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6a **PLAN/2022/0320** **WARD: HV**

LOCATION: **7 Moor Lane, Woking, Surrey, GU22 9QY**

PROPOSAL: **Erection of a part single storey, part two storey side and rear extension. Alterations to fenestration.**

APPLICANT: **Mr Preetesh Patel** **OFFICER: Benjamin Bailey**

REASON FOR REFERRAL TO COMMITTEE

The application has been referred to Planning Committee by Councillor Caulfield.

PLANNING STATUS

- Urban Area
- Surface Water Flood Risk (Medium) - Partial

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

No.7 Moor Lane is a detached two storey dwelling below a fully hipped roof and with a two storey front bay window. A flat roofed single storey element extends to the side (east) and rear, with the front of the element to the side containing a garage with a false-pitched roof at the front. The dwelling is externally finished in red facing brickwork below a plain tiled roof and with white window/door frames. The private amenity space to the rear is largely laid to soft landscaping and extends to approximately 43.0m in depth and 10.0m in width. The frontage is approximately 15.5m deep and provides a driveway with vehicular access onto Moor Lane and is otherwise laid to soft landscaping.

RELEVANT PLANNING HISTORY

PLAN/2021/0774 - Erection of part two storey, part single storey side extension and two storey rear extension. Fenestration changes to the front, rear and side elevations.

Application Withdrawn (29.11.2021)

75/0748 - The execution of site works and the erection of a single storey extension to the existing dwelling at No.7 Moor Lane, Woking.

Permitted subject to conditions (21.07.1975)

26369 - The execution of site works and the erection of a detached garage at No.7 Moor Lane, Woking.

Permitted subject to conditions (18.10.1970)

25700 - The execution of site works, the carrying out of alterations and erection of additions to the existing dwelling at No.7 Moor Lane, Woking.

Permitted subject to conditions (04.05.1970)

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CONSULTATIONS

None undertaken

REPRESENTATIONS

x7 letters of objection have been received (including from Hoe Valley Neighbourhood Forum). With the exception of x1 letter received from Hoe Valley Neighbourhood Forum these letters have all been received from occupiers of adjoining No.8 Moor Lane. The submitted letters raise the following main points:

- This application follows a previously withdrawn application (ref: PLAN/2021/0774) and is somewhat reduced from the previous application
- Daylight assessment report submitted is materially flawed in a number of regards
(Officer Note: A revised Daylight, Sunlight and Overshadowing Assessment has been submitted by the applicant during the application process to address the initial comments of the occupier of No.8 Moor Lane in respect of room sizes etc. This revised report (dated 05.05.2022 has been taken into account in the assessment of the application))
- The revised Daylight, Sunlight and Overshadowing Assessment underestimates the physical room dimensions of habitable rooms within No.8 Moor Lane, the treatment of habitable rooms is incorrect (the office/study is a valid habitable room and could easily be repurposed as living room, bedroom etc.) and the conclusions of minor adverse impact are incorrect and the overall reduction to window refs: W1 and W3 is outside the 80% reduction threshold and window ref: W2 is on the borderline of what would normally be considered allowable by the BRE guideline.
- As a previously extended property, it should be noted therefore that no permitted development rights apply to No.7 Moor Lane
(Officer Note: Permitted development rights remain extant at No.7 albeit works which can be undertaken as permitted development may be reduced by the previous extensions, if those previous extensions were to be retained)
- Would block the outlook (including oblique) and skyline from first floor side bedroom window of No.8 Moor Lane
- Would remove staggered rear building line of the houses on Moor Lane
- No Party Wall Agreement is in place with No.8 even though the foundations on the one-storey extension are within 3 metres of No.8
(Officer Note: This is a civil matter between the relevant parties and does not constitute a material planning consideration. A Party Wall Agreement would usually follow-on from a grant of planning permission in any case)
- Likely that the eaves and gutter assemblies or soil pipe would easily extend beyond 30-40cms and thus the cross boundary line with No.8
- x3 new windows are proposed facing onto the private amenity space of No.8 – whilst these are indicated to be obscured it is unclear whether or not the windows proposed will be opening; these should be non-opening
(Officer Note: Amended plans rec'd by the LPA on 08.07.2022 clarify that these windows are all non-opening below 1.7m from FFL)
- Any windows on the eastern ground floor of the proposal would be below the 2 metre fence height so would be obscured by boundary fencing – the applicant might be better served to replace these with skylights
- Western (side) elevation of No.8 contains x4 windows serving habitable

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rooms as follows:

- High-level window to front lounge (ground floor);
- High-level window to home office/study (ground floor);
- High-level window to kitchen/diner (ground floor); and
- Bedroom window (first floor).
- Loss of outlook to above windows within No.8 Moor Lane
- Terracing effect of side extension – does not match the spacing gap between No.8 and No.9, leading to an unbalanced appearance in the street scene; the two storey extension should be set-back and at least match the 2.4m gap between No.8 and No.9
- Front porch would project beyond predominant front building line
(Officer Note: The front porch is permitted development (PD) by virtue of Article 3, Schedule 2, Part 1, Class D of the GPDO 2015)
- No details of drainage or surface water run-off are included in the application. The current foul water drain is located under the driveway and the rear garden of No.7 is subject to surface water accumulation and run-off
(Officer Note: Foul water would be addressed under other regulatory provisions, such as the Building Regulations. Surface water is addressed within the body of this report)
- Mature planting which provided screening between No.7 and No.8 has already been removed by the applicant
- No.8 will suffer an overbearing impact and unreasonable sense of enclosure because the front and rear elevations of No.7 would extend beyond the front, and in-line with the rear, elevations of No.8 and right up to the boundary which is contrary to Policy CS1 of the Woking Core Strategy (2012), the Woking Design SPD and the House Extensions SPG (2001)
(Officer Note: The House Extensions SPG (2001) is no longer extant, it was replaced by SPD Design (2015))
- The proposed front extension elevation is not set-back or subordinate to the original dwelling
- The proposed side extension does not conform to the minimum requirement for a 1 metre gap between the new development and the boundary at No.8 Moor Lane
- The new one-storey rear extension should be a minimum of 1 metre from the boundary to comply with policy
- It is arguable that No.1-15 Moor Lane is a low density development so the separation gap to the side should be higher than the minimum
- Moor Lane demarcates the Green Belt boundary and development on the urban edge should not create overdeveloped obtrusive built forms
(Officer Note: The Green Belt boundary is on the opposite (southern) side of this section of Moor Lane approximately 11 metres from the front boundary of the site and approximately 26 metres from the proposed extension)
- Upper side views from the front bay windows of No.8 will lose outlook facing west as will be obscured by the proposed front/side extension
- Will overshadow the private rear amenity space of No.8 Moor Lane
- Normal limit/acceptable depth of a 2-storey extension to a detached house is 4.0m – the proposal will extend to 5.7m
(Officer Note: Each planning application is considered on its individual merits)
- No landscaping is proposed to offset the loss of screen planting between No.7 and No.8
(Officer Note: This would not meet the 'six tests' for planning conditions)

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- Loss of light to western side windows of No.8, including to window of home office which will have to rely on artificial lighting resulting in inflated energy demand and costs
- Fails 25° angle 'rule of thumb' test in respect of western side windows of No.8 Moor Lane
(Officer Note: This is acknowledged however the applicant has submitted a Daylight, Sunlight and Overshadowing Assessment which undertakes more detailed analysis of daylight, sunlight and overshadowing impacts upon No.8 Moor Lane)
- Fails 45° angle test in respect of front bay windows of No.8 Moor Lane
(Officer Note: The applicant has submitted a Daylight, Sunlight and Overshadowing Assessment which undertakes more detailed analysis of daylight, sunlight and overshadowing impacts upon No.8 Moor Lane)
- Fails 45° angle test in respect of velux, one-storey annexe and private amenity space at rear of No.8 Moor Lane
- Requires a minimum of x3 on-site parking spaces (4-bed house) – the existing garage will be removed and the existing driveway is only suitable for 2 vehicles
- In contravention of Construction Design and Maintenance (CMD) Regulations
- No details provided as to how demolition will be managed without causing harm or damage to the fence, foundations, walls or paving of No.8 Moor Lane; a demolition management plan should be secured via condition
- Construction is not possible without damage, overlook or impinging on No.8 Moor Lane raising privacy, amenity and health and safety concerns
- Maintenance of the new eastern flank of No.7 (walls, soffit, guttering, eaves etc.) will not be possible and will require access to No.8 Moor Lane to complete
- Does not meet the requirements of Building Regulations Document B in respect of fire safety
(Officer Note: Compliance, or otherwise, with the Building Regulations does not constitute a material planning consideration)
- All four windows within the western flank of No.8 have a prescriptive right to light under common law having enjoyed access to natural light for over 20 years. Compensation will be sought from parties for any losses or damages arising
(Officer Note: A 'right to light' can be acquired by legal agreement, or under the terms of the Prescription Act of 1832 if the light has been enjoyed without interruption for at least 20 years. Whether a 'right to light' exists in this capacity is a civil matter between the relevant parties, the planning consideration is whether the potential loss of light would result in a significant harmful impact upon the residential amenity of neighbouring occupiers)

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

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Woking Core Strategy (2012)

CS9 - Flooding and water management

CS18 - Transport and accessibility

CS21 - Design

CS25 - Presumption in favour of sustainable development

Development Management Policies Development Plan Document (DM Policies DPD) (2016)

No relevant policies

Supplementary Planning Documents (SPDs)

Design (2015)

Outlook, Amenity, Privacy and Daylight (2022)

Parking Standards (2018)

Other Material Considerations

Planning Practice Guidance (PPG) (online resource)

Woking Borough Council Strategic Flood Risk Assessment (SFRA) (November 2015) (SFRA)

Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

01. The main planning considerations in determining this application are:

- Principle of development;
- Design and character;
- Impact on neighbouring amenity;
- Impact on private amenity space;
- Impact on car parking provision and the highway;
- Impact on flood risk and drainage; and
- Local finance considerations

having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Principle of development

02. The site falls within the Urban Area, as defined by the Council's Proposals Map, in which the principle of extensions/alterations to existing dwellings is acceptable subject to the detailed planning considerations set out.

Design and character

03. Policy CS21 of the Woking Core Strategy (2012) states that "*Proposals for new development should...Create buildings and places that are attractive with their own distinct identity; they 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.*"

04. No.7 Moor Lane is a detached two storey dwelling below a fully hipped roof and with a two storey front bay window. A flat roofed single storey element extends to the side (east) and rear, with the front of the element to the side containing a

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garage with a false-pitched front roof. The dwelling is externally finished in red facing brickwork below a plain tiled roof and with white window/door frames.

05. In respect of building form SPD Design (2015) (at 9D. Residential Extensions) states that *“Designing the extension as a subsidiary building element may help to provide a more balanced composition and to overcome problems of matching materials”* and, in respect of roof form, that *“The roof of an extension is a prominent component of the building form and should normally be of a similar format to that of the existing dwelling. Extensions to the roof using hipped or gabled forms should have the same angle pitch as the existing dwelling”*.
06. In respect of rear extensions SPD Design (2015) states that *“Single storey rear extensions will usually be granted planning permission as they are unlikely to affect the public view of the building or affect the amenity of a neighbour. Two storey extensions, particularly if they extend beyond 3 metres from the building, need to be carefully sited as they can result in loss of daylight or have an overbearing impact on the adjoining dwelling unless they are kept well away from the separating boundary.”* In respect of side extensions SPD Design (2015) states that *“Side extensions are often the most convenient way to extend a dwelling. However, they can also have a significant impact on the character and appearance of a property and that of the street scene. Two storey extensions which leave little or no space between adjoining dwellings will not be permitted if they create a 'terracing effect'. It is important to retain a minimum 1m gap between all two storey extensions and a side boundary. In lower density developments a much greater distance will be required”*.
07. The proposal would extend to the (eastern) side partly at two storey level and partly at single storey level. This side extension would be ‘flat and flush’ with the front elevation of the existing host dwelling and would match the two storey eaves height. The two storey roof form would be hipped, thus matching the hipped roof of the existing host, and the maximum height of the two storey element would be set-down from that of the host, thus achieving a sufficient level of subservience to the existing dwelling. The two storey element of the side extension would retain a separation distance of circa 1.1m to the common boundary with No.8 Moor Lane, with an overall two storey-to-two storey separation distance of circa 2.3m retained to No.8. Whilst the single storey side element would retain circa 0.3m separation from the common boundary with No.8 this element would have a monopitched roof which would pitch down to a circa 2.7m eaves height where closest to the common boundary, this single storey separation and height would be comparable to that of the existing attached garage which would be demolished.
08. Whilst the proposal would reduce the existing spacing, most notably at first floor level, between the host dwelling and adjoining No.8 Moor Lane there is not a consistent level of visual separation / spacing between dwellings fronting this section of Moor Lane. For example nearby No.9 Moor Lane (circa 10.0m to the east, beyond intervening No.8) has been previously extended (planning permission ref: PLAN/2001/0151) in a similar ‘flat and flush’ manner at two storey level to its eastern side. As such, No.9 retains almost no spacing to its common boundary with No.10 and is constructed at two storey level almost up to the common boundary with No.10, with less spacing evident between No.9 and No.10 than would result between the host and No.8. Whilst the proposal at No.9 was permitted in 2001, prior to the present Development Plan period, that

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permission was implemented and nonetheless forms part of the immediate street scene and character of the area. Nearby No.12 (planning permission ref: PLAN/2016/1052), which was granted planning permission during the present Development Plan period, demonstrates a two storey side extension which retains circa 0.8m separation, at first floor level, to its common boundary with No.13 – again this is less than would be retained between the first floor element proposed to the eastern side of the host and the common boundary with No.8 and further demonstrates the absence of a consistent level of visual separation / spacing between dwellings.

09. Nearby No.3 (planning permission ref: PLAN/2007/0984) and No.4 Moor Lane (planning permission ref: PLAN/2014/0997) retain a similar level of visual spacing / separation at first floor level to their (eastern) common boundaries with No.4 and No.5 respectively as would be achieved by the present proposal. Again, the permitted and implemented extensions at Nos.3 and 4 are 'flat and flush' with the front elevation, as would be the present proposal.
10. To the rear of the side extension would be a single storey extension with a flat roof, this element would have a depth of circa 11.6m (and a width of circa 3.0m) and would project circa 2.0m beyond the resulting two storey rear elevation.
11. The proposal would also extrude the two storey depth of the existing host dwelling rearwards by circa 6.0m, with a matching eaves and maximum height. Whilst this would represent an almost doubling of the existing two storey depth (of circa 7.7m) this would occur across only the existing two storey width of the host and must be considered in light of the existing two storey depth of adjoining No.8 Moor Lane. The resulting two storey depth of the host would measure circa 13.5m, whilst this would not be insignificant it would also be comparable to that of adjoining No.8 (which measures circa 11.6m at two storey level). The combined depth of the two storey and single storey elements of the host would measure circa 15.5m which would be notably less than that of adjoining No.8, which measures circa 21.5m in total (planning permission ref: PLAN/2014/1272).
12. The resulting side (east) elevation two storey depth would be largely screened in views from Moor Lane by the part two storey, part single storey extension to the side. The resulting side (west) elevation depth would be more visible in public views from Moor Lane although the host dwelling is set back from Moor Lane quite significantly (by circa 15.0m) and the two storey depth of the side (west) elevation would not significantly exceed that of nearby No.4 Moor Lane (circa 12.0m - planning permission ref: PLAN/2014/0997) and thus would not appear unduly disproportionate or otherwise incongruous within this context.
13. External finishes are proposed to match the existing, being red facing brickwork below a plain tiled roof (where two storey) and with the areas of single storey flat roof being a grey GRP system or similar. Window and door openings are proposed to be of white frames to match the existing to the front and side elevations with those to the rear elevation to be Anthracite grey to match the new rear bi-fold doors. These external finishes are considered to be visually acceptable and can be secured via recommended condition 05.
14. Overall, for the preceding reasons, the proposal is considered to be acceptable in respect of design and character and would comply with Policy CS21 of the

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Woking Core Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF) (2021).

Impact on neighbouring amenity:

15. Policy CS21 of the Woking Core Strategy (2012) states 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*”. More detailed guidance is provided within SPDs Outlook, Amenity, Privacy and Daylight (2022) and Design (2015).
16. The potential loss of enjoyment of a view is not a ground on which planning permission can potentially be refused although the impact of a development on outlook is a material planning consideration and stems on whether the development would give rise to an undue sense of enclosure or overbearing effect to neighbouring/nearby residential properties. There are no established guidelines for what is acceptable or unacceptable in this regard, with any assessment subjective as opposed to empirical, with key factors in this assessment being the existing local context and arrangement of buildings and uses. It must also be noted that Policy CS21 of the Woking Core Strategy (2012) refers to “*significant harmful impact*”, this is the threshold which must be reached to form any potentially robust, and defensible, reason for refusal on neighbouring amenity grounds.
17. In respect of privacy Appendix 1 of SPD Outlook, Amenity, Privacy and Daylight (2022) sets out the following recommended minimum separation distances for achieving privacy in relation to two storey accommodation:
 - Rear to rear elevation: 20 metres
 - Front or rear to boundary/flank: 10 metres
18. In respect of daylight, and where existing habitable room windows/openings are orientated at 90° in relation to a proposed development, SPD Outlook, Amenity, Privacy and Daylight (2022) states (at para 5.10) that “*they may affect the daylighting of an adjoining dwelling if they project beyond 3 metres of the building elevation, particularly if positioned close to a common boundary. Significant loss of daylight will occur if the centre of the affected window (or a point 1.6m in height above the ground for floor to ceiling windows/patio doors) lies within a zone measured at 45° in both plan and elevation*”. Where existing habitable room windows/openings are located directly opposite a proposed development the SPD (at para 5.9) identifies that suitable daylight is achieved where an unobstructed vertical angle of 25° can be drawn from a point taken from the middle of each of the existing window openings.
19. The impact of the proposed development upon adjoining Nos.6 and 8 Moor Lane has been assessed by the applicant within a Daylight and Sunlight Report (dated 05.05.2022, Issue 2), which has been revised during the course of the application, (hereafter referred to as the assessment) carried out in compliance with the methodology outlined within the Building Research Establishment (BRE) Guide ‘Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice (2011)’, a recognised industry tool for assessing these effects (hereafter referred to as the BRE Guide). The BRE Guide is however a guide and compliance is not mandatory, since the actual effect can be influenced by other factors. SPD Outlook, Amenity, Privacy and Daylight (2022) refers to the

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BRE Guide, including at paragraph 5.9 in respect of impact on existing dwellings.

20. Where the BRE guidelines are exceeded then daylighting and/or sunlighting may be adversely affected. The BRE Guide provides numerical guidelines although emphasizes that the advice given is not mandatory and the BRE Guide should not be seen as an instrument of planning policy; the (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout and design. Rooms in adjoining or nearby housing where daylight is required include living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed as daylight is not required to these rooms. Vertical Sky Component (VSC) and No Sky Line / Daylight Distribution ('NSL / DD') are the primary tests used to assess the impact of new development upon the daylighting of existing buildings.

Vertical Sky Component (VSC)

21. Vertical Sky Component (VSC) quantifies the amount of skylight falling on a vertical wall or window, measured on the outer pane of the window. According to the BRE Guide if the VSC, with the new development in place, is both less than 27% and less than 0.8 times (i.e., a greater than 20% reduction) of its former (pre-development) value, occupants of the existing building will notice the reduction in the amount of skylight. It should be noted that 'noticeable', as per the BRE Guide, is a different test than that set out within Policy CS21, which refers to 'significant' harm.
22. It is important to note that although the VSC is the best guide to determine impacts, as it describes the amount of light entering a window and how it is affected by an obstruction, other factors not considered, such the size or use of the room, how large the windows are, whether rooms have more than one window, or if they are dual aspect and so have another source of daylight, are also relevant, as they all potentially affect the significance of the impact in terms of living conditions and usability.

No Sky Line / Daylight Distribution (NSL / DD)

23. Where room layouts are known, the impact on the daylighting distribution in existing buildings can be found by plotting the 'no sky line' in each of the main rooms. For housing this would include living rooms, dining rooms, kitchens and other habitable rooms; the BRE Guide states that bedrooms should also be analysed although they are less important. The no sky line divides points on the working plane (in housing assumed to be horizontal and 0.85m high) which can and cannot see the sky. The BRE Guides states that if, following construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct daylight, is reduced to less than 0.8 times its former (pre-development) value (i.e., a greater than 20% reduction) this will be noticeable to the occupants, and more of the room will appear poorly lit. Again, it should be noted that 'noticeable', as per the BRE Guide, is a different test than that set out within Policy CS21, which refers to 'significant' harm.
24. The Average Daylight Factor (ADF) calculates the average illuminance within habitable rooms and is the most detailed of the daylight calculations because it takes into account multiple factors, including not just the physical nature/use of

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the space behind the window, but also the window transmittance and internal surface reflectivity. The ADF value determines the level of interior illumination that can be compared with BS 8206-2, recommending minimum values of:

- Kitchens 2.0%
- Living rooms 1.5%
- Bedrooms 1.0%

Sunlight impact to windows

25. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on the orientation of the window, or area of ground, being assessed relative to the position of due south. The BRE Guide recommends that all main living rooms facing within 90° of due south (i.e., facing from 90° to 270°) should be checked for potential loss of sunlight; kitchens and bedrooms are less important.
26. The BRE Guide states that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of APSH between 21 September and 21 March (for ease of reference this period is referred to as 'winter months/WPSH'), and receives less than 0.8 times its former sunlight hours during either period (i.e., more than a 20% reduction) and has a reduction in sunlight received over the whole year greater than 4% of APSH. In this context 'Probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.

Sun on the ground

27. The BRE Guide sets out that the availability of sunlight should be checked for all open spaces where sunlight is required, including gardens and sitting out areas and recommends that at least 50% of the area should receive at least two hours of sunlight on 21st March (spring equinox), stating that, if, as a result of a new development, an existing garden or sitting out area does not meet the 50% criteria, and the area which can receive two hours of sunlight on 21st March is less than 0.8 times its former value (i.e., a greater than 20% reduction), then the loss of sunlight is likely to be noticeable.
28. The key neighbouring amenity impacts to consider in this instance are:

No.8 Moor Lane

29. No.8 Moor Lane is a detached two storey dwelling to the side (east) which has been previously extended (by virtue of planning permission refs: PLAN/2000/0995 and PLAN/2014/1272). Between the dwelling of No.8 and the common boundary (west) is a passageway of circa 1.1m in width which serves as access to the rear garden of No.8, the main area of private external amenity space serving No.8 is the rear garden.
30. The side (west) elevation of No.8 is set circa 1.1m away from the common boundary. Whilst the proposed extension would, as does the existing host dwelling, project forwards of the front (south) elevation of No.8 it would not do so by a significant extent (by circa 2.2m) and this forward projection would be

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at single storey level where closest to the common boundary (with a c.2.7m eaves height) with the two storey element set circa 2.3m away from the side elevation of No.8. Furthermore, the closest windows within the front elevation of No.8 are ground and first floor bay windows, which benefit from a more expansive outlook than 'standard' windows. For these reasons the projection forwards of No.8 would not give rise to a significant harmful sense of enclosure or overbearing effect to No.8.

31. No.8 Moor Lane demonstrates x3 side-facing (west) windows at ground floor level, these are positioned circa 1.1m away from the common boundary and all have high-level sills. Whilst the single storey element of the proposal would be positioned directly opposite these windows, and only circa 0.3m away from the common boundary, this element would remain a total of circa 1.4m away from these windows and would have a moderated maximum height of circa 2.9m (excluding the roof lantern which would not occur opposite these windows). Whilst the single storey element would project above the common boundary treatment (which could be a maximum of 2.0m in height as 'permitted development') the high-level nature of the side-facing ground floor level windows within No.8, together with their close proximity to the existing common boundary treatment, is such that they are not a particular source of outlook. Moreover, only the central window (W2) serves as single aspect to a habitable room (study), the forward window (W1) performs a secondary function to the lounge, the primary aspect to which is the front bay window (W5), and the more rearward window (W3) serves a secondary function to the Kitchen/Breakfast Area/Family room, the primary aspect to which is the rear bi-folding doors. Whilst the two storey element of the proposal would also be located directly opposite the ground floor side-facing windows within No.8 this element would be located circa 3.3m away from the common boundary and circa 4.4m away from the side-facing windows. For the preceding combined reasons, whilst it is acknowledged that there would be some overbearing effect upon the x3 ground floor side-facing windows within No.8, it is considered, on balance, that the development would not give rise to a significant harmful sense of enclosure or overbearing effect upon these windows so as to conflict with Policy CS21 of the Woking Core Strategy (2012).
32. There is also a first floor level side-facing (west) window (W4) within No.8 Moor Lane which serves as single aspect to a bedroom. The height of this window (sill at circa 4.2m above ground level) is such that it would remain unaffected in overbearing effect terms by the single storey element of the proposal. Whilst the two storey element of the proposal would be located directly opposite this window it would be located circa 4.4m away, with the roof pitching away from the window above this height. As such, considering the height of the bedroom window of No.8, combined with the separation retained to the two storey element of the proposal and that the bedroom window is very heavily reliant upon outlook across third party land (i.e., across the land of No.7) it is not considered, on balance, that the development would give rise to a significant harmful sense of enclosure or overbearing effect upon this first floor level window so as to conflict with Policy CS21 of the Woking Core Strategy (2012). In this regard it must be noted that the potential loss of enjoyment of a view is not a ground on which planning permission can potentially be refused.
33. At two storey level the proposal would 'line through' with (i.e., would match) the existing two storey rear elevation of No.8. At single storey level the 2.0m rearward projection of the proposal would not project beyond the existing

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monopitched single storey rear extension at No.8, nor would it occur opposite the existing dual-pitched extension to the eastern side of the rear of No.8. Whilst the single storey rearward projection of the proposal would be located circa 0.3m away from the common boundary it would have a moderated maximum height of circa 2.9m (excluding the central roof lantern) although, in any event, would be positioned opposite the blank side (west) elevation of the monopitched single storey rear extension at No.8 as previously set out. For the combined preceding reasons no significant harmful sense or enclosure or overbearing effect would occur to the rear of No.8.

34. The submitted drawings show new windows within the side (east) elevation of the proposal at both ground and first floor levels, new windows are annotated on plan as 'opaque window' and shown to either be entirely non-opening or non-opening below 1.7m from FFL. Recommended condition 06 can secure that these windows are entirely obscure-glazed and also non-opening below 1.7m from finished floor level (FFL), this would preclude direct overlooking towards No.8 Moor Lane. Given that the two storey rear elevation of the proposal would 'line through' with the two storey rear elevation of No.8 it is acknowledged that views would be achievable from these windows towards the rear garden of No.8 at closer proximity than is presently possible from the host dwelling however these resulting windows would face directly to the rear - down the private rear garden of the host dwelling - and the resulting relationship with No.8 would be typical of that between adjoining dwellings with outlook towards the rear garden of No.8 oblique. Condition 09 is recommended to preclude any potential future use of the single storey flat roof areas of the proposal in order to preserve the privacy of No.8 Moor Lane.
35. The applicant's Daylight and Sunlight Report identifies the following daylight (Vertical Sky Component - VSC) impacts to windows within No.8 Moor Lane:

Window Ref	Room Served (elevation)	VSC Existing (%)	VSC Proposed (%)	Ratio (Reduction)	BRE Compliant	Mitigation
W1	Lounge (side)	24.32	19.25	0.79 (21%)	No	Dual-aspect room with window W5
W2	Study (side)	23.61	19.62	0.83 (17%)	Yes	N/A
W3	Kitchen/Breakfast Area/ Family room (side)	34.33	23.21	0.68 (32%)	No	Dual-aspect room with rear bi-folding windows
W4	Bedroom (side)	32.54	27.04	0.83 (17%)	Yes	N/A
W5	Lounge (front)	38.45	37.75	0.98 (2%)	Yes	N/A

36. The VSC retained to windows W2, W4 and W5 complies with the BRE Guidance (i.e., would sustain reductions of less than 20%), and thus occupants of No.8 are unlikely to notice the reduction in the amount of skylight to these windows. Whilst windows W1 and W3 would fall below the BRE Guidance, and thus occupiers of No.8 are likely to notice the reduction in the amount of skylight to these windows, window W1 falls very marginally (i.e., 1%) below the 0.80 (or 20%) threshold for no noticeable impact and moreover serves the lounge which is primarily served by a front bay window (W5) which would sustain little impact (2% reduction) and therefore the impact on the daylighting

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of the lounge would not be significantly harmful overall. Whilst window W3 would sustain the most loss of skylight (32%) the room it serves has other sources of daylight including rear bi-folding doors and roof lights, neither of which would be materially affected by the proposal. As such, the impact upon the daylighting of this room would not be significantly harmful overall.

37. The applicant's Daylight and Sunlight Report goes on to undertake a No Sky Line / Daylight Distribution (NSL / DD) assessment for No.8:

Room	Total Room Area Assessed (sq.m)	Area with View of the Sky - Existing (sq.m)	Area with View of the Sky - Proposed (sq.m)	Ratio (Reduction)	BRE Compliant
Lounge	17.20	17.20	17.20	1.00 (0%)	Yes
Study	5.97	5.76	3.75	0.65 (35%)	No
Kitchen/Breakfast Area/ Family room	43.53	43.53	43.48	1.00 (0%)	Yes
Bedroom	11.88	11.50	11.50	1.00 (0%)	Yes

38. The NSL / DD retained to the lounge, kitchen/breakfast area/family room and bedroom complies with the BRE Guidance, and thus occupants are unlikely to notice a reduction in the distribution of skylight within these rooms. Whilst a reduction in the distribution of skylight within the study is likely to be noticeable to occupants given the small size of the study the reduction in the area of this room which would not receive direct daylight amounts to 2.01 sq.m, with the room retaining distribution of skylight to more than half its total area. The applicant's Daylight and Sunlight Report also undertakes Average Daylight Factor (ADF) calculations for the habitable rooms within No.8 Moor Lane. Whilst ADF is most applicable to habitable rooms within new development (as opposed to within existing development) it nonetheless serves a useful purpose to contextualise the retained levels of daylight to No.8 Moor Lane, bearing in mind that, within new development, kitchens are expected to achieve 2.0% ADF, living rooms 1.5% ADF and bedrooms 1.0 ADF:

Room	Average Daylight Factor - Existing (%)	Average Daylight Factor - Proposed (%)	Ratio (Reduction)
Lounge	3.75	3.60	0.96 (4%)
Study	1.35	1.12	0.83 (17%)
Kitchen/Breakfast Area/ Family room	4.52	4.45	0.98 (2%)
Bedroom	2.10	1.91	0.91 (9%)

39. As can be seen above the study, which would sustain VSC and NSL/DD reductions below the BRE Guidance, such that the reduction in skylight to this room would be noticeable to occupants, would retain 1.12% ADF and as such, it is not considered, on balance, that this room would sustain a significant harmful loss of daylight contrary to Policy CS21 of the Woking Core Strategy (2012), notwithstanding that the loss of daylight would be noticeable to occupiers of this room. The above is also useful to demonstrate that the loss of daylight to the other relevant rooms within No.8 Moor Lane would be small.

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40. At two storey level the proposal would 'line through' with (i.e., would match) the existing two storey rear elevation of No.8. At single storey level the 2.0m rearward projection of the proposal would not project beyond the existing monopitched single storey rear extension at No.8, nor would it occur opposite the existing dual-pitched extension to the eastern side of the rear of No.8. Whilst the single storey rearward projection of the proposal would be located circa 0.3m away from the common boundary it would have a moderated maximum height of circa 2.9m (excluding the central roof lantern) although, in any event, would be positioned opposite the blank side (west) elevation of the monopitched single storey rear extension at No.8 as previously set out. For the combined preceding reasons the proposal complies with the 45° angle test for daylight in respect of windows and other openings within the rear elevation of No.8 Moor Lane, indicating that no significant harmful loss of daylight would be sustained to openings within the rear elevation of No.8 Moor Lane.

41. The applicant's Daylight and Sunlight Report identifies the following sunlight impacts to the relevant window within No.8 Moor Lane:

Window Ref	APSH Existing (%)	APSH Proposed (%)	Ratio (Reduction)	BRE Compliant
W5	79	75	0.95 (5%)	Yes
Window Ref	WPSH Existing (%)	WPSH Proposed (%)	Ratio	BRE Compliant
W5	31	31	1.00 (0%)	Yes

42. As can be seen above there would be negligible impact to the sunlight to the relevant window within No.8 Moor Lane, which would remain well within the BRE Guidelines, and thus would not result in significantly harmful loss of sunlight.

43. In respect of potential overshadowing to the rear garden of No.8 Moor Lane the applicant's Daylight and Sunlight Report identifies the following impact:

Area (sq.m)	Lit Area - Existing (sq.m)	Lit Area - Proposed (sq.m)	Ratio (Reduction)	BRE Compliant
377.80	334.37	331.93	0.99 (1%)	Yes

44. As can be seen above there would be negligible overshadowing / loss of sunlight to the rear garden of No.8 Moor Lane, which would remain well within the BRE Guidelines, and thus would not give rise to significantly harmful overshadowing / loss of sunlight on the ground.

45. Overall, whilst it is acknowledged that there would be some overbearing effect upon the side-facing (west) windows within No.8 Moor Lane, it is considered, on balance, that the development would not give rise to a significant harmful sense of enclosure or overbearing effect upon these side-facing (west) windows so as to conflict with Policy CS21 of the Woking Core Strategy (2012). Whilst the reduction in daylight to the study within No.8 would be noticeable to occupants, it is not considered, on balance, that this room would sustain a significant harmful loss of daylight contrary to Policy CS21 of the Woking Core Strategy (2012).

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No.6 Moor Lane

46. No.6 Moor Lane is a detached two storey dwelling to the side (west) which appears to remain as originally constructed. There is a dual-pitched timber outbuilding to the rear of No.6 which is located adjacent to the common boundary and extends for some distance along the common boundary.
47. The proposal would project at two storey level circa 7.5m beyond the rear elevation of No.6 and would remain circa 1.2m away from the common boundary. The dwelling of No.6 is located circa 2.7m away from the common boundary, making the retained separation distance (side-to-side elevation) circa 3.9m. Whilst it is acknowledged that the two storey depth beyond the rear of No.6 would not be insignificant it would nonetheless be comparable to the existing relationship between the host dwelling and No.8. Moreover, the existence, and depth, of the dual-pitched timber outbuilding which is located adjacent to the common boundary to the rear of No.6 would serve to offset some of the overbearing effect of the two storey depth beyond the rear of No.6, because it forms something of a visual and spatial barrier between the proposal and the garden area to the rear of No.6. For the combined preceding reasons it is considered, on balance, that the development would not give rise to a significant harmful sense of enclosure or overbearing effect upon No.6 Moor Lane so as to conflict with Policy CS21 of the Woking Core Strategy (2012).
48. Whilst, at single storey level, the proposal would project for a further 2.0m rearwards this single storey element would be located in excess of 4.0m away from the common boundary. This level of separation, combined with the form and scale of this single storey element, would preclude any significant harmful sense of enclosure or overbearing effect upon No.6 Moor Lane.
49. The submitted drawings show new first floor level windows within the side (west) elevation of the proposal, these are annotated on plan as 'opaque windows' and to be non-opening below 1.7m from FFL. Recommended condition 07 can secure that these windows are entirely obscure-glazed and non-opening below 1.7m from finished floor level (FFL) to preclude significant harmful loss of privacy to No.6 Moor Lane. Whilst a clear-glazed window and door are also shown within the side (west) elevation at ground floor level these openings would be located between circa 1.2m, and in excess of 4.0m, away from the common boundary and thus it is acceptable for these openings to be clear-glazed (and opening below 1.7m from FFL in respect of the window). It is acknowledged that views would be achievable - from first floor windows within the rear elevation - towards the rear garden of No.6 at closer proximity than is presently possible from the host dwelling however these resulting windows would face directly to the rear - down the private rear garden of the host dwelling - and the resulting relationship with No.6 would be typical of that between adjoining dwellings with outlook towards the rear garden of No.6 oblique. Condition 09 is recommended to preclude any potential future use of the single storey flat roof areas of the proposal in order to preserve the privacy of No.6.
50. The applicant's Daylight and Sunlight Report identifies the following daylight (Vertical Sky Component - VSC) impacts to windows within the side (east) elevation of No.6 Moor Lane:

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Window Ref	VSC Existing (%)	VSC Proposed (%)	Ratio (Reduction)	BRE Compliant
W1	22.24	21.03	0.95 (5%)	Yes
W2	21.61	20.01	0.93 (7%)	Yes
W3	30.49	29.50	0.97 (3%)	Yes

51. The VSC retained to windows W1, W2 and W3 complies with the BRE Guidance, and thus occupants of No.6 are unlikely to notice the reduction in the amount of skylight to these windows, this would avoid significant harmful loss of daylight to these side-facing windows. The proposal complies with the 45° angle test for daylight in respect of openings within the rear elevation of No.6 Moor Lane, indicating that no significant harmful loss of daylight would be sustained to openings within the rear elevation of No.6.
52. The applicant's Daylight and Sunlight Report identifies the following sunlight impacts to windows within the side (east) elevation of No.6 Moor Lane:

Window Ref	APSH Existing (%)	APSH Proposed (%)	Ratio (Reduction)	BRE Compliant
W1	31	31	1.00 (0%)	Yes
W2	28	28	1.00 (0%)	Yes
W3	37	37	1.00 (0%)	Yes

Window Ref	WPSH Existing (%)	WPSH Proposed (%)	Ratio (Reduction)	BRE Compliant
W1	16	16	1.00 (0%)	Yes
W2	13	13	1.00 (0%)	Yes
W3	14	14	1.00 (0%)	Yes

53. As can be seen above there would be no sunlighting impact to windows within the side (east) elevation of No.6 Moor Lane, and thus no significantly harmful loss of sunlight. Windows within the rear elevation of No.6 face north and so are not relevant for sunlight assessment.
54. In respect of potential overshadowing to the rear garden of No.6 Moor Lane the applicant's Daylight and Sunlight Report identifies the following impact:

Area (sq.m)	Lit Area - Existing (sq.m)	Lit Area - Proposed (sq.m)	Ratio (Reduction)	BRE Compliant
463.46	430.35	430.35	1.00 (0%)	Yes

55. As can be seen above there would be no overshadowing / loss of sunlight to the rear garden of No.6, thus significant harmful overshadowing / loss of sunlight on the ground would be avoided to No.6 Moor Lane.
56. Overall, whilst it is acknowledged that the two storey depth beyond the rear of No.6 Moor Lane would not be insignificant, it is considered, on balance, that the development would not give rise to a significant harmful sense of enclosure or overbearing effect upon No.6 Moor Lane so as to conflict with Policy CS21 of the Woking Core Strategy (2012).

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Other properties

57. Considering the separation distances retained to properties and common boundaries, other than those previously set out, combined with the scale and form of the proposal, no other material neighbouring amenity impacts would arise.

Impact on private amenity space:

58. Policy CS21 of the Woking Core Strategy (2012) requires, inter alia, "*appropriate levels of private and public amenity space*". SPD Outlook, Amenity, Privacy and Daylight (2022) states (at para 3.8) that "*Where appropriate, the area of private garden should approximate with gross floorspace of the dwelling but it is advised that it should generally be as large as the building footprint of the dwelling house*". Appendix 1 of the SPD states that large family dwelling houses (e.g. over 150 sq.m gross floorspace) should provide "*A suitable area of private garden amenity in scale with the building. E.g. greater than the gross floor area of the building*".
59. The resulting gross floorspace of the host dwelling would measure circa 192 sq.m. The retained area of private amenity space to the rear would exceed 360 sq.m in area, remain approximately 40.0m in depth (and 10.0m in width) and thus would remain in scale and proportion with the size of the extended dwelling and would remain in character with the area. Impact on private amenity space is acceptable.

Impact on car parking provision:

60. Policy CS18 of the Woking Core Strategy (2012) states that minimum car parking standards will be set for residential development (outside of Woking Town Centre). Accordingly SPD Parking Standards (2018) sets minimum parking standards.
61. The proposal would increase the host dwelling from the existing 3 bedrooms to 4 bedrooms, as such the minimum on-site parking standard would increase from 2 spaces to 3 spaces, as per Table 3 of SPD Parking Standards (2018). As previously set out the site frontage is deep (circa 15.0m) and wide (c.10.0m) and contains an existing driveway and vehicular crossover onto Moor Lane.
62. The submitted drawings demonstrate that the site frontage can accommodate the on-site parking of at least 3 cars, in line with Table 3 of SPD Parking Standards (2018). 'Permitted development' (PD) rights exist, by virtue of Article 3, Schedule 2, Part 1, Class F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (the GPDO 2015) for the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such, or the replacement in whole or in part of such a surface. Condition 04 is recommended to secure the provision of a hard surface sufficiently sized to accommodate the on-site parking of at least 3 cars. The wording of the condition can ensure that the PD requirements for such a hard surface are adhered to, because such a hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway. Subject to recommended condition 04 impact on car parking provision would be acceptable.

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Impact on flood risk and drainage:

63. Policy CS9 of the Woking Core Strategy (2012) states, inter alia, that “*the Council expects development to be in Flood Zone 1 as defined in the SFRA*”. Paragraphs 159-169 (incl.) of the NPPF relate to planning and flood risk. The site falls within Flood Zone 1 (low risk), and significant distances away from Flood Zone 2/3 areas, as identified on the Gov.uk Flood map for planning, and therefore no fluvial flood issues arise.
64. The Council’s Strategic Flood Risk Assessment (SFRA) (November 2015) identifies areas within the very north of the site (i.e., towards the end of the rear garden) to be at medium risk of surface water flooding. Whilst this area of medium surface water flood risk is some distance from the area of the proposal it is nonetheless within the red line of the site. Given this, together with the additional building footprint proposed, it is considered reasonable and necessary to require the submission, and subsequent implementation, of a scheme for disposing of surface water by means of a sustainable drainage system to ensure that surface water is adequately addressed in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework 2021 (NPPF). This condition would necessarily be a pre-commencement condition (other than demolition works) and the applicant has confirmed agreement to the pre-commencement ‘trigger point’. Subject to recommended condition 03 impact on flood risk and drainage is acceptable.

Local Finance Considerations

65. The applicant has submitted a completed version of CIL Form 1: CIL Additional Information form which identifies that the gross floorspace proposed would be less than 100 sq.m. As such, the proposed development would not be Community Infrastructure Levy (CIL) liable.

Conclusion

66. In conclusion, the proposal is considered to be acceptable in respect of design and character and would comply with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF) (2021).
67. Whilst it is acknowledged that there would be some overbearing effect upon the side-facing (west) windows within No.8 Moor Lane, it is considered, on balance, that the development would not give rise to a significant harmful sense of enclosure or overbearing effect upon these side-facing (west) windows so as to conflict with Policy CS21 of the Woking Core Strategy (2012). Whilst the reduction in daylight to the study within No.8 would be noticeable to occupants, it is not considered, on balance, that this room would sustain a significant harmful loss of daylight contrary to Policy CS21 of the Woking Core Strategy (2012).
68. Whilst it is acknowledged that the two storey depth beyond the rear of No.6 Moor Lane would not be insignificant, it is considered, on balance, that the development would not give rise to a significant harmful sense of enclosure or

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overbearing effect upon No.6 Moor Lane so as to conflict with Policy CS21 of the Woking Core Strategy (2012).

69. Subject to recommended conditions, the impacts on private amenity space, car parking provision and flood risk and drainage are acceptable.
70. The proposed development therefore accords with Sections 2, 4, 12 and 14 of the NPPF (2021), Policies CS9, CS18, CS21 and CS25 of the Woking Core Strategy (2012), SPDs Design (2015), Outlook, Amenity, Privacy and Daylight (2022) and Parking Standards (2018), the Planning Practice Guidance (PPG) and the WBC Strategic Flood Risk Assessment (SFRA) (November 2015).

BACKGROUND PAPERS

Site visit photographs
x7 Letters of representation

RECOMMENDATION

Grant planning permission subject to the following conditions:

01. The development hereby permitted must 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).

02. The development hereby permitted must be carried out only in accordance with the following approved plans numbered / titled:

Location and Site Plan Proposed, dated 07.07.2022 (rec'd by LPA 08.07.2022)

Proposed Drawings, dated 07.07.2022 (rec'd by LPA 08.07.2022)

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

03. ++ No works pursuant to the construction of the development hereby permitted (other than any permitted demolition to ground level) must be undertaken until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage system must be implemented in full in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter be permanently maintained and retained for the lifetime of the development hereby permitted.

Reason: To ensure that surface water is adequately addressed having regard to the resulting additional built footprint and the existence of areas identified by the Strategic Flood Risk Assessment (SFRA) as being at risk of surface water flooding within the site in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework 2021 (NPPF). This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site (other than demolition).

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04. Prior to the first occupation of the development hereby permitted provision must be made for the on-site parking of a minimum of x3 cars. The hard surfacing forming the on-site parking/driveway area(s) must be constructed of porous materials, or alternatively provision must be otherwise made to direct run-off surface water from the hard surfacing forming the on-site parking/driveway area(s) to a permeable or porous area or surface within the curtilage of the dwellinghouse. The on-site parking/driveway area(s) must thereafter be permanently maintained and retained for the lifetime of the development hereby permitted.

Reason: To preserve the residential amenities of the area and ensure the provision of sufficient on-site parking in accordance with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the National Planning Policy Framework (NPPF) and also to ensure that surface water run-off from the on-site parking/driveway area(s) does not result in adverse impact in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF).

05. The external finishes of the development hereby permitted must only be as shown/annotated on the approved plans listed within condition 02 of this notice and as stated within the Materials section of the submitted application form. This must include the external finishes of the development hereby permitted matching those used in the existing building in material, colour, style, bonding and texture where applicable. The development hereby permitted must thereafter be permanently maintained as such unless the Local Planning Authority first agrees in writing to any variation.

Reason: To protect the character, appearance and visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the National Planning Policy Framework 2021 (NPPF).

06. Where annotated as 'opaque window' on the approved plans listed within condition 02 of this notice at first installation ground and first floor level window(s) within the side (east) elevation of the development hereby permitted must 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 finished floor level of the room(s) in which the window(s) are installed. Where such window(s) are on a staircase or landing the 1.7 metre measurement must be made from the stair or point on a landing immediately below the centre of the window(s), upwards to the opening part of the window(s). Once installed the window(s) must be permanently retained in that condition.

Reason: To protect the amenity and privacy of the occupiers of adjoining No.8 Moor Lane in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2022) and the provisions of the National Planning Policy Framework (NPPF) (2021).

07. Where annotated as 'opaque window' on the approved plans listed within condition 02 of this notice at first installation first floor level window(s) within the side (west) elevation of the development hereby permitted must be glazed entirely with obscure glass and non-opening unless the parts of the window(s)

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which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Once installed the window(s) must be permanently retained in that condition.

Reason: To protect the amenity and privacy of the occupiers of adjoining No.6 Moor Lane in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2022) and the provisions of the National Planning Policy Framework (NPPF) (2021).

08. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) revoking and/or re-enacting that Order with or without modification(s)) except for where shown on the approved plans listed within condition 02 of this notice window(s), door(s) and/or other openings must not be formed at ground and/or first floor level within either side (east and/or west) elevation(s) of the development hereby permitted without the grant of further specific planning permission by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining No.6 and No.8 Moor Lane in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2022) and the provisions of the National Planning Policy Framework (NPPF) (2021).

09. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) amending and/or re-enacting that Order with or without modification(s)), the flat roof area of the development hereby permitted must not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the development hereby permitted (except for any parapet(s) shown on the approved plans listed within condition 02 of this notice) without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect the residential amenity of adjoining No.6 and No.8 Moor Lane from overlooking and undue noise in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Outlook, Amenity, Privacy and Daylight (2022) and the provisions of the National Planning Policy Framework (NPPF) (2021).

Informatives

01. 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 the NPPF.
02. The applicant's attention is specifically drawn to condition 03 above marked ++. This condition requires the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT(S). Failure to observe this requirement will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be given when submitting details in response to conditions, to

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allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.

03. The applicant is 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.
04. The applicant is advised that adequate control precautions should be taken to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation, there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken to control the spread of dust on the site, to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
05. 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.
06. 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. Please refer to the following address for further information: <https://www.gov.uk/party-walls-building-works>
07. In respect of submitting details pursuant to condition 03 (surface water drainage) the applicant is advised that the SuDS hierarchy should be followed, this hierarchy is listed below together with further information on each disposal technique:
 1. Infiltration
 2. Discharge to a watercourse - this is dependent on location
 3. Surface water sewer

1. Infiltration:

Infiltration and the use of soakaways is the preferred form of surface water discharge. However, the ground has to be suitable for infiltration for this method to be used. Soakaways are not always suitable due to the varying ground conditions throughout Woking. Soakaways must also be located 5 metres away from buildings. A percolation or infiltration test are required to be undertaken and passed to show that infiltration is a viable option for surface water discharge. Information on how to conduct a percolation test can be found in Building Regulations H. Section H2 1.34 - 1.38 explain the test and section H3 3.23 - 3.30 detail how to determine the infiltration rate. If the infiltration rate shows that infiltration is viable then details of the test (including calculations of the infiltration rate) should be submitted as evidence along with a plan of the proposed drainage system and calculations. The plan should include the location and size of the proposed soakaway(s). To determine the size of the soakaway required the UK SuDS website created by HR Wallingford

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(<https://www.uksuds.com/>) can be used. It is free to register and easy to use. All soakaways should be designed to cope with the 1 in 100 year plus climate change (40%) storm and must have a half drain time of less than 24 hours.

2. Discharge to a watercourse - this is dependent on location:

If the infiltration tests fail and infiltration is not viable at the site (details of the percolations or infiltration test must be submitted as evidence), then alternative methods of surface water discharge must be utilised. It would be acceptable to discharge surface water to a watercourse if there is one in the vicinity. The flow rate at which surface water enters the watercourse will need to be restricted to ensure flood risk is not increased to the site or the surrounding area. If you are conducting works within 9 metres of a watercourse then you may require Land Drainage Consent.

3. Discharge to a Surface Water Sewer:

If there are no watercourses in close proximity to the development, then it will be acceptable to discharge to a Thames Water Surface Water Sewer. As with discharging into a watercourse, the flow rate must be restricted. This can be done through flow controls on pipes and attenuation or it can be controlled on the surface by using rain gardens and planters. All SuDS features should be designed to cope with the 1 in 100 years + 40% climate change storm, calculations must be submitted. The UK SuDS website has a number of useful tools available to assist in sizing storage areas.