

## 26 JUNE 2018 PLANNING COMMITTEE

5c 18/0379 Reg'd: 25.04.18 Expires: 20.06.18 Ward: PY  
Nei. 16.05.18 BVPI Minor Number >8 On No  
Con. Target dwellings - 13 of Weeks Target?  
Exp: on Cttee'  
Day:

**LOCATION:** 18 Norfolk Farm Road, Pyrford, Woking, Surrey, GU22 8LH

**PROPOSAL:** Erection of two storey detached dwelling following substantial demolition of existing house, garage and utility

**TYPE:** Full Application

**APPLICANT:** Mrs Heidi Madden

**OFFICER:** Claire Simpson

---

### **REASON FOR REFERRAL TO COMMITTEE**

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

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Tree Preservation Order
- Surface Water Flood Risk (1 in 1000 year) (to rear)

### **RECOMMENDATION**

**GRANT** planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site is a detached chalet bungalow with an attached garage. The street scene is characterised by a mixture of properties of differing styles, many having been altered over the years.

### **PLANNING HISTORY**

PLAN/2018/0279 – Proposed two storey front, side and rear extensions. Raising of roof following demolition of existing garage and utility - withdrawn

81/442 - The execution of site works and the carrying out of alterations to existing garage to form a habitable room and the erection of a new garage at 18 Norfolk Farm Road, Pyrford, Woking, as shown on a plan attached to the application and numbered 81/442 and their use ancillary to the use of 18 Norfolk Farm Road, Pyrford, Woking, as a private single family dwelling - Permitted 07.07.1981

12895 - The erection of 2 detached chalet bungalows and garages on land forming part of the garden of Norfolk Farm Cottage, Norfolk Farm Road, Pyrford, Woking, as shown on a

## 26 JUNE 2018 PLANNING COMMITTEE

plan attached to the application and numbered WOK/12895, and the use of each bungalow as a private single family dwelling and garage ancillary thereto - Permitted 05.05.1960

### **PROPOSED DEVELOPMENT**

This is a full planning application for the erection of a two storey detached house (five bedroom) following substantial demolition of the existing house (two bedroom), garage and utility. It was previously submitted as a Householder application for extensions to the existing dwelling. Following concerns raised by Officers that the level of demolition involved in the proposal would constitute a replacement dwelling, this application was withdrawn (PLAN/2018/0279).

### **CONSULTATIONS**

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

**Arboricultural Officer:** The Arboricultural information provided by Challice Consulting ref: CC/23 AR3660 is considered acceptable and should be complied with in full, this includes the pre-commencement meeting as indicated. (Condition 6 refer)

**Pyrford Neighbourhood Forum:** No comments received

### **REPRESENTATIONS**

One letter of support has been received.

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (NPPF) (2012)

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)

CS9 – Flooding and water management

CS18 – Transport and accessibility

CS21 – Design

CS22 – Sustainable construction

CS24 – Woking's landscape and townscape

CS25 – Presumption in favour of sustainable development

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

DM2 – Trees and Landscaping

#### Pyrford Neighbourhood Plan (2016)

BE1 – Maintaining the Character of the Village

BE2 – Parking Provision

## 26 JUNE 2018 PLANNING COMMITTEE

BE3 – Spatial Character  
OS5 - Trees

Supplementary Planning Documents (SPD's)  
Outlook, Amenity, Privacy and Daylight (2008)  
Design (2015)  
Parking Standards (2018)

### **PLANNING ISSUES**

#### Impact on Character of the Area

1. The proposal is for the substantial demolition of the existing chalet bungalow and replacement with a two storey dwelling. Norfolk Farm Road is characterised by a mixture of two storey houses, chalet bungalows and bungalows, mostly constructed from traditional bricks and tiles although one nearby property is rendered/timber clad with concrete tiles.
2. The substantial demolition and replacement of the existing dwelling is considered acceptable in principle providing the replacement is visually acceptable and respects the character of the surrounding area. The proposed dwelling would have two storeys with a hipped roof and a single storey side/rear projection with a mono pitched/crown roof.
3. The elevations of the dwelling would be rendered and painted white and concrete tiles used for the roof; dark grey metal would be used for the windows and doors. The adjacent bungalow at No.19 Norfolk Farm Road is white rendered and the elevational treatment is considered to have an acceptable impact on the street scene.
4. The proposed replacement dwelling would have a maximum ridge height of 7m which is 0.75m higher than the existing dwelling. The resulting height and scale of the dwelling is considered to be broadly consistent with building heights in the area and is therefore considered acceptable. The proposed dwelling would retain a separation distance of approximately 1.5m to the side boundary with No.17 and a 1.1m separation distance to the side boundary with No.19. The proposed separation distances are considered to retain sufficient visual separation between dwellings which is considered to be in keeping with the character of the surrounding area.
5. For the reasons set out above, it is considered that the proposed replacement dwelling would be a visually acceptable form of development which would respect the character and appearance of the surrounding area.

#### Impact on Neighbouring Amenity:

6. Policy CS21 of the *Woking Core Strategy* (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
7. Woking Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) contains a 45° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the windows of adjoining and adjacent properties, in this instance Nos.17 and 19 Norfolk Farm Road.

## 26 JUNE 2018 PLANNING COMMITTEE

8. The proposed dwelling would be positioned approximately 3m from the side elevation of the neighbouring property at No.17 Norfolk Farm Road with the two storey element of the proposal set back at 4.6m from the side elevation of No.17. The proposal would pass the 45° test in respect of this neighbour.
9. No.19 Norfolk Farm Road is set back from the front elevation of the proposed dwelling by approximately 10m and would have a separation distance of approximately 9m from the side elevation. The proposal would pass the 45° test in respect of this neighbour.
10. The SPD also contains a 25° test to determine whether a proposal would have an acceptable impact on the sunlight/daylight levels received by the side windows of adjoining and adjacent properties. No.17 has two ground floor windows and one first floor window in the side elevation facing the proposed dwelling. The proposal would fail the 25° test in respect of the ground floor windows; however the two storey element would have a greater separation distance than exists currently and it is considered would have a beneficial impact upon this neighbouring property.
11. No.19 Norfolk Farm Road has a number of side facing windows. However, due to the positioning of this building within its plot and the separation distance to the shared boundary the proposal would pass the 25° test in respect of the sunlight/daylight levels received by these windows.
12. It is considered that the proposed replacement dwelling would not appear unacceptably overbearing towards neighbouring properties. This is due to the combination of the relatively limited height increase as well as its location in relation to the main private amenity space of its neighbouring properties.
13. Two first floor windows are proposed in the side elevation of the dwelling facing No.17 Norfolk Farm Road. These are shown to serve a bathroom and ensuite and accordingly could be conditioned to be obscurely glazed and non-openable under 1.7m in order to avoid overlooking of this neighbouring property. A first floor bedroom window is also proposed in the side elevation facing No.19 Norfolk Farm Road. This would overlook the front space of this neighbouring property, as does an existing window in this elevation, and is therefore not considered to create unacceptable overlooking issues towards neighbouring properties.
14. A separation distance of approximately 23.5m is proposed between the rear elevation of the proposed replacement dwelling and the side/rear elevation of the neighbouring property of No.20 Norfolk Farm Close to its rear. This exceeds the guideline for maintaining privacy contained in *Outlook, Amenity, Privacy and Daylight* (2008) and it is therefore considered that the proposal would not create unacceptable overlooking issues towards this neighbouring property.
15. For the reasons set out above, it is considered that the proposal would have an acceptable impact on neighbours in terms of loss of light, overbearing and overlooking impacts.

### Transportation Impact:

16. The replacement dwelling would utilise the existing vehicular crossover onto the site and includes space to the frontage sufficient for the parking of three vehicles in accordance with the Council's Parking Standards. The County Highway Authority has been consulted and raises no objections. Sufficient room exists within the site for waste and recycling bins to be stored and presented for collection. The proposed development is therefore considered to have an acceptable transportation impact.

## 26 JUNE 2018 PLANNING COMMITTEE

### Standard of Accommodation:

17. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlooks to habitable rooms and a private rear garden. The size of the garden (approx. 376sqm) exceeds the floor area of the proposed dwelling (228.28sqm) and so is considered to achieve an appropriate size of amenity space for a large family dwelling in accordance with the Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008). The gross internal floor area of 228.28sqm would exceed the minimum 128sqm for a dwelling of this type, as set out in the Technical Housing Standards – Nationally Described Space Standard (March 2015) (as amended). The proposal is therefore considered to provide an acceptable standard of accommodation for future occupants.

### 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. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The Government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
19. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. 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 (Condition 5).

### Local Finance Considerations:

20. The proposed development would be CIL liable as it creates a replacement dwelling. The existing building is off-set against the proposed floor space and is calculated to result in a net additional increase of 86sqm over the existing dwelling. The CIL charge in this case would therefore equate to £13,272.12.
21. Whilst the application site is located within Zone B of the Thames Basin Heaths Special Protection Area (SPA), given that this is a proposed replacement dwelling, it would not result in additional pressure, or any consequent significant effect, upon the SPA and as such no mitigation is required in the form of the SPA monetary contribution.

### Trees:

22. The development site is covered by an Area Tree Preservation Order. The application is supported by an Arboricultural Report on which the Council's Arboricultural Officer has been consulted and considers acceptable. Condition 8 is therefore required in order to ensure compliance with the submitted details.

### Flood Risk:

## 26 JUNE 2018 PLANNING COMMITTEE

23. The rear of the application site falls within a Medium Surface Water Flood Risk Area. The proposed rear single storey element would encroach within this area and it is therefore considered appropriate to impose a pre-commencement condition requiring the submission of a scheme for disposing of surface water by means of a sustainable drainage system to be submitted to the Local Planning Authority for approval in writing.

### **CONCLUSION**

24. For the reasons set out above, it is considered that the proposed replacement dwelling would be acceptable in terms of character and design, impact on the amenities of neighbouring properties and impact on the public highway. The proposal therefore accords with policies CS18, CS21, CS22 and CS24 of the *Woking Core Strategy* (2012), policy DM2 of the *Development Management Policies Development Plan Document* (2016), policies BE1, BE2, BE3 and OS5 of the *Pyrford Neighbourhood Plan* (2016), Supplementary Planning Documents *Woking Design* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018) and the National Planning Policy Framework (2012). The application is therefore recommended for approval.

### **BACKGROUND PAPERS**

Site visit photographs (dated 11.05.2018)  
Consultation responses

### **RECOMMENDATION**

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

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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

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

Drawing Nos: HA/1943/01, HA/1943/02, HA/1943/04 and TPP-CC/23 AR3660 received 05.04.2018

Drawing No: HA/1943/03 received 24.04.2018

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

3. ++ Prior to the commencement of the development hereby permitted, details, including samples, of all external materials to be used in the construction of the dwelling shall be 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 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. ++ No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and

## 26 JUNE 2018 PLANNING COMMITTEE

approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development and thereafter retained as approved.

Reason: To ensure that the development achieves a high standard of sustainability and does not increase surface water flood risk in accordance with policy CS9 of the Woking Core Strategy 2012.

5. ++ Prior to the commencement of the development hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:
  - a. Achieve 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 a Design State Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and,
  - b. 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 shall be in the form of a Design State water efficiency calculator.

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.

6. ++ Prior to the first occupation of the dwelling hereby approved, a hard and soft landscaping scheme showing details of hard and soft landscaping to the frontage, details of materials for areas of hardstanding (including any drainage arrangements) and boundary treatments, shall be 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 first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner 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 agreed in writing by the Local Planning Authority.

Reason: To preserve and enhance the character and appearance of the locality in accordance with policies CS21 and CS24 of the Woking Core Strategy 2012.

7. ++ Prior to the occupation of the development hereby approved, the first floor windows on the south facing side elevation of the dwelling hereby permitted shall be glazed entirely with obscure glass and be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the rooms in which the windows are installed. Once installed the windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

## 26 JUNE 2018 PLANNING COMMITTEE

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

8. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by Challice Consulting Ltd Ref: CC/23 AR3660 received on 05.04.2018 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective 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.

### **Informatives**

1. Your attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. 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.

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.

2. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability of £13,272.12. 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 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 as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: [http://www.planningportal.gov.uk/uploads/1app/forms/form\\_6\\_commencement\\_notice.pdf](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 on the Council's website at: <https://www.woking.gov.uk/planning/service/contributions>



## 26 JUNE 2018 PLANNING COMMITTEE

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 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.
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 under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:  
  
8.00am – 6.00pm Monday to Friday  
8.00am – 1.00pm Saturday  
and not at all on Sundays and Bank Holidays.
7. The provisions of The Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website [www.communities.gov.uk](http://www.communities.gov.uk).