

5th June 2018 PLANNING COMMITTEE

5e 17/1452 Reg'd: 17.01.18 Expires: 14.03.18 Ward: MH
Nei. 06.02.18 BVPI Minor Number On No
Con. Target dwellings - 13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: Arden, Bracken Close, Woking, Surrey, GU22 7HD

PROPOSAL: Erection of a new detached dwelling following the demolition of the existing dwelling

TYPE: Full Planning Application

APPLICANT: Mr Nick Temple

OFFICER: Komal Gorasia

REASON FOR REFERRAL TO COMMITTEE

The proposal includes the creation of a new dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PROPOSED DEVELOPMENT

Demolition of existing two storey dwelling and erection of 4no bedroom detached dwelling with an integral double garage.

Site Area: 1547 m2
Existing units: 1
Proposed units: 1

Existing dwelling GIA 208.6 m2
Proposed dwelling GIA 352.9 m2 (incl. 42.5 m2 double garage)

Proposed dwelling:

Footprint: 240.7 m2
Total Width: 23.34 m
Total Depth: 21.34 m
Maximum height: 9.27 m (to main ridge)

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site comprises of a two storey detached dwelling ('Arden') which appears to date from the 1950's and is built in a traditional style. Arden lies on Bracken Close, a private residential cul-de-sac serving 11 detached dwellings (including the application site) all set on spacious plots of land with mature vegetation separating the properties. Bracken Close falls within the Mount Hermon ward of the borough.

The application site shares adjoining side boundaries with 'Barn End' to the south and 'Stoneharrow' to the north.

There is no clear consistent architectural character to the buildings and thus there is limited uniformity to the road and no clear spatial pattern of development. Consistency is maintained however in the large distances between properties and general siting of buildings from the road.

Arden is not listed and does not fall within a designated conservation area. There exist no outstanding conditions on the application site which might limit development. There are however a number of trees protected by Tree Preservation Orders within the curtilage of the site.

PLANNING HISTORY

There is no relevant planning history to this site.

CONSULTATIONS

Arboricultural Officer: No objection subject full compliance with submitted Arboricultural Planning Report and pre-commencement meeting.

REPRESENTATIONS

None

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 4 - Promoting sustainable transport
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing

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CS18 - Transport and accessibility
CS20 - Heritage and Conservation
CS21 - Design
CS22 - Sustainable construction
CS24 - Woking's landscape and townscape
CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping
DM10 - Development on Garden Land
DM20 - Heritage Assets and their settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)
Affordable Housing Delivery (2014)
Climate Change (2013)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2018)

Supplementary Planning Guidance (SPG):

Plot Sub-Division: 'Infilling' and 'Backland' Development (2000)

PLANNING ISSUES

Principle of Development:

1. The National Planning Policy Framework (2012) and Core Strategy (2012) policy CS25 promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previous garden land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy (2012) policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of a replacement residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

2. The proposal is for the erection of a two storey replacement dwelling with an integral double garage, following demolition of the existing dwelling. The current dwelling on site is not locally listed or in a conservation area. The demolition of the existing dwelling is therefore considered acceptable in principle subject to the design quality of the proposed replacement dwelling and its impact on the character of the area.
3. The surrounding area is characterised by detached properties on generous sized plots with large distances between the buildings. The proposed building would maintain a distance of approximately 9.15m to the building at Barn End (to the south) and approximately 31.5m to the building at Stoneharrow (to the north).

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4. Bracken Close comprises of two storey dwellings, a number of which have been previously extended or rebuilt. There is therefore a mix of roof styles and heights along the road. In this instance, the proposed building would be taller than the neighbouring property to the south at Barn End, however this in itself does not appear to result in a visually harmful relationship in terms of building heights given the varied building heights along the road and is thus not considered to result in an incongruous dwelling within the streetscene.
5. The location of any new dwelling would need to reflect the spatial pattern of development in the surrounding area and immediate vicinity. In this case, there is no clear spatial pattern but there is a general uniformity with front building lines. The proposed building would be sited marginally forward than the current building on site, however the minimal forward projection is not deemed significant so as to cause a disruption with the general uniformity of building lines on this side of Bracken Close.
6. The front elevation of the proposed dwelling features the main architectural features of the dwelling and is considered to positively contribute to the local distinctiveness of the area and the quality of the streetscene. It is acknowledged that Bracken Close is characterised by dwellings built in a rather traditional style whereas the proposed replacement dwelling would have a contemporary appearance due to the use of render and slate roof tiles as the proposed material finishes, however the dwelling would have a traditional overall form and officers do not regard the use of contemporary materials as having an unacceptable impact on the character of the area due to the low density, informal nature of Bracken Close and the individually designed dwellings which characterise it.
7. The success of the building will depend on the quality of the materials to be used. The proposed dwelling would have a traditional design with a pitched roof. As discussed previously and above, the absence of consistency on the road would not detract from its positive contribution when considered as a group value with the surrounding buildings. Bearing this in mind, it is important that the quality of materials reflects the architectural vernacular and contributes to its success and preserves the streetscene. The applicant has provided a schedule of materials with the application and the LPA is satisfied the materials are of an adequate and sufficient quality ensuring the building would harmonise with its context and neighbouring properties.
8. For the reasons highlighted above, it is considered that the proposed development is consistent with the grain and pattern of development in the surrounding area, respecting the character and appearance of the surrounding area and resulting in a visually acceptable structure within its setting. The principle of the development is therefore deemed acceptable and in compliance with Core Strategy (2012) policies CS20, CS21, CS24 and CS25, Woking DPD (2016) policies DM2 and DM9, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on Neighbours:

9. The proposed dwelling would maintain a distance of 7.5m to the southern boundary shared with Barn End and would maintain a distance of 2.35m (at the closest point) to the northern boundary shared with Stoneharrow. These separation distances comply with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (1m for side to boundary relationships). Due to the separation distances involved, the proposed building would be clear of a 25 degree line measured from the closest habitable windows on both neighbouring properties; it is therefore considered the proposed dwelling would not

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have an overbearing or loss of daylight impact on either neighbouring property. It should be noted that the applicant proposed to retain the current boundary hedging and thus it is not considered necessary to attach a condition in regards to proposed boundary treatments.

10. The proposal includes a side facing windows at first floor level to the north elevation. For the protection of neighbouring and future occupier privacy, it is recommended a condition be attached restricting the north facing window to be obscure glazed and restricting the insertion of any new windows to either side elevation without the prior written consent of the LPA.
11. Overall the proposed development is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impacts.

Standard of Accommodation:

12. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlook to habitable rooms. The National Technical Housing Standards (2015) requires a 4 bedroom dwelling across 2 floors to have a minimum Gross Internal Area (GIA) of between 97m²-124m²; the proposed development exceeds this with a proposed GIA of 352.9m². The amenity space is approximately double the footprint of the proposed dwelling. Overall the proposal is considered to offer an acceptable level of amenity for family dwellings and future occupiers.

Impact on Trees:

13. There are mature trees to the front and side of the property and the trees on the northern boundary are protected by a Tree Preservation Order. Policy DM2 of DM Policies DPD (2016) states that *'Trees, hedgerows and other vegetation of amenity and/or environmental significance or which form part of the intrinsic character of an area must be considered holistically as part of the landscaping treatment of new development'*. The applicant has submitted an Arboricultural Report which details how trees would be protected during construction and the Council's Arboricultural Officer considers the information acceptable in principle providing a pre-commencement meeting takes place as part of the development process. A condition has been recommended which should be attached to the decision.

Flood Risk:

14. The proposal site is not within a Flood Zone or a surface water flood risk area.

Transportation Impacts:

15. The existing dwelling is accessed via a crossover to the front of the site onto Bracken Close; the applicant proposes to retain this crossover as access for the new dwelling. The proposal is therefore not considered to impact the safety of the public highway.
16. The site is located within the High Accessibility Zone. Supplementary Planning Document 'Parking Standards' (2018) requires dwellings with 4 bedrooms to provide a total of 3no off street parking spaces. There is considered to be sufficient off-street parking proposed with the double garage being able to accommodate 2no large cars and the proposed hardstanding being able to accommodate 1no large car. The

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applicant has proposed a bin store and cycle parking inside the integral garage which is deemed acceptable.

17. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' (2008) and the National Planning Policy Framework (2012).

Sustainability

18. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.
19. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4.

Community Infrastructure Levy (CIL):

20. The proposal would be liable for Community Infrastructure Levy (CIL). The proposed additional floorspace would be 352.9m² and therefore the applicant is liable to pay a CIL Levy of approximately £44,112.50. As part of this application, the applicant has submitted a CIL Additional Information form and the Self Build Exemption form. For relief to be granted, the LPA would require the applicant to submit an Assumption of Liability form as well as a Commencement Notice prior to any works commencing.

CONCLUSION

21. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and on protected trees. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS11, CS18, CS20, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and 'Plot Sub-Division: Infilling and Backland Development' (2000), DPD (2016) policies DM2 and DM10 and the NPPF (2012) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions:

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1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

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

- Supporting Statement by 'UrbanCurve Architecture'
- Arboricultural Survey by 'PJC Consultancy' Ref: 3703AO/17/01 dated 19th December 2017
- Arboricultural Impact Assessment & Preliminary Method Statement by 'PJC Consultancy' Ref: 3703AO/17/02 Rev 01 dated 19th December 2017
- P133-100
- P133-101 Rev A
- P133-102
- P133-103
- P133-104
- P133-105
- P133-106
- P133-107
- P133-108
- P133-109
- P133-110
- P133-111
- P133-112

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

3. The external materials to be used in the construction of the development hereby approved shall be as those specified on Drawing No. P133-111 hereby approved, unless otherwise first agreed in writing by the Local Planning Authority.

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

4. The development hereby approved shall take place in strict accordance with the Arboricultural Impact Assessment & Preliminary Method Statement by 'PJC Consultancy' Ref: 3703AO/17/02 Rev 01 dated 19th December 2017, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the Woking Core Strategy 2012.

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

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Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

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

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

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

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

8. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating that the development has:
 - a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

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.

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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. Inspections may be undertaken both during and after construction.
3. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
4. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. The applicant is advised that this application is liable to make a CIL contribution. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.