22.06.17	BVPI Target	Minor dwellings -13	Number of Weeks on Cttee' Day:	15/8	On Target?	No

LOCATION: Holywell House, Hook Hill Lane, Mayford, Woking, GU22 0QB

PROPOSAL: Erection of a two storey replacement dwelling (7x bed) with accommodation in the roof space and a basement level following demolition of existing dwelling and erection of a detached triple garage with first floor accommodation and external staircase

TYPE: Full Planning Application

APPLICANT: Mr Matthew Johnson

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The proposal is for the erection of a replacement dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The proposal relates to a two storey detached dwelling dating from the Victorian/Edwardian era. The dwelling is orientated at a 90° angle relative to Hook Hill Lane which borders the site to the south and features a detached outbuilding and parking area to the front and amenity space to the rear. The site forms a corner plot with Mount Road and the surrounding area is generally characterised by large individually designed dwellings set in large plots with mature trees and landscaping to the boundaries which gives a low density and verdant character to the area. There is a change in ground levels from north to south across the site of around 3m with neighbours to the north and west positioned on higher ground relative to the proposal site. The proposal site forms part of the designated Urban Area.

PLANNING HISTORY

- PLAN/2005/0304 - Revision to planning permission 2004/0050 to include two dormer windows on the front elevation and two dormer windows on the rear elevation of the new replacement dwelling originally permitted under planning permission 2003/0860 – Refused but allowed at appeal – Permitted (Not implemented and now lapsed)

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- PLAN/2004/0050 - Amendment to Planning Application PLAN/2003/0860 - namely - demolish existing garage/workshop. Erection of double garage with games room over and storage and single storey garden room to side – Refused but allowed at appeal (Not implemented and now lapsed)
- PLAN/2003/0860 - Demolition of existing detached dwelling. Erection of new detached dwelling and single garage. Brick piers with timber entrance gates – Permitted (Not implemented and now lapsed)

PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey detached replacement dwelling (7x bed) with accommodation in the roof space and in a basement level following the demolition of the existing detached dwelling. The proposal also includes the erection of a detached triple garage with accommodation at first floor level to the frontage of the dwelling in place of an existing timber outbuilding.

CONSULTATIONS

County Highway Authority (CHA): No objection subject to conditions.

Arboricultural Officer: No objection subject to conditions.

Hook Heath Neighbourhood Forum (HHNF): Object to the wording in the submitted Design and Access Statement suggesting that the HHNF had no objection. The HHNF stated that it had no in-principle objection to a replacement dwelling providing that neighbours were consulted and had no objection and subject to the detailed design of the proposal.

REPRESENTATIONS

11x representations received, including one from the Hook Heath Residents' Association, objecting to the proposal raising the following concerns:

- Proposal would be out of character with the area
- Proposed dwelling is out of scale with the area and is too large
- Proposal would cause overlooking, loss of privacy and loss of light
- Boundary vegetation is not evergreen and does not provide adequate screening
- The volume and footprint of the proposal is significantly larger than the existing
- Retaining walls and landscaping should be provided
- The construction phase would cause noise disturbance and disruption
- No justification has been given for the size and scale of the proposal
- Proposed external staircase could cause loss of privacy to neighbours
- It is not clear how the green roof would be feasible due to the roof pitch
- Proposal would impact on existing trees and landscaping
- The occupants of the garage accommodation would increase noise and disturbance from the site
- The accommodation above the garage should be restricted to being ancillary
- Proposal would increase traffic in the area
- Hook Hill Lane is narrow and unsuitable for HGVs
- The proposed basement would have implications for the water table
- The area is liable to flooding
- The past permissions have now lapsed

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

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM9 - Flats above shops and ancillary accommodation

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS18 - Transport and accessibility

CS21 - Design

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Hook Heath Neighbourhood Plan (2015):

BE1 - Design of New Developments

BE2 - Off-road Parking

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

BACKGROUND

Planning permission has been granted in the past for a two storey replacement dwelling with accommodation in the roof space and integral double garage with accommodation above. This permission was not implemented and has now lapsed. The current proposal is for the erection of a replacement dwelling and detached garage and the key planning issues are set out below and is assessed in accordance with the current Development Plan policies listed above.

PLANNING ISSUES

Impact on Character:

1. The proposal is for the erection of a two storey replacement dwelling with accommodation in the roof space and a basement level following demolition of the existing dwelling. The proposal also includes the erection of a detached garage to the frontage following the demolition of an existing detached building.
2. The existing dwelling dates from the Victorian/Edwardian era in an Arts and Crafts style and is considered to have architectural merit. Nonetheless the host building is not locally listed nor in a Conservation Area and the demolition of the existing dwelling was considered acceptable in principle under previous applications (see Planning History). The demolition of the existing dwelling is considered acceptable in principle subject to the design quality of the proposed replacement dwelling and its impact on the character of the area.

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3. The proposed dwelling adopts a double-fronted design with twin projecting gables to the front and three gables to the rear elevation and adopts a generally traditional design approach which is consistent with the surrounding area and the previous permission. A two storey side-projecting element is included on the northern flank elevation with a distinctly contemporary appearance with a striking mono-pitch roof, large areas of glazing and contrasting materials to the main body of the dwelling. This is considered to give the appearance of a contemporary extension to the main dwelling and is considered to break-up the bulk and massing of the dwelling. This element of the dwelling is positioned to the north and so is not prominent in views from Hook Hill Lane. The main body of the proposed dwelling would be finished in brick however an exact specification of all external materials can be secured by condition (Condition 2).
4. The proposed dwelling would be orientated 90° relative to Hook Hill Lane in a similar way to the existing dwelling and the previously approved dwelling but would have fenestration on the south-facing elevation thereby maintaining visual interest on the prominent flank elevation. The proposed dwelling would be positioned 5.2m from the boundary with Hook Hill Lane at its nearest point which is 3.2m further from the boundary than the position of the previously approved dwelling and also 3.2m from the position of the existing dwelling on the site.
5. The proposed dwelling would have a maximum height of 9.1m which would be 0.5m lower in height than the previously approved dwelling and has a greater separation distance to the boundary with Hook Hill Lane. The main dwelling (excluding the detached garage) has a footprint which is approximately 27% smaller than the previously consented dwelling; if the detached garage is included then the overall footprint is approximately 7% smaller. Overall the dwelling is considered to adopt a less grandiose appearance than the previously approved replacement dwelling and is considered to represent a visually acceptable form of development. Although a large dwelling, the plot of Holywell House is relatively large and the proposed building is considered to be proportionate to its plot and the surrounding area which is generally characterised by large individually designed dwellings in large plots.
6. A detached garage with accommodation at first floor level is also proposed to the frontage of the proposed dwelling with two garage bays and an open storage/parking bay. The orientation of the existing and proposed dwelling means that the detached garage would not breach any strongly defined building lines. Detached garages are not unusual in the surrounding area the scale of the proposed garage is considered consistent with the size of the plot and the proposed replacement dwelling. The garage would have a dual-pitched roof and front dormer windows and is considered a visually acceptable building with a traditional form and character.
7. Apart from a lightwell on the southern flank elevation, the basement level of the proposed dwelling would not be prominent on the building. The inclusion of a basement level is not therefore considered easily appreciable from the surrounding area and is not considered out of character with the area. The accommodation at second floor level would be confined to the roof space and served primarily by rooflights. There is existing hedging on the southern boundary with Hook Hill Lane and a landscaping scheme can be required by condition (Condition 4) showing details of new soft and hard landscaping and details of boundary treatments and any retaining walls in order to ensure that the development integrates with the surrounding area.
8. Overall the proposed replacement dwelling is considered a visually acceptable form of development and is considered to respect the character and appearance of the

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surrounding area. The proposal therefore accords with Core Strategy (2012) policies CS21, CS24 and CS25, Woking DPD (2016) policies DM2 and DM9, Hook Heath Neighbourhood Plan (2015) policy BE1, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on Neighbours:

9. Bart House is located approximately 12m from the boundary with the proposal site to the north. This neighbour is positioned on land higher relative to the proposal site with the garden of Bart House at least 3m above the ground level of Holywell House. Bart House itself is positioned on high ground relative to its rear garden with a raised terrace area. The flank elevation of the two storey side projecting element would face this neighbour and would be positioned 2m from the boundary and the maximum height of the roof would be 8.2m. The roof of the side projecting element would be a mono-pitched green roof with no side-facing windows and the roof would slope away from the boundary. The roof of the main dwelling does feature side-facing rooflights however these would largely be obscured by the roof of the side-projecting element. The proposal is not therefore considered to result in undue overlooking to Bart House.
10. The flank elevation and roof slope facing Bart House is relatively large however considering the change on levels between the two properties, the slope of the roof away from this neighbour and the separation distance involved, the proposal is not considered to result in an unacceptable loss of light or overbearing impact. It is also borne in mind that Bart House benefits from boundary vegetation which serves as visual screening between this neighbour and the proposal site.
11. Mimosa House to the north-west has its flank elevation facing the proposal site and is positioned on land higher than the proposal site. Mimosa House is positioned 9.5m from the boundary with Holywell House and features side-facing windows; ground floor windows are understood to serve non-habitable rooms or as secondary windows and there are first floor side-facing bedroom windows. The proposed dwelling would be orientated towards this neighbour and positioned a minimum of 16.2m from the side boundary with this neighbour and approximately 26m from the neighbour itself. These separation distances exceed the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for three storey development (15m for front-to-boundary/flank relationships) and the proposal is not considered to result in undue overlooking or loss of privacy to this neighbour. It is also borne in mind that Mimosa House is positioned on higher ground relative to Holywell House which limits the potential for an overbearing effect or undue overlooking and this neighbour also features boundary vegetation.
12. The proposed detached garage would have a maximum height of 6.2m and would be positioned 0.2m from the side boundary with Mimosa House. The garage would not however border the main area of rear amenity space of this neighbour which is positioned further to the north and the garage would pass the '25° test' with side-facing windows as outlined in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008). The proposed garage is not therefore considered to cause an undue loss of light or overbearing impact on this neighbour. The proposal includes an external staircase leading to the first floor accommodation above the garage however a 1.8m privacy screen is identified at the top of the stairs to avoid undue overlooking. No windows are proposed in the garage facing this neighbour and the insertion of future openings can be restricted by condition (Condition 7).
13. The rear elevation of the proposed replacement dwelling would be positioned a minimum of 30m from the boundary with Squirrels Leap to the west and 30m from the

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front elevation of No.1 Hook Hill Park and to the boundary with No.12 Hook Hill Park to the south and is not therefore considered to cause undue overlooking to these neighbours.

14. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours and accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2012).

Impact on Trees:

15. There are no mature or protected trees on the proposal site itself however there are protected trees to the north of the site within the boundary of Mimosa House. A full Arboricultural Report detailing how neighbouring trees would be protected during construction can be secured by condition (Condition 3); the Council's Arboricultural Officer raises no objection subject to this condition. Details of additional landscaping and can also be secured by condition (Condition 4).

Transportation Impact:

16. The proposed dwelling would have sufficient off-street parking space to accommodate at least three vehicles in accordance with policy BE2 of the Hook Heath Neighbourhood Plan (2015). It is acknowledged that Hook Hill Lane is relatively narrow and a Construction Method Statement can therefore be required by condition (Condition 8) including details such as parking for site operatives, loading and unloading and the storage of materials. The County Highway Authority has reviewed the proposal and raises no objection subject to this condition.
17. Overall the proposal is therefore considered to have an acceptable transportation impact.

Standard of Accommodation and Amenity Space:

18. The proposed dwelling would have a total internal floor area of 648m². The proposed development would retain a private rear amenity space of 728m² in area with a minimum depth of 19m. Overall the proposed replacement dwelling is considered to achieve a good standard of accommodation with an appropriately sized area of amenity space in accordance with the guidance in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008).

Sustainability:

19. Following a Ministerial Written Statement to Parliament on 25 March 2015, 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.
20. 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

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and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4 (Condition 9).

Community Infrastructure Levy (CIL):

21. The proposal would be liable to make a CIL contribution of £62,030.77 based on a net increase in floor area of 448m². The applicant has however submitted a self-build exemption form claiming relief from CIL. Notwithstanding this, the LPA must assess the application for exemption separately and the applicant must submit a Commencement of Development Notice prior to any commencement of development.

CONCLUSION

22. Overall, the proposed replacement dwelling is considered to constitute an acceptable form of development which would have an acceptable impact on the character of the surrounding area and on the amenities of neighbours. The proposal therefore accords with Core Strategy (2012) policies CS21, CS24 and CS25, Woking DPD (2016) policies DM2 and DM9, Hook Heath Neighbourhood Plan (2015) policies BE1 and BE2 Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the National Planning Policy Framework (2012) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations

RECOMMENDATION

PERMIT 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. ++Prior to the commencement any above ground works in connection with the development hereby permitted, a written specification of all external materials to be used in the construction of the dwelling hereby approved 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.

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3. ++ Prior to the commencement of the development hereby approved (including clearance and demolition) tree protection details, to include the protection of retained hedges and shrubs, shall be 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 works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site 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.

4. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding and details of boundary treatments and retaining walls, 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 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.

5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A and B of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension or enlargement of the dwelling 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.

6. Notwithstanding any indication otherwise given by this permission, the first floor accommodation in the detached garage hereby approved shall be used only for purposes ancillary and incidental to the use of the main dwelling known as 'Holywell House' as a single dwellinghouse and shall at no time be occupied as a separate residential unit.

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Reason: To ensure the dwelling remains in single family occupation and the use of the premises is compatible with the surrounding area in accordance with Woking DPD (2016) policy DM9

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no window, dormer window, rooflight, door or other additional openings, other than those expressly authorised by this permission, shall be formed in the north-west facing flank elevation or roof slope of the detached garage hereby approved or in the north-east facing flank elevation or roof slope of the replacement dwelling hereby approved at first floor level or above, without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

8. ++Prior to the commencement of the development hereby permitted a Construction Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - measures to prevent the deposit of materials onto the highway;

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

9. ++ The development hereby permitted shall not commence until details have been submitted to and approved in writing by 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.

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.

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

01 Rev.A (Location Plan) received by the LPA on 04/05/2017
02 Rev.A (Existing Site Plan) received by the LPA on 23/05/2017
03 Rev.A (Existing Plans) received by the LPA on 25/05/2017
05 (Existing Elevations) received by the LPA on 23/05/2017

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09 Rev.A (Proposed Parking Plan) received by the LPA on 04/05/2017
11 Rev.E (Proposed Site Plan) received by the LPA on 26/07/2017
12 Rev.D (Proposed Basement Floor Plan) received by the LPA on 04/05/2017
13 Rev.J (Proposed Ground Floor Plan) received by the LPA on 04/05/2017
14 Rev.J (Proposed First Floor Plan) received by the LPA on 04/05/2017
15 Rev.E (Proposed Second Floor Plan) received by the LPA on 04/05/2017
16 Rev.F (Proposed Roof Plan) received by the LPA on 04/05/2017
17 Rev.J (Proposed Front Elevation) received by the LPA on 04/05/2017
18 Rev.H (Proposed Rear Elevation) received by the LPA on 04/05/2017
19 Rev.H (Proposed Side Elevation - West) received by the LPA on 04/05/2017
20 Rev.G (Proposed Side Elevation - East) received by the LPA on 04/05/2017
21 Rev.B (Proposed Garage Outbuilding) received by the LPA on 26/07/2017
22 Rev.B (Proposed Garage Outbuilding) received by the LPA on 26/07/2017

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

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. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. 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.

4. The provisions of The Party Wall 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
5. The proposed development is Community Infrastructure Levy (CIL) liable although the applicant has submitted a Self-Build Exemption Form. Notwithstanding this, a self-build exemption must be granted prior to the commencement of the development. Additionally 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, in order to benefit from relief from the levy.

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6. 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.