

12th APRIL 2023 PLANNING COMMITTEE

6c PLAN/2022/0566

WARD: Knaphill

LOCATION: Ringlestone Gate House, Warbury Lane, Knaphill, Woking, Surrey, GU21 2TX

PROPOSAL: Demolition of polytunnels and conversion of existing building into a residential dwelling, external alterations and formation of garden amenity area.

APPLICANT: Mrs Sandra Manton

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the demolition of existing polytunnels and conversion of existing building into a residential dwelling, external alterations and formation of garden amenity area.

PLANNING STATUS

- Green Belt
- Surface Water Flood Risk – Very High
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

RECOMMENDATION

GRANT planning permission subject to conditions and S106 Agreement

SITE DESCRIPTION

The proposal relates to a single storey building and polytunnels which are surrounded by a sand school to the north-east, by paddocks to the north-west and south-east and horse trainer and stables to the south-west. The single storey building is a former stable building and is of timber construction with a dual-pitched roof. To the south-west of this building are three bays of polytunnels which comprise a skeletal thin metal frame with a fabric covering. To the east and north of the site are single storey dwellings and the remainder of the site is used for the keeping of horses. The proposal site is within a relatively isolated rural area which forms part of the Green Belt. The site has a complex planning history as set out below and in the 'Background' section below.

RELEVANT PLANNING HISTORY

- PLAN/2021/1094 - Conversion of an existing gymnasium room / games room / storage tack room / stables and garage outbuildings into a 3 bedroom residential dwelling. Part demolition of existing games room outbuilding to create an additional courtyard garden amenity area, insertion of rooflights and external alterations – Refused for the following reasons:

01. *The proposed development would not comprise the conversion or re-use of buildings and the proposed development would result in a new dwelling in the Green Belt which would have a significantly greater impact on the openness of*

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the Green Belt compared to the existing development. The proposal therefore represents inappropriate development in the Green Belt which would be harmful by definition and would impact detrimentally on the openness of the Green Belt. No Very Special Circumstances exist which would clearly outweigh the harm caused to the Green Belt. The proposal would therefore be contrary to Woking Core Strategy (2012) policy CS6 'Green Belt', Woking Development Management Policies DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt', and the National Planning Policy Framework (2021).

02. *The proposed dwelling is in a surface water flood risk area and in the absence of an adequate Flood Risk Assessment, it has not been demonstrated that future occupiers of the proposed development would not be unduly impacted upon by surface water flooding or that the development would not exacerbate the existing risk from surface water flooding. The proposed development is therefore contrary to Woking Core Strategy (2012) policy CS9 'Flooding and water management' and the National Planning Policy Framework (2021).*
 03. *The proposed development, by reason of the proposed residential use and the associated resulting domestic character, paraphernalia and amenity space arrangements, would result in an incongruous and urbanising development which fails to respect the rural character of the area. The proposal would result in a significantly harmful impact on the character of the surrounding area and would therefore be contrary to Woking Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Supplementary Planning Document 'Design' (2015) and the National Planning Policy Framework (2021).*
 04. *The proposed development would fail to deliver a sufficient area of private amenity space suitable for family accommodation by reason of its disproportionately small size in relation to the dwelling, to the detriment of the amenities of future occupants of the development. The proposal is therefore contrary to Woking Core Strategy (2012) policy CS21 'Design', Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2021).*
 05. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the net additional dwelling arising from the proposed development would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Woking Core Strategy (2012) policy CS8 'Thames Basin Heaths Special Protection Areas', the Thames Basin Heaths Avoidance Strategy (2010 - 2015), saved policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2017 (SI No. 490 - the "Habitats Regulations").*
- PLAN/2021/0223 - Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed – Permitted 19.05.2021
 - PLAN/2020/1132 - Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed – Refused 18.02.2021 for the following reasons:
 01. *The proposed development would result in a replacement building in the Green Belt which would be materially larger than the building it would replace. The proposal therefore represents inappropriate development in the Green Belt which*

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would be harmful by definition and would impact detrimentally on the openness of the Green Belt. No Very Special Circumstances exist which would clearly outweigh the harm caused to the Green Belt by reason of the proposal's inappropriateness. The proposal would therefore be contrary to Woking Core Strategy (2012) policy CS6 'Green Belt', Woking Development Management Policies DPD (2016) policy DM13 'Buildings Within and Adjoining the Green Belt' and the National Planning Policy Framework (2019).

- PLAN/2019/0290 - Replacement residential dwelling. Demolition of the existing residential dwelling after replacement dwelling is constructed – Permitted 07.06.2019
- PLAN/2018/0523 - Replacement residential dwelling located on permitted footprint of planning permission Ref: 83/0733. Demolition of existing residential dwelling after replacement dwelling is constructed - Not Determined - Appeal Dismissed 05.02.2019

(Officer Note: PLAN/2018/0523 was not determined by the Local Planning Authority because the application was deemed to be invalid. The applicant appealed on the grounds of non-determination).

- PLAN/2017/0104 - Certificate of Existing Lawful Development for existing use to establish whether the use as a single dwellinghouse of an outbuilding (identified by the applicant as The Gatehouse) began more than four years before the date of the application - Certificate Issued 31.03.2017
- PLAN/2016/1188 - Certificate of Existing Lawful Development for existing building works to establish whether an existing Pullman outbuilding (with toilet and associated wash facilities) was substantially completed more than four years before the date of the application - Certificate Issued 08.02.2017
- PLAN/2012/0061 - Variation of condition 05 of PLAN/2011/0184 dated 28/09/2011 to allow the use of temporary horse jumps on the application site (amended description) - Permitted subject to conditions (28.05.2012)
- PLAN/2011/0897 - Retrospective planning application for the retention of a horse exerciser and relocated stable building - Permitted subject to conditions 02.03.2012
- PLAN/2011/0184 - Application to vary conditions 03 of PLAN/2008/1268 for the erection of a domestic sandschool and condition 03 of PLAN/2010/0671 for the retention of six bay stable block to allow the sandschool and land at Ringlestone Farm to be used in connection with four of the existing stables bays being used as an assisted commercial livery - Permitted subject to conditions 28.09.2011
- PLAN/2011/0077 - Erection of a single storey rear extension - Permitted subject to conditions 08.03.2011
- PLAN/2010/0671 - Retention of six bay stable block - Permitted subject to conditions 29.09.2010
- PLAN/2008/1268 - Formation of domestic use sand school on Agricultural Land incidental to the dwelling house at Ringlestone Farm - Permitted subject to conditions 23.01.2009

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- PLAN/2008/0664 - Certificate of Existing Lawful Development for the use of the premises as a residential dwelling which has been occupied in breach of an agricultural occupancy condition - Certificate of Lawful Development Issued 25.07.2008
- 85/0079 - Erection of a detached bungalow for occupation by an agricultural worker - Permitted subject to conditions 26.03.1986
- 83/0733 - Improvement of existing vehicular access, erection of a two storey dwelling and garage, erection of office, staff rooms and storage, packing and potting buildings - Permitted subject to conditions 11.01.1984 (Subject to modification order dated 19.02.1986 to delete the words "*erection of a two storey dwelling and garage*").

CONSULTATIONS

- **Drainage and Flood Risk Engineer:** No objection subject to compliance with submitted information.
- **County Highway Authority:** No objection subject to conditions.
- **Scientific Officer:** No objection.

REPRESENTATIONS

None received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2021):

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

Section 13 - Protecting Green Belt land

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

Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A spatial strategy for Woking Borough

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS18 - Transport and accessibility

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

Development Management Policies Development Plan Document (DMP DPD) (2016):

DM2 - Trees and landscaping

DM13 - Buildings in and adjacent to the Green Belt

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Supplementary Planning Documents (SPDs):

Design (2015)

Parking Standards (2018)

Outlook, Amenity, Privacy and Daylight (2022)

Climate Change (2013)

Other Material Considerations:

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

Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy 2022
Planning Practice Guidance (PPG)

Community Infrastructure Levy (CIL) Charging Schedule (2015)

Waste and recycling provisions for new residential developments

Technical Housing Standards - Nationally Described Space Standard (March 2015)

PLANNING ISSUES

Background:

1. The proposal site forms part of a larger site which was originally in agricultural use as a horticultural business. A single storey agricultural worker's dwelling was permitted in 1986 under ref: 85/0079 to the east of the proposal site. In 2008 a certificate of lawfulness was obtained (PLAN/2008/0664) demonstrating that the dwelling had been occupied in breach of the agricultural worker's restrictive condition for more than ten years.
2. Planning permission was subsequently granted under PLAN/2008/1268 for the change of use of agricultural land to a sand school for the keeping of horses for private use. An unauthorised stable block was subsequently regularised under PLAN/2010/0671.
3. A variation of the restrictive conditions placed on both PLAN/2010/0671 and PLAN/2008/1268 was subsequently permitted under PLAN/2011/0184 in order to allow the sand school and land at Ringlestone Farm and four of the existing stable bays to be used as an assisted commercial livery.
4. Retrospective permission was subsequently granted for a horse trainer and relocated stable building under PLAN/2011/0897.
5. In 2017 under application ref: PLAN/2017/0104, a certificate of lawfulness was obtained demonstrating that a portable building to the north of the site had been occupied as a dwelling for more than four years and was therefore immune from enforcement action. A replacement dwelling was subsequently permitted under PLAN/2019/0290 and again with an alternative siting under PLAN/2021/0223.
6. The current proposal relates to a single storey building and polytunnels in the centre of the site which are surrounded by a sand school to the north-east, by paddocks to the north-west and south-east and a horse trainer and stables to the south-west. The single storey building is a stable building which is of timber construction with a dual-pitched roof. Inside, the building is used for storage and part of the building appears to comprise an office and kitchen in relation to the equestrian use of the site. Gym equipment has been placed in part of the building. To the south-west of this building are three bays of polytunnels which comprise a skeletal thin metal frame with a fabric

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covering. The polytunnels are also used for miscellaneous storage, including machinery, small vehicles and building materials.

7. From the Officer' site visit, the existing buildings appear to be primarily used for storage and ancillary functions in relation to the lawful equestrian use of the site.
8. A previous proposal (PLAN/2021/1094) for the 'conversion' of the existing building and polytunnels was refused by the LPA for several reasons (see Planning History). The current proposal involves the removal of the existing polytunnels and the conversion of the existing single storey building to a dwelling. The proposal has been assessed on its own merits as set out below.

Impact on Green Belt:

9. The proposal site is within designated Green Belt and as such Woking Core Strategy (2012) policy CS6 'Green Belt', Woking DMP DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt' and Section 13 of the NPPF (2021) apply and these policies seek to preserve the openness of the Green Belt. The NPPF (2021) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence. Policy CS6 of the Woking Core Strategy (2012) states that *"to ensure the Green Belt continues to serve its fundamental aim and purpose, and maintains its essential characteristics, it will be protected from harmful development. Within Green Belt boundaries strict control will continue to apply over inappropriate development, as defined by Government policy currently outlined in the NPPF"*.
10. Paragraph 149 of the NPPF states that *"a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt"* with a limited list of exceptions. The NPPF (2021) goes on to state that *"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations"*.
11. Paragraph 150 of the NPPF states that *"Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it"* including *"the re-use of buildings provided that the buildings are of permanent and substantial construction"*. It is therefore necessary for the proposed development to not have a greater impact on the openness of the Green Belt compared to the existing development in order to be considered appropriate development in the context of Paragraph 150.
12. In addition, Woking DMP DPD (2016) policy DM13 'Buildings in and adjacent to the Green Belt supports the re-use of buildings in the Green Belt providing:

"(i) the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
(ii) the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction..."

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13. The proposal involves the removal of the existing polytunnels and the conversion of the remaining more substantial single storey building into a dwelling. The polytunnels occupy an area of approximately 455m² and the single storey building is 217m² in area. Whilst the existing polytunnels may have been in-situ for some time, the polytunnels have an inherently temporary and lightweight character and visual appearance, to the extent that the polytunnels do not appear on maps. No planning permission exists for the polytunnels and they likely originate from the former agricultural use of the site. Polytunnels are a common sight in rural areas and the building currently has the character and appearance of a basic agricultural structure which one would expect in rural areas. The existing structure is not therefore considered to detract from the visual amenity or openness of the Green Belt. Nonetheless, the removal of the polytunnels would serve to remove an element of development on the site. The re-use of the remaining building as a dwelling is not in itself to conflict with the purposes of the Green Belt.
14. The proposal would replace the space occupied by existing polytunnels with the amenity area of the proposed dwelling. The previously refused proposal involved the re-use of the existing building and polytunnels as a dwelling with a relatively small area of amenity space. This was considered to result in a domestication of the site which would contrast starkly with its surroundings, to the detriment of the character of the area. The proposal would still result in a residential dwelling however, it is borne in mind that to the north-east a replacement dwelling with a larger residential garden has been permitted (PLAN/2021/0223) which has a similar relationship to surrounding uses. The proposed residential use in this instance is not therefore considered to result in an unduly harmful impact on the character of the area or the openness or visual amenity of the Green Belt. Conditions can be attached to remove 'permitted development' rights and require details of a landscaping scheme. The applicant has confirmed that the existing building is not needed for equestrian purposes. The proposal is not therefore considered to result in additional need for buildings elsewhere on the site.
15. Overall, the proposal is considered to constitute appropriate development in the Green Belt which would preserve the openness of the Green Belt.

Impact on Character:

16. The proposal would involve the removal of the existing polytunnels and replacement with a domestic curtilage. The resulting dwelling would be single storey and finished in timber cladding and is considered to have an appropriately rural appearance. As discussed above, the residential character of the resulting dwelling and curtilage is considered acceptable in the context of nearby developments and subject to conditions concerning landscaping and boundary treatments. Overall, the proposal is considered to have an acceptable impact on the character of the surrounding area.

Drainage and Flood Risk:

17. The proposal site is within Flood Zone 1 and so is at low risk from fluvial flooding. However, parts of the site are classified as being at very high risk from surface water flooding. The Sequential Test would ordinarily apply to new dwellings in surface water flood risk areas however Footnote 56 of the NPPF (2021) and the updated National Planning Practice Guidance (August 2022) make clear that the Sequential Test should not be applied to change of use applications.
18. The previously refused application was partly refused due to the absence of an adequate Flood Risk Assessment. The current application is accompanied by a Flood

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Risk Assessment and Surface Water Drainage Strategy Report which concludes that the proposed dwelling would be safe from flood risk and would not increase flood risk elsewhere. The Council's Drainage and Flood Risk Engineer has reviewed the proposal and raises no objection subject to compliance with the submitted information. On the basis of the above the proposal is therefore considered acceptable in terms of flood risk.

Standard of Accommodation:

19. The proposed dwelling would have three bedrooms and would have an internal floor area of 217m² which meets the minimum National Technical Housing Standards (2015). The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2022) states that family dwellings should be served by a suitable, sunlit area of predominantly soft landscaped private amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of the family, and should be at least proportionate to the footprint of the dwelling they serve. The proposed area of amenity space would exceed the floor area of the proposed dwelling. Overall, the proposal is considered to achieve an acceptable standard of accommodation for future residents.

Transportation Impact:

20. There is sufficient space on the proposal site to accommodate at least three vehicles in accordance with the Council's Parking Standards SPD (2018). The proposal is therefore considered acceptable in terms of parking provision. The proposal would utilise the existing established vehicular access onto Warbury Lane and there is sufficient scope to accommodate bin and cycle storage. The County Highway Authority raises no objection subject to conditions. The proposal is therefore considered to have an acceptable transportation impact.

Impact on Neighbours:

21. The only residential dwellings within proximity of the proposed development are the 'original' bungalow at Ringlestone Farm to the east and the dwelling to the north of the site. The nature and scale of the proposed development means that the proposal is not considered to result in a significantly harmful impact on neighbouring amenity.

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

22. 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.
23. 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

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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 outside of CIL. The proposed plans show three bedrooms and a study but it is considered that the study could be used as a bedroom. The proposed development would require a SAMM financial contribution of **£1,206** based on a net gain of 1x four+ bedroom dwelling 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 SAMM financial contribution is secured through a S106 Legal Agreement. CIL would be payable in the event of planning permission being granted.

24. Subject to securing the provision of the SAMM 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.

CONCLUSION

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

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

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:

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Unnumbered plan named 'Location and Site Plan Existing' received by the LPA on 13.06.2022

Unnumbered plan named 'Location and Site Plan Proposed' received by the LPA on 13.06.2022

Unnumbered plan named 'Block Plan – Proposed' received by the LPA on 13.06.2022

Unnumbered plans named 'All Existing Drawings' received by the LPA on 13.06.2022

Unnumbered plans named 'All Proposed Drawings' received by the LPA on 13.06.2022

Flood Risk Assessment and Surface Water Drainage Strategy Report Rev.C (dated March 2023) received by the LPA on 27.03.2023

Planning Statement received by the LPA on 13.06.2022

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

3. The external finishes of the development hereby permitted shall match those used in the existing building in material, colour, style, bonding and texture.

Reason: In the interests of the character and appearance of the building and the visual amenities of the area.

4. ++ Notwithstanding any details outlined on the approved plans listed within condition 02 of this notice, or within the submitted application form, prior to the application / installation of any external facing materials to the development hereby permitted a detailed planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed planting scheme shall specify species, planting sizes, spaces and numbers of trees/shrubs/hedges to be planted. The detailed planting scheme shall include full details of any tree pits (including sections) as may be required. All new planting shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the development hereby permitted and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character, appearance and visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF.

5. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the installation of any facing 'hard' landscape works hereby permitted full details and / or samples of the facing materials to be used for the 'hard' landscape works and details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The 'hard' landscape works shall be carried out in accordance with the approved details and completed within two months of the first occupation of the development hereby permitted and permanently retained thereafter.

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

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6. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, E and F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) amending or re-enacting that Order with or without modification(s)) no extension(s), additions(s) or the provision of any other building(s) or hard surfaces within the curtilage other than that expressly authorised by this permission (with the exception of any building(s) or structure(s) approved pursuant to conditions 05 (hard landscape) and 09 (cycle storage) of this notice) shall be constructed 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 openness, and purposes, of the Green Belt and to the character of the area and for these reasons would wish to control any future development in accordance with Policies CS6 and CS21 of the Woking Core Strategy (2012), Policy DM13 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF.

7. The development hereby permitted shall be constructed in accordance with the submitted Flood Risk Assessment and Surface Water Drainage Strategy Report Rev.B (dated March 2023) unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and policy CS9 of the Woking Core Strategy 2012.

8. ++ No above ground development associated with the development hereby permitted (excluding demolition) shall commence until details of Electric Vehicle charging points to be provided for the dwelling hereby permitted 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.

9. ++ Prior to the commencement of any above-ground works in connection with the development hereby permitted (excluding demolition), details of secure, covered cycle storage (accommodating a minimum of x2 cycles) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be permanently retained for use by future occupiers at all times.

Reason: To ensure that satisfactory facilities for the storage of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out within Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF.

10. The development hereby permitted shall not be first occupied until space has been laid out within the site in accordance with the approved plans listed within condition 02 of this notice for vehicles to be parked and for vehicles to turn. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purposes.

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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), SPD Parking Standards (2018) and the provisions of the NPPF.

11. ++ 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 dwellings within the development 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).

12. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land, making the land suitable for the development hereby approved without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment.

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. 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 this planning permission does not convey the right to enter onto or build on land not within their ownership.

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4. The applicant is advised that under the Control of Pollution Act 1974, works which are audible at the site boundary are restricted to the following hours: 8.00 a.m. - 6.00 p.m. Monday to Friday, 8.00 a.m. - 1.00 p.m. on Saturdays and not at all on Sundays and Bank Holidays.
5. The applicant is advised that, in accordance with the Town Improvement Clause Act 1987 Sections 64 & 65 and the Public Health Act 1925 Section 17, Woking Borough Council is the authority responsible for the numbering and naming of properties and new streets. You should make a formal application electronically to Woking Borough Council using the following link: www.woking.gov.uk/planning-and-building-control/street-naming-and-numbering/about-street-naming-and-numbering before addressing any property or installing or displaying any property name or number or street name in connection with any development the subject of this Planning Permission.
6. The applicant is advised that this is a DRAFT decision only.