

28TH FEBRUARY 2023 PLANNING COMMITTEE

6c PLAN/2022/0393

WARD: Pyrford

LOCATION: Cherrywood, Blackdown Avenue, Pyrford, Woking, Surrey, GU22 8QG

PROPOSAL: Subdivision of plot of Cherrywood, retention of existing dwelling and erection of new attached two storey dwelling with accommodation in the roof space with associated parking and amenity space (AMENDED PLANS)

APPLICANT: Ms Sarah Darnley

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

The application has been referred to Committee by Councillor Dorsett.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the subdivision of the plot of Cherrywood, retention of existing dwelling and erection of new attached two storey dwelling with accommodation in the roof space. The proposed dwelling would have five bedrooms and would share the existing vehicular access onto Blackdown Avenue with Cherrywood.

PLANNING STATUS

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

RECOMMENDATION

Grant Planning Permission subject to conditions and a Legal Agreement.

SITE DESCRIPTION

Cherrywood is a semi-detached two storey dwelling located on the south-west side of Blackdown Avenue. The application property is attached to neighbouring Chestnuts and together the semi-detached pair originally formed one large dwelling, prior to subdivision in the 1970's. There is a single storey front projection with hipped pitch roof incorporating a garage. The dwelling dates from the early C20 and is built in the 'Arts and Crafts' style and is finished in brick, render with tile hanging and has timber framed windows. The front of the site has gated access with forecourt parking area for at least four vehicles.

Blackdown Avenue is a low density residential area featuring large generally detached dwellings in large plots, originally laid out in the early 20th Century. The streetscape is dominated by soft vegetation with grassed verges and mature trees which screen out views of properties. Some infilling has occurred along Blackdown Avenue and the wider area, in the form of additional detached dwellings built within previously very large plots. The proposal site is within the Pyrford Neighbourhood Area.

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RELEVANT PLANNING HISTORY

- PLAN/2021/1038 - Subdivision of plot of Cherrywood, retention of existing dwelling and erection of new attached dwelling with associated parking and amenity space (amended description and amended Site plan) – Permitted subject to Legal Agreement 12.09.2022
- PLAN/2020/0863 – Erection of part two storey part single storey side extension, with habitable space in roof above second storey including 3no. rooflights and front gable window – Permitted 25.02.2021
- PLAN/2014/0798 – Erection of a single storey front extension to join house with existing detached garage. Conversion of existing garage to habitable accommodation (amended plans and description) – Permitted 19.09.2014
- 79/1443 – Conversion of existing house into two dwellings – Permitted
- 79/0974 – Conversion of existing house into two dwellings – Permitted

CONSULTATIONS

- **County Highway Authority:** No objection subject to conditions.
- **Tree Officer:** No objection subject to compliance with submitted information.
- **Pyrford Neighbourhood Forum:** OBJECT and raise the following summarised concerns:
 - The previously approved application was approved due to the dwelling not appearing as a separate dwelling. The covered passageway at the front of the property would give the appearance of a terrace of three dwellings which would be incongruous.
 - Proposal would be contrary to Pyrford Neighbourhood Plan policy BE3

REPRESENTATIONS

7x objections were received in response to the originally submitted plans, including one from the Blackdown Avenue Residents' Association and one from the Byfleet, West Byfleet and Pyrford Residents' Association, raising the following summarised concerns:

- The area is characterised by large detached dwellings. Some large houses have been subdivided but they retain the appearance of one large dwelling
- Proposal would result in a terrace of three dwellings which is out of character with the area
- Proposal would overlook and overshadow neighbours
- Proposal would be cramped and the existing dwelling would have no rear access
- Proposal would be a suburban form of development in a low density Arcadian setting, contrary to the Design SPD (2015)
- Proposed dwelling is too close to the boundary
- Proposal would set a precedent for future developments
- Blackdown Avenue is in an Urban Area of Special Residential Character (*Officer note: Urban Areas of Special Residential Character are now defunct*)
- There are restrictive covenants on the estate which still apply (*Officer note: this is not a material planning consideration*)

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Neighbours were re-consulted on amended plans received on 17.10.2022 and 6x further objections were received, including one from the Byfleet, West Byfleet and Pyrford Residents' Association, which reiterated the objections summarised above and raised the following additional points:

- Proposal would have a peculiar roof form with a flat roof which is out of character with the area
- Revised roof form would have an overbearing impact on neighbours
- The inclusion of a passageway gives the appearance of a terrace of dwellings
- Noise from the side entrance door could impact on neighbouring amenity

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021):

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM7 - Noise and Light Pollution

DM10 - Development on Garden Land

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Pyrford Neighbourhood Plan (2017):

BE1 - Maintaining the Character of the Village

BE2 - Parking Provision

BE3 - Spatial Character

OS1 - Community Character

Supplementary Planning Documents:

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2022)

Climate Change (2013)

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Other Material Considerations:

South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area

Thames Basin Heaths Special Protection Area Avoidance Strategy (2022)

Waste and recycling provisions for new residential developments

Community Infrastructure Levy (CIL) Charging Schedule (2015)

National Planning Practice Guidance

National Technical Housing Standards (2015)

PLANNING ISSUES

Background:

1. Planning permission has previously been granted for the subdivision of the plot and the erection of a new two storey dwelling with accommodation in the roof space attached to the existing dwelling at Cherrywood (PLAN/2021/1038). The current proposal is also for the subdivision of the plot but the dwelling is larger with a different form.
2. Amended plans were received on 17.10.2022 which reduced the width of the proposed dwelling and the roof form and detailing were amended.
3. The proposal has been assessed on its own merits as set out below.

Principle of Development and Housing Mix:

4. Policy CS10 of the Woking Core Strategy (2012) states that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The justification text for Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling.
5. The application site is situated within the designated Urban Area where the principle of residential development is acceptable subject to the impact on the character of the area and the other material considerations set out below.
6. Policy CS11 of the Woking Core Strategy (2012) states that all residential proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs, as evidenced in the latest Strategic Housing Market Assessment, to create sustainable and balanced communities. Policy CS11 does however state that the appropriate percentage of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme. The proposed dwelling would have five bedrooms and would therefore constitute 'family accommodation' and the proposal would assist in meeting the local need and demand for this type of accommodation.

Impact on Character:

Policy Context:

7. The subdivision of existing plots in the urban area to provide additional dwellings can be considered acceptable where they reflect the prevailing character, pattern and grain of development in the surrounding area. Woking DMP DPD (2016) policy DM10 'Development on Garden Land' permits sub-division of plots providing:

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

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

(iii) the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area; and

(iv) suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality.

In all cases, any development of garden land should not result in harm to the character and appearance of an area and any biodiversity value of the site...”

8. Woking Core Strategy (2012) policy CS21 ‘Design’ requires development proposals to *“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”*. Section 12 of the NPPF (2021) states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”* and that *“Good design is a key aspect of sustainable development...”* and requires proposals to *“add to the overall quality of the area...”*, to be *“visually attractive as a result of good architecture...”* and *“sympathetic to local character and history, including the surrounding built environment and landscape setting...”*.
9. The proposal site is within the Pyrford Neighbourhood Plan area. Policy BE1 of the Pyrford Neighbourhood Plan (2017) states that new development should *“be designed to a high quality...ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials...”* and policy BE3 states that all new development must respect *“established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street”* and respect *“local character and appearance, with particular regard to using landscape to ensure that developments blend into, and do not appear incongruous with, their surroundings”*.

Plot subdivision:

10. The Urban Areas of Special Residential Character designation is defunct. However, the character descriptions in the supplementary guidance can remain relevant. Blackdown Road is described as having an Arcadian development form, mostly on private estate roads which were originally laid out in the early 20th Century. Overall, the streetscape is dominated by soft vegetation with grassed verges, very large hedge and a canopy of mature trees which screen out views of properties. Originally laid out in large plots, infilling and redevelopment has taken place, although much of this has been through plot subdivision on the existing frontage, which has maintained the original form of layout. Plot sizes are noted in the document to be typically 0.1ha to 0.2ha.

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11. The proposed dwelling would erect a new dwelling, attached to Cherrywood, with the entrance located to the side of the proposed dwelling. It would be two storeys with rooms in the roof, orientated with the front elevation addressing Blackdown Road.
12. The existing plot of Cherrywood is 34.5m wide and 2,068sqm in area. The proposed subdivision would result in two plots as follows:

	Width of plot	Depth of plot	Depth of frontage	Area
Cherrywood	20m	69m	7m (garage) to 17.5m (front porch)	1,150sqm*
New dwelling	14.5m	69m	18m (front elevation)	918sqm *

*including approximately half of the proposed shared frontage.

13. Whilst the dwellings of Blackdown Road are set in very large plots, there is quite a variety in size and also shape, including some smaller plots such as Little Darband opposite (at approx. 930sqm) and Lynbury House (approx. 800sqm) and Summer Reap (approx. 980sqm) further to the north east and larger plots, such as Westcroft (2,814sqm). The neighbouring plots either side are Chestnuts (1050sqm) and Farthings (1,230sqm), which are both larger than the proposed 918sqm of the proposed dwelling, but the relatively small difference in size would not be materially harmful to the overall character of the area and the existing frontage would be maintained with no boundary treatment to subdivide the plot at the front.
14. Both the retained and new dwellings would retain an amenity space well in excess of their building footprint and total floor area and would be commensurate with the size of the dwellings. As such, the proposed subdivision of the plot would not adversely affect the grain and pattern of development with regard to plot size.

Impact on Character:

15. The subdivision of the plot and the erection of an attached dwelling was previously considered acceptable by the LPA under PLAN/2021/1038. The current proposal would result in the same plot subdivision but the proposed dwelling would be larger. The proposed dwelling would be 10.2m in width whereas the approved dwelling was 7.5m in width. The proposed dwelling now includes an additional two storey element to the side with a crown roof form opposed to the previously approved single storey element. The proposal also includes a passage at ground floor level leading from the front to the rear between the proposed dwelling and existing dwelling.
16. By virtue of the side elevation position of the 'front' door of the new dwelling, the two dwellings of Cherrywood and the new dwelling would have the appearance of a single large dwelling. The ridge height would match the existing dwelling. The side elevation would retain a 4.4m gap to the boundary, with a spacing of 5.9m to the neighbour at Farthings. The inclusion of a passageway at ground floor level and the larger size of the dwelling compared to what was previously approved is not considered to diminish the overall appearance as a single extended dwelling and the proposal is not considered to appear as a terrace of dwellings.
17. The proposed dwelling would utilise a projecting front gable feature with traditional proportions and features including sprocketed eaves and tile creasing. The proposed dwelling is considered to be a proportionate addition to the host building and would respect its form and character. Part of the proposed dwelling would feature a crown roof form however the resulting area of flat roof is not considered unduly prominent on the host building or from ground level. Details of external materials and how the crown roof would be finished can be secured by condition.

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Access and Landscaping:

18. Access is proposed via the existing driveway opening for Cherrywood, with a shared driveway for the resulting two properties, providing three spaces per dwelling. The front boundary treatment and mature trees would be retained at the front. The existing gravel parking area used by Cherrywood would be extended up to the front elevation, replacing the current grass area and hedge within the plot but adequate soft landscaping would be provided by the retained trees. Pedestrian access to the new dwelling would be provided by way of a path to the side, continuing to the rear garden. Pedestrian external access to the rear of Cherrywood would be provided by a covered passageway.
19. Overall, the proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area.

Impact on Neighbours:

Farthings:

20. This neighbour is a detached dwelling to the south-east. The proposed dwelling would have a separation distance of 4.4m to the boundary with this neighbour, which itself is positioned 1.5m from the boundary. The proposed dwelling would not project beyond the front elevation of this neighbour and would project 6.6m beyond the rear elevation of this neighbour. The proposal would pass the '45° test' in plan and elevation form with this neighbour as set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2022) and is not considered to result in an undue loss of light or overbearing impact on this neighbour.
21. One first floor side-facing window is proposed however as this would serve a bathroom this can be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking. Any views from new front and rear-facing windows would be typical of a residential area. The proposal is not therefore considered to result in undue overlooking or loss of privacy to this neighbour

Cherrywood:

22. The proposed dwelling would pass the '45° test' in plan and elevation form with the existing dwelling at Cherrywood and is considered to form an acceptable relationship with this neighbour. A side-facing rooflight is proposed however this would be a high-level rooflight and is not considered to result in undue overlooking.

Other neighbours:

23. The separation distances to neighbours opposite at Silvers and Little Darband on Blackdown Avenue and to the rear at Mandeville and Tideswell on Forest Road are in excess of 30m and comfortably exceed the recommended minimum separation distances set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2022). The proposed dwelling would be a sufficient distance from these and other surrounding neighbours to avoid an undue overbearing, loss of light or overlooking impact.
24. Overall, the proposal is therefore considered to have an acceptable impact on the amenities of neighbours.

Standard of Accommodation:

25. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation for future residents and the existing and proposed dwelling would

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have sufficient areas of private amenity space in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2022). The proposal is therefore considered to achieve an acceptable standard of accommodation for future residents.

Transportation Impact:

26. The county highway authority has assessed the proposal and considers it to be acceptable on highway safety, network capacity and overall policy grounds, subject to conditions relating to access construction, parking layout and EV charge point installation.
27. The Council's Parking Standards SPD (2018) requires the provision of three car parking spaces per dwelling with four or more bedrooms. Two cycle parking spaces are also required for the new dwelling, which are indicated proposed site plan to be reusing an existing outbuilding in the rear garden.
28. Three parking spaces are to be provided to the front of the dwelling and a further three spaces are available for the donor dwelling, as shown on the submitted drawings. As such, the proposal complies with the Core Strategy Policy CS18 'Transport and accessibility' and the Parking Standards SPD.
29. Overall the proposal is considered to have an acceptable transportation impact.

Impact on Trees:

30. There are various mature trees on and around the proposal site, including a protected tree to the frontage. The application is accompanied by an Arboricultural Report which details how retained trees would be protected during construction. The Council's Tree Officer has been consulted and raises no objection subject to compliance with the submitted information. The proposal is therefore considered to result in an acceptable impact on trees subject to conditions.

Impact on the Thames Basin Heaths Special Protection Area (SPA):

31. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Core Strategy states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes of the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
32. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed

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outside of CIL. The proposed development would require a SAMP financial contribution of **£1,206** based on a net gain of 1x four+ bedroom dwellings which would arise from the proposal. The Appropriate Assessment concludes that there would be no adverse impact on the integrity of the TBH SPA providing the SAMP financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted.

33. Subject to securing the provision of the SAMP tariff and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

Energy and Water Consumption:

34. Policy CS22 'Sustainable Construction' of the Woking Core Strategy (2012) seeks to require new residential development to achieve Code for Sustainable Homes Level 5 from 2016 onwards. However, a Written Ministerial Statement to Parliament, dated 25 March 2015, sets out the Government's expectation that any Development Plan policies should not be used to set conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the (now abolished) Code for Sustainable Homes; this is equivalent to approximately 19% above the requirements of Part L1A of the 2010 Building Regulations. This is reiterated in Planning Practice Guidance (PPG) on Climate Change, which supports the NPPF.
35. Part L of the Building Regulations was updated in June 2022 and now requires an energy performance improvement for new dwellings of 31% compared to the 2010 Building Regulations. The current Building Regulations therefore effectively require a higher energy performance standard than what policy CS22 would ordinarily require. It is not therefore necessary to attach a condition relating to energy performance as more stringent standards are required by separate legislation.
36. The LPA requires all new residential development to achieve as a minimum the optional requirement set through Part G of the Building Regulations for water efficiency, which requires estimated water use of no more than 110 litres/person/day. This could be secured by condition

Community Infrastructure Levy (CIL):

37. The development would result in a new dwelling with a 267sqm floor area. It would be liable for Community Infrastructure Levy (CIL) to the sum of **£45,745.66**. The applicant has however submitted a self-build exemption form claiming relief from CIL. Notwithstanding this, the LPA must assess the application for exemption separately and the applicant must submit a Commencement of Development Notice prior to any commencement of development.

CONCLUSION

38. Overall, the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the host building and surrounding area, on the amenities of neighbours, on trees and in transportation terms. The proposal

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therefore accords with the Development Plan and is recommended for approval subject to conditions and a Legal Agreement to secure the relevant SAMM contribution.

BACKGROUND PAPERS

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

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £1,206	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2022

RECOMMENDATION

PERMIT subject to the following conditions:

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

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

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

Unnumbered plan showing a Location Plan received by the LPA on 22.04.2022
Cherrywood-01 (Existing Ground Floor Plan) received by the LPA on 22.04.2022
Cherrywood-02 (Existing First and Second Floor Plans) received by the LPA on 22.04.2022
Cherrywood-03 (Existing Roof Plan) received by the LPA on 22.04.2022
Cherrywood-09 (Existing Site Plan) received by the LPA on 22.04.2022
Cherrywood-013 (Existing Side and Rear Elevations) received by the LPA on 19.05.2022
Cherrywood-014 (Existing Side and Front Elevations) received by the LPA on 19.05.2022

Cherrywood-05a (Proposed First Floor Plan) received by the LPA on 17.10.2022
Cherrywood-06d (Proposed Ground Floor Plan) received by the LPA on 17.10.2022
Cherrywood-034b (Proposed Roof Plan) received by the LPA on 17.10.2022
Cherrywood-035d (Proposed Side and Front Elevations) received by the LPA on 17.10.2022
Cherrywood-036c (Proposed Side and Rear Elevations) received by the LPA on 17.10.2022

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Cherrywood-037a (Proposed Second Floor Plan) received by the LPA on 17.10.2022
Cherrywood-106REV1 (Proposed Site Plan) received by the LPA on 17.10.2022
Arboricultural Report ref APA/AP/2022/044 prepared by APArboriculture received by the LPA on 22.04.2022

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

3. Notwithstanding the material details outlined on the approved plans, no above ground development associated with the development hereby permitted shall commence until a written specification of the details of the materials to be used in the external elevations, hard surfaced areas and boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason: In the interests of the visual amenities of the area.

4. Notwithstanding any indication otherwise given by the approved plans, no above ground development associated with the development hereby permitted shall commence until details of the finishing of the crown roof form hereby permitted, including plans and sections drawn at 1:50 or less, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Reason: In the interests of the visual amenities of the area.

5. Prior to the first occupation of the development secure cycle parking facilities shall have been provided on the site in accordance with full design details which shall have first been submitted to and approved in writing by the Local Planning Authority. The secure cycle parking facilities shall be provided in accordance with the approved details and shall thereafter be retained and maintained for that use.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

6. Protective measures shall be carried out in strict accordance with the Arboricultural Report ref APA/AP/2022/044 prepared by APArboriculture received by the LPA on 22.04.2022, 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.

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 extension or alteration permitted by Class A or B of Part 1 of Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

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Reason: To protect the amenity and privacy of the occupants of neighbouring properties.

8. Notwithstanding the provisions of Article 3 and Schedule 2, Part 2 and Class A 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 fences, gates or walls or other means of enclosures other than those expressly authorised by this permission shall be erected within the area of the curtilage located to the front of the dwelling house, without planning permission being first obtained from the Local Planning Authority.

Reason: To preserve the open plan appearance of the development and to avoid a proliferation of various means of enclosure.

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

Reason: To safeguard the amenities of the adjoining properties.

10. Notwithstanding any indication otherwise given by the approved plans listed in this notice, the rooflight in the north-west facing roof slope of the dwelling hereby permitted shall be a high-level rooflight with a minimum internal sill height of 1.7 metres above the floor level of the room in which the rooflight is installed. Once installed the rooflight shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties.

11. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans by the Local Planning Authority for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: To ensure the development does not prejudice highway safety or cause inconvenience to other highway users and in the interests of public safety

12. No above ground development associated with the development hereby permitted shall commence until details of electric vehicle charging points to be provided (to the specification of 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details unless the Local Planning Authority subsequently agrees in writing to their replacement with more advanced technology serving the same objective.

Reason: in the interests of achieving a high standard of sustainability with regards to electric vehicle charging infrastructure requirements.

13. ++ Prior to the commencement of any above-ground works (excluding demolition) in connection with the development permitted, written evidence must be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the new

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dwelling hereby permitted will achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence must be in the form of a Design Stage water efficiency calculator.

Development must be carried out wholly in accordance with such details as may be approved and the approved details must be permanently maintained and operated for the lifetime of the development 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 Policy CS22 of the Woking Core Strategy (2012), the Climate Change SPD (2013) and the provisions of the National Planning Policy Framework (NPPF).

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 the National Planning Policy Framework (2021).
2. Community Infrastructure Levy:

The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption.

In all cases (except exemptions relating to residential exemptions), it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development. The Commencement Notice should be sent to:

planning.policy@woking.gov.uk

The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered to be "commencement" for the purpose of the CIL regulations.

A blank commencement notice can be downloaded from: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available at: <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/download-the-forms>

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Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).

3. 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.
4. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228 : 1984 "Noise Control on Construction and Open Sites" with respect to the statutory provision relating to the control of noise on construction and demolition sites. If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Chief Environmental Health Officer prior to commencement of works.
5. The term 'fixed' or 'non-opening' window refers to a window where the glazing is fitted directly into a permanent fixed frame which contains no opening or openable casement or other device or mechanism to permit opening. Fixing an openable casement with screws or bolts into the frame is not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
6. Where windows are required to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side (typically Level 3). 'Patterned' glass or obscured self-adhesive plastic film are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types
8. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or prior to the relevant trigger point. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

9. This permission is subject to the signing of a S106 Unilateral Undertaking to address the monitoring (SMM payment) of the Thames Basin Heath SPA.