

5 SEPTEMBER 2017 PLANNING COMMITTEE

6j 16/0008 Reg'd: 11.01.16 Expires: 07.03.16 Ward: HO
Nei. 03.03.16 BVPI Minor Number > 8 wks On No
Con. Target dwellings (13) of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Brook House, Carthouse Lane, Horsell, Woking, GU21 4XS

PROPOSAL: Minor design alterations to the previously approved scheme (PLAN/2014/0334) incorporating conversion of the garage into habitable accommodation, construction of a balcony to the rear of the plot and also minor design alterations.

TYPE: Full Application

APPLICANT: Kirkby Homes

OFFICER: Benjamin Bailey

REASON FOR REFERRAL TO COMMITTEE

The proposal is a replacement dwelling; a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks full planning permission for alterations to the previously approved scheme (Ref: PLAN/2014/0334) incorporating conversion of the garage into habitable accommodation, construction of a balcony to the rear and minor design alterations.

Site Area: 0.3014 ha (3,014 sq.m)
Extant units: 1
Proposed units: 1
Extant density: 3 dph (dwellings per hectare)
Proposed density: 3 dph

PLANNING STATUS

- Green Belt
- Flood Zone 2
- Thames Basin Heaths Special Protection Area (SPA) Zone A (Partial)
- Thames Basin Heaths Special Protection Area (SPA) Zone B (Partial)

RECOMMENDATION

Grant planning permission subject to recommended conditions.

SITE DESCRIPTION

Brook House was a detached two storey dwellinghouse located within the Green Belt within the Horsell area of the Borough. Under PLAN/2009/0184 the Agricultural occupancy condition was removed and the dwelling consequently became a conventional residential dwelling with no Agricultural occupancy restriction. To the north of the site is Carthouse Lane. To the west and south is woodland and open countryside. To the east of the site is hedging and vegetative screening, beyond which a residential dwelling has recently been

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constructed (by virtue of planning permissions reference PLAN/2013/0047, PLAN/2014/0565 and PLAN/2015/0275).

RELEVANT PLANNING HISTORY

PLAN/2014/0334 - Erection of a four bedroom detached dwelling with integral garage following the demolition of the existing property (part retrospective for new access only) (amended location plan and description).
Permitted subject to conditions (29.07.2015)

CONSULTATIONS

County Highway Authority (SCC):

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Arboricultural Officer:

Given that there are no changes to the drive and footprint of the previously approved it is not considered that there will be any impact on trees therefore no objections are raised from an arboricultural perspective.

Drainage and Flood Risk Engineer:

No objection following the revised works in relation to the ditches and drainage scheme and following receipt from SCC, as LLFA, that the final arrangement of works would likely have been given consent had it been applied for prior to construction and would not now be deemed in contravention of section 23 of the Land Drainage Act 1991 (as amended).

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2012) (NPPF)

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 9 - Protecting Green Belt land

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

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012)

CS1 - A Spatial Strategy for Woking Borough

CS6 - Green Belt

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CS8 - Thames Basin Heaths Special Protection Areas
CS18 - Transport and accessibility
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016)

DM2 - Trees and Landscaping
DM13 - Buildings in and Adjacent to the Green Belt

Supplementary Planning Documents (SPDs)

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

Other Material Considerations

National Planning Practice Guidance (NPPG)
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area
Thames Basin Heaths Special Protection Area Avoidance Strategy

APPLICATION BACKGROUND

1. The current application was submitted to the Local Planning Authority a period of time after the applicant had commenced construction of the permitted replacement dwelling following approval of PLAN/2014/0334. However at that time the applicant had not submitted details pursuant to any of the pre-commencement planning conditions attached to PLAN/2014/0334. Upon submission of the current application the applicant was therefore immediately advised by the planning case officer that details pursuant to all the planning conditions attached to PLAN/2014/0334 would be required to be submitted in support of the current application before the current application could potentially be positively determined by the Local Planning Authority due to the fact that the unauthorised site works would need to be regularised in this manner.
2. Conditions 6, 7 and 8 of PLAN/2014/0334 related to removal of the unauthorised culvert (which spanned to ditch fronting Carthouse Lane and had been constructed to achieve vehicular access to the site), the construction of a replacement culvert, with associated evidence to demonstrate that the risk of flooding would not be increased to the surrounding area, and a scheme for disposing of surface water drainage by means of a sustainable drainage system. That site works commenced to construct the dwelling, prior to submission of details pursuant to any planning conditions, complicated consideration of the current application and the applicant also had to seek separate Ordinary Watercourse Consent from Surrey County Council, as Lead Local Flood Authority (LLFA), in accordance with the Floods and Water Management Act 2010 and the Land Drainage Act 1991 (as amended).
3. The planning case officer, the Council's Drainage and Flood Risk Engineer, and a Senior Planning Enforcement Officer, have been working proactively with the applicant and their agents, and Surrey County Council as LLFA, to resolve the culvert and surface water drainage matters over a prolonged period of time. The works undertaken to resolve these matters have included the construction of new culverts over the ditch along Carthouse Lane to facilitate the new vehicular crossover, the regrading of bed levels of the watercourse adjacent to Carthouse Lane to allow

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hydraulic flow through the system, the regrading of ditches to the east and west to compensate for lost storage volumes in the culverts and the widening and levelling of connection between storage ditches and watercourses to the front of the site.

4. Therefore the culvert and surface water drainage issues have now been resolved to the satisfaction of both the Council's Drainage and Flood Risk Engineer and Surrey County Council whom, as Lead Local Flood Authority (LLFA), confirmed on 28th July 2017 that the final arrangement of works would likely have been given consent had it been applied for prior to construction and would not now be deemed in contravention of section 23 of the Land Drainage Act 1991 (as amended). The current application can therefore now be recommended for determination.
5. The key changes in comparison to previously permitted PLAN/2014/0334 are:
 - Increase in both ridge and eaves heights of 6.5m deep front projection by 1.0m (ridge from approx. 7.2m to 8.2m and eaves from approx. 4.3m to 5.3m)
 - Addition of first floor rear balcony to serve Bedroom 1
 - Provision of Hall and Family Room in place of integral Garage with associated fenestration changes and provision of canopy
 - 'Squaring off' of rear of living room footprint (approx. 1.4 sq.m)
 - Alterations to window openings in front (north-east) and side (north-west and south-east) elevations
6. Details pursuant to all conditions attached to PLAN/2014/0334 have been submitted during consideration of the current application and have been taken into consideration.

PLANNING ISSUES

7. The main planning issues to consider in determining this application are:
 - Green Belt policy
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Impact upon trees
 - Impact upon drainage and flood risk
 - Highways and parking implications
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Sustainable constructionhaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Green Belt policy

8. The replacement dwelling previously permitted by the Local Planning Authority (Ref: PLAN/2014/0334) was considered to the replacement of a building which would remain in the same use and would not be materially larger than the building it would replace and therefore was deemed to constitute appropriate development within the Green Belt.
9. The building footprint of the dwelling sought under the current application (which effectively constitutes minor material amendments) remains as permitted under reference PLAN/2014/0334 with the exception of the addition of 1.4 sq.m. to the rear of the living room. Likewise the gross internal area (GIA) remains as permitted under reference PLAN/2014/0334 (again with the exception of an additional 1.4 sq.m. to the rear of the living room). The subservient front projection approved under

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PLAN/2014/0334 would not be subservient under the current application and would result in this element increasing in height by approximately 1.0m (ridge and eaves) over and above permitted PLAN/2014/0334 for its 6.5m projection. Whilst this would result in an increased volume over and above PLAN/2014/0334 this level of volume increase is not considered to occur to an extent to which the dwelling would be materially larger than the demolished dwelling; the proposal would therefore remain appropriate development within the Green Belt. The increased height of this element is not considered to harm the openness of the Green Belt.

10. The dwelling would remain in the same position on the site as permitted under PLAN/2014/0334. The design alterations to the dwelling, over and above PLAN/2014/0334, would not give rise to harm to the openness of the Green Belt given that they would be largely confined to fenestration changes. Whilst a first floor rear external balcony would be provided this element would utilise glazed sides and be suspended on timber piers; this element would therefore appear 'lightweight' and would be viewed against the massing of the main dwelling and result in limited harm to the openness of the Green Belt.
11. Whilst the Council has adopted the Development Management Policies DPD (2016), which contains policy DM13 (Buildings in and Adjacent to the Green Belt), in the intervening period since determination of PLAN/2014/0334 the previous grant of planning permission remains a very significant material consideration. Afforded the previous grant of planning permission significant weight Policy DM13 is nonetheless not considered to alter the conclusion that the proposal constitutes the replacement of a building which would remain in the same use and would not be materially larger than the building it replaced and therefore constitutes appropriate development within the Green Belt.

Design and impact upon the character of the area

12. One of the core principles of planning as identified in the National Planning Policy Framework (NPPF) 2012 is securing high quality design. Policy CS21 (Design) of the Woking Core Strategy 2012 states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is situated paying due regard to the scale, height, proportions, building lines, layout and other characteristics of adjoining buildings and land.
13. The dwelling would remain in the same position on the site as permitted under PLAN/2014/0334, as would the position and extent of the vehicular crossover, driveway and parking area. Whilst fenestration alterations, and an approximate 1.0m increase in height of the forward projection, would occur the dwelling would nevertheless utilise traditional steep roof pitches, timber framed banks of glazing, timber weather boarding, chimney stacks and partial dormer windows. Whilst a timber framed bank of glazing would also occur within the front elevation it is nevertheless considered that the proposed vernacular and the overall design and scale of the property would integrate acceptably into the site and would reflect the prevailing rural character of the surrounding area and street scene of Carthouse Lane. The omission of an integral garage door and use of traditional window and door, with monopitched porch canopy, is considered to integrate acceptably into the design of the property overall.
14. Whilst a first floor rear external balcony would be provided this element would utilise glazed sides and be suspended on timber piers; this element would therefore appear 'lightweight' and would be viewed against the massing of the main dwelling and is considered to integrate acceptably into the form and scale of the dwelling.

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Impact upon neighbouring amenity

15. Policy CS21 (Design) of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, light, or an overbearing effect due to bulk, proximity or outlook. Further guidance is provided within Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)'.
16. The dwelling would remain in the same position on the site as permitted under PLAN/2014/0334, with the nearest residential property (that permitted by virtue of permission references PLAN/2013/0047, PLAN/2014/0565 and PLAN/2015/0275) located approximately 25.0 metres to the east beyond a common boundary demarcated by vegetative screening. The dwelling would be sited approximately 11.0 metres inset of the common boundary at its closet point. Consequently it is not considered that the proposal would form an overbearing relationship with, or cause a loss of light or overshadowing to, the recently constructed dwelling to the east.
17. Two first floor level windows would face towards the common eastern boundary, serving Bedroom 2 within the front projection; these openings would occur approximately 17.0 metres inset of the common boundary, demarcated by vegetative screening, and are consequently not considered to cause an unacceptable loss of privacy or overlooking to the dwelling situated to the east.
18. Whilst a first floor external rear balcony would be provided to serve Bedroom 1 a separation distance measuring approximately 17.0m to the common boundary with the dwelling to the east would be maintained, with the common boundary with this dwelling marked by vegetative screening. No properties are situated to the south-west (rear), or to the north-west (side). Given these factors, and levels of separation, it is not considered that the external rear balcony would give rise to a significantly harmful impact in terms of loss of privacy or overbearing effect.
19. The dwelling would be sited at a separation distance measuring approximately 42.0 metres from the properties sited on the opposing, north-eastern side of Carthouse Lane. Consequently it is considered that the proposal would result in an acceptable impact upon the residential amenity of the properties situated on the north-eastern side of Carthouse Lane. No properties are situated to the south-west (rear), or to the north-west (side).
20. Overall the proposal is considered to result in an acceptable impact upon the residential amenity currently enjoyed by the occupiers of nearby residential properties.

Impact upon trees

21. Policy DM2 of the Development Management Policies DPD (2016) states that development proposals should allow for the retention of the best tree specimens, should not result in the loss of trees or groups of trees of significant amenity value and that trees to be retained will be required to be adequately protected to avoid damage during construction. Policy CS21 of the Woking Core Strategy (2012) also requires the retention of any trees of amenity value.
22. There are mature trees on, and adjacent to, the site. The Council's Arboricultural Officer has been consulted upon the application and comments that "*given that there are no changes to the drive and foot print of the previously approved it is not considered that there will be any impact on trees. Therefore no objections are raised*

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from a Arboricultural perspective". Consequently the impact of the proposal upon trees is considered to be acceptable.

Impact upon drainage and flood risk

23. The application site is located within Flood Zone 2. Conditions 6, 7 and 8 of previously permitted PLAN/2014/0334 related to removal of the unauthorised culvert (which spanned to ditch fronting Carthouse Lane and had been constructed to achieve vehicular access to the site), the construction of a replacement culvert, with associated evidence to demonstrate that the risk of flooding would not be increased to the surrounding area, and a scheme for disposing of surface water drainage by means of a sustainable drainage system. That site works commenced to construct the dwelling, prior to submission of details pursuant to any planning conditions, complicated consideration of the current application and the applicant also had to seek separate Ordinary Watercourse Consent from Surrey County Council, as Lead Local Flood Authority (LLFA), in accordance with the Floods and Water Management Act 2010 and the Land Drainage Act 1991 (as amended).
24. The planning case officer, the Council's Drainage and Flood Risk Engineer, and a Senior Planning Enforcement Officer, have been working proactively with the applicant and their agents, and Surrey County Council as LLFA, to resolve the culvert and surface water drainage matters over a prolonged period of time. The works undertaken to resolve these matters have included the construction of new culverts over the ditch along Carthouse Lane to facilitate the new vehicular crossover, the regrading of bed levels of the watercourse adjacent to Carthouse Lane to allow hydraulic flow through the system, the regrading of ditches to the east and west to compensate for lost storage volumes in the culverts and the widening and levelling of connection between storage ditches and watercourses to the front of the site.
25. Therefore the culvert and surface water drainage issues have now been resolved to the satisfaction of both the Council's Drainage and Flood Risk Engineer and Surrey County Council whom, as Lead Local Flood Authority (LLFA), confirmed on 28th July 2017 that the final arrangement of works would likely have been given consent had it been applied for prior to construction and would not now be deemed in contravention of section 23 of the Land Drainage Act 1991 (as amended). The impact on drainage and flood risk is therefore considered to acceptable subject to recommended conditions.

Highways and parking implications

26. The dwelling would provide 4no. bedrooms. SPD 'Parking Standards (2006)' identifies a car parking standard for dwellings providing 3 or more bedrooms, situated outside of the High Accessibility Zone, of 2 car parking spaces. Although the area of the integral garage previously permitted under PLAN/2014/0334 would become habitable space (Hall and Family Room) the previously approved area of hardstanding to the frontage is capable of accommodating the off-street parking, and on-site turning, of at least 2 cars in line with the relevant parking standard set by the SPD. The impact upon car parking provision is therefore considered to be acceptable.
27. The County Highway Authority (SCC) has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

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Thames Basin Heaths Special Protection Area (TBH SPA)

28. The application site is partially located within Zone A (within 400m), and partially within Zone B (400m-5km) of the Thames Basin Heaths Special Protection Area (TBH SPA). Natural England regards residential development within 400m-5km of the TBH SPA as potentially damaging to the integrity of the TBH SPA and financial contributions are necessary to contribute towards Suitable Alternative Natural Green Space (SANG) to mitigate against these impacts. Within 400m of the TBH SPA Natural England considers it not possible to mitigate against these impacts.
29. Although the previous dwelling known as Brook House has been demolished, the proposal (as a single residential unit) would not result in any increase in residential units over and above those that existed on the site (the previous dwelling known as Brook House) on the date of the designation of the Thames Basin Heaths SPA (9th March 2005). Consequently it is not considered that the proposal would result in additional pressure, or any consequent significant effect, upon the Thames Basin Heaths SPA over and above that exerted by the lawful use of the site, as a single residential dwelling, as of 9th March 2005 (when the TBH SPA was designated).
30. Overall therefore the proposal is considered to accord with Policy CS8 of the Woking Core Strategy (2012), saved policy NRM6 of the South East Plan (2009), Section 11 of the National Planning Policy Framework (2012) and the Thames Basin Heaths Special Protection Area Avoidance Strategy.

Sustainable construction

31. The applicant has submitted details demonstrating that the dwelling would 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). A planning condition (xx refers) is recommended to secure compliance with this submitted information.

LOCAL FINANCE CONSIDERATIONS

32. A demolition notice, in relation to the previous dwelling on the site, was served upon the Council's Building Control department on 23.01.2014 (Ref: 14/00001/DEMOL) with demolition work stated within this notice as being scheduled to start on 27.01.2014. The previous (demolished) dwelling was therefore not 'in use' for a continuous period of at least 6 months within the period of 36 months ending on the day planning permission first permits the development sought under the current application. Whilst PLAN/2014/0334 was permitted on 29.07.2015 the applicant has not implemented that planning permission as the dwelling has been constructed as shown in the current application and none of the pre-commencement conditions attached to PLAN/2014/0334 were discharged prior to commencement.
33. Having regard to the above the current proposal is therefore Community Infrastructure Levy (CIL) liable to the sum of **£33,508** (including the April 2017 indexation).

CONCLUSION

34. Overall the proposal is considered to constitute the replacement of a building which would remain in the same use and would not be materially larger than the building it replaced and therefore constitutes appropriate development within the Green Belt. The proposal is considered to result in acceptable impact upon the character and appearance of the area, upon neighbouring amenity, upon trees, upon drainage and

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flood risk and in terms of highways and parking implications. The proposal would not result in additional pressure, or any consequent significant effect, upon the TBH SPA over and above that exerted by the lawful use of the site, as a single residential dwelling, as of 9th March 2005 (when the TBH SPA was designated).

35. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance the proposal is therefore considered to be an acceptable form of development that complies with Sections 4, 6, 7, 9, 10 and 11 of the National Planning Policy Framework (2012), Policies CS1, CS6, CS8, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Policies DM2 and DM13 of the Development Management Policies DPD (2016), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008)', 'Design (2015)', 'Parking Standards (2006)', the National Planning Practice Guidance (NPPG), South East Plan (2009) (Saved policy) NRM6 and the Thames Basin Heaths Special Protection Area Avoidance Strategy. It is therefore recommended that planning permission is granted subject to conditions as set out below.

BACKGROUND PAPERS

1. Consultation response from County Highway Authority (SCC)
2. Consultation responses from Drainage and Flood Risk Engineer (x2)
3. Consultation response from Arboricultural Officer
4. Site Notice (General Site Notice - dated 10.02.2016)

RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

P14/11/400 (Location Plan), dated 07.01.16 and received by the Local Planning Authority on 08.01.2016.

P14/11/401 (Site Layout), dated 07.01.16 and received by the Local Planning Authority on 08.01.2016.

P14/11/S/410 (Proposed Plans & Elevations), dated 07.01.2016 and received by the Local Planning Authority on 08.01.2016.

3779-1100 Rev P3 (External Works General Arrangement), dated 31.10.16 and received by the Local Planning Authority on 16.11.2016.

3779-1500 Rev P1 (Ditch Volume Analysis), dated 31.10.16 and received by the Local Planning Authority on 16.11.2016.

3779-1200 Rev P3 (Drainage General Arrangement Sheet 1), dated 31.10.16 and received by the Local Planning Authority on 16.11.2016.

3380-1300 Rev P2 (Section 184 Works), dated 31.10.16 and received by the Local Planning Authority on 16.11.2016.

Surface Water Drainage Strategy (Report Ref: 3779-DR001 Rev A), dated 31.10.16 and received by the Local Planning Authority on 16.11.2016.

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

2. The development shall be carried out and thereafter retained in accordance with the external materials as set out below unless otherwise first agreed in writing by the Local Planning Authority.

Facing brickwork - Hoskins 'Cottage Mixture'
Feature brickwork - Terca 'Dorchester Red'
Roofing tile - Sandtoft Goxhill 'Autumn Range'
Weatherboarding - 'French grey'
Window Frames - Aluminium 'dark grey'
Patios and pathways - Indian Sandstone paving
Boundary fencing - Rustic style timber post and rail fencing

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy (2012).

3. Soft and hard landscaping shall be undertaken in accordance with the unnumbered plan titled 'Landscaping', dated 15.04.2016. Patios and pathways shall consist of Indian Sandstone paving and boundary fencing shall be formed of rustic style timber post and rail fencing unless otherwise first agreed in writing by the Local Planning Authority. The soft landscaping shall be carried out in the first planting season (November-March) after completion of the development unless otherwise first agreed in writing by the Local Planning Authority. 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 first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy (2012).

4. The development hereby permitted shall be undertaken in accordance with the Water Efficiency as Designed Calculation Report by BEAT Solutions Ltd dated 8th April 2016 and the SAP2012 Calculation Report as Designed Report by BEAT Solutions Ltd Rev A dated 8th April 2016 (Ref: SAP-0717 (AD SAP2012) The Barn, Carhouse Lane (08-04-16)). The measures outlined within these two reports shall be installed prior to the first occupation of the development and thereafter permanently maintained and operated unless otherwise first 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 in accordance with Policies CS21 and CS22 of the Woking Core Strategy (2012).

5. The development hereby permitted shall be constructed in accordance with the submitted Flood Risk Assessment (FRA) dated April 2015 (Ref: G21130). Finished floor levels shall be set no lower than 23.22m AOD.

Reason: To prevent increased risk of flooding to the property and surrounding area in accordance with Policy CS9 of the Woking Core Strategy (2012).

6. No ground shall be raised or material stored within 8.0m from the top of bank of any watercourse unless otherwise first agreed in writing by the Local Planning Authority.

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Reason: To prevent the increased risk of flooding and reduction in water quality in accordance with Policy CS9 of the Woking Core Strategy (2012).

7. The Arboricultural information provided by Ian Keen Ltd (Ref: AP/8685/WDC) shall be complied with in full.

Reason: To ensure retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy (2012) and Policy DM2 of the Development Management Policies DPD (2016).

8. Prior to first occupation of the development hereby permitted the modified access to Carhouse Lane shall be constructed in accordance with the approved plans listed within this notice.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012).

9. Prior to first occupation of the development hereby permitted space shall be laid out within the site in accordance with approved plans listed within this notice for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning area shall thereafter be permanently retained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2012).

10. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension or enlargement of the dwelling house hereby permitted shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: To ensure that the development remains appropriate within the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012) and Section 9 of the National Planning Policy Framework (2012).

11. The residential curtilage of the replacement dwelling hereby permitted is defined by the dashed red line annotated as such on the plan numbered P14/11/401 dated 07.01.16 (Site Layout) and shall not encroach beyond this line.

Reason: To highlight the residential curtilage of the replacement dwelling and protect against any potential residential encroachment into the Green Belt in accordance with Policy CS6 of the Woking Core Strategy (2012) and Section 9 of the National Planning Policy Framework (2012).

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012. Additional information was

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requested, and accepted, during the application process in an attempt to overcome concerns identified with the application as initially submitted. Following the submission of additional information the application was considered to be acceptable.

2. 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.