

12th DECEMBER 2023 PLANNING COMMITTEE

6a PLAN/2023/0779

WARD: Pyrford

LOCATION: Qaro, Pyrford Heath, Pyrford, Woking, Surrey, GU22 8SR

PROPOSAL: Enlargement of a dwellinghouse by construction of an additional storey and alterations to fenestration.

APPLICANT: Norman Alongi

OFFICER: Josey Short

REASON FOR REFERRAL TO COMMITTEE

The application was called to the Committee by Cllr Graves if officers were minded to approve due to the visual impact and impact on neighbouring amenity. Though it is noted other reasons were given, these do not form planning reasons.

PROPOSED DEVELOPMENT

The application seeks planning permission for the proposed enlargement of a dwellinghouse by construction of an additional storey and alterations to fenestration.

The resultant dwelling would have an eaves height of 5.15 metres and a ridge height of 8.2 metres. The resultant dwelling would maintain the same roof form as the existing dwelling, albeit raised by one storey. The resultant dwelling would encompass new windows within the first-floor level to serve the rooms created. The alterations to the dwellings fenestration would also include the replacement and repositioning of 1 x ground floor window on the north elevation, the replacement of 2 x ground floor windows with doors on the south elevation, the replacement of 2 x ground floor windows with a window and door and with a window on the east side elevation and the insertion of 1 x new ground floor window on the east elevation and the insertion of 2 x window panels either side of the entrance door on the west elevation.

The application follows the approval of prior approval application PLAN/2020/0894 at the application site, making amendments to the fenestration arrangements at both ground and first floor.

PLANNING STATUS

- Pyrford Neighbourhood Area
- TBH SPA Zone B (400m-5km)
- TPO Polygons
- Urban Areas

RECOMMENDATION

GRANT planning permission.

SITE DESCRIPTION

The application site is located on the south side of Pyrford Heath within the developed area of Pyrford. The site comprises a detached bungalow. The street scene of Pyrford Heath is

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characterised by detached dwellings of varying styles and finishes. The host dwelling is one of a row of 6 bungalows on the south side of Pyrford Heath.

PLANNING HISTORY

PLAN/2020/0894 - *Prior notification for enlargement of a dwellinghouse by construction of an additional storey, with proposed ridge height of 8.2m (amended description to include height)*
– Prior Approval Approved – 05.03.2021

PLAN/2021/0673 - *Erection of detached garage and hardstanding, following demolition of existing detached garage*
Permitted – 26.08.2021 – *not yet commenced*

PLAN/2022/0699 - *Prior notification for a single storey rear extension to extend a maximum depth of 7.6m, maximum height of 4m and a maximum height of eaves of 3.3m*
GPD Extension Approved – 13.09.2022 – *not yet commenced*

AMEND/2022/0049 - *Non Material Amendment to PLAN/2020/0894 for Prior notification for enlargement of a dwellinghouse by construction of an additional storey, with proposed ridge height of 8.2m (amended description to include height)*
Refused – 07.12.2022

PLAN/2023/0033 - *Construction of an additional storey and associated hipped roof and the installation of external insulation, increase in height of ridge, changes to external materials, changes to fenestration, front porch addition and installation of solar panels*
Refused – 23.05.2023 – Appeal in progress

CONSULTATIONS

SCC Highways – (dated 26.09.2023) The application site is accessed via Pyrford Heath, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway authorities jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considered that it would not have a material impact on the safety and operations of the adjoining public highway.

WBC Arboriculturist – (received 06.10.2023) -A tree protection plan will be required prior to any works on site, the Plan should be produced in line with BS5837 and provided by a suitably qualified and experienced arboricultural consultant. The plan should include Tree Survey details.

Pyrford Neighbourhood Forum – (received 12.10.2023) this is now the sixth planning application for this property in the last 30 months. The immediate previous application (PLAN/2023/0033) was refused and is now under appeal (APP/A3655/D/3323277) which makes the timing of this application unusual. Although the scheme has been altered, it is considered that the previous grounds for objection remain relevant as well as the reasons for refusal of application PLAN/2023/0033. The previous objections which remain relevant are as follows:-

- 1) Policies BE1 and BE3 of the Pyrford Neighbourhood Plan. The proposal will result in a building that is inappropriate for neighbouring properties and will therefore be in conflict with the immediate street scene. Though the works would not be a new development, they would not meet the privacy and amenity of neighbouring properties or blend into and not appear incongruous with its surroundings, in line with policy BE3.
- 2) Policies CS11, CS21 and CS24 of the Core Strategy – the works would result in the loss of a bungalow which are in short supply and thus would not meet local needs. The

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application fails to meet the requirements of CS21 due to the resultant relationship with neighbouring dwellings. The creation of a 2 storey dwelling amidst bungalow would not respect the town or streetscape.

- 3) Design Standard SPD – the application will impact adversely on the amenities and privacy of neighbouring properties and would also compromise the rhythm and the street scene.
- 4) Outlook, amenity, privacy and Daylight SPD – the works would lead to overlooking from the proposed windows and a loss of privacy. The additional height would block sunlight to neighbouring gardens resulting in overshadowing and a loss of light.
- 5) NPPF – the application would conflict with the prevailing character of the immediate area.
- 6) Other matters – The application does not contain a Design Statement and does not include any measurements.

REPRESENTATIONS

Twelve (12) letters of objection were received from seven (8) neighbouring dwellings. It is noted that two (2) of these letters did not include an address and one (1) was from the Byfleet, West Byfleet and Pyrford Residents' Association. The letters raise concerns for:-

Visual impact

- The proposed development would be of a contemporary style and is not in keeping with the character of the existing dwelling or the neighbouring properties and thus would impact on the visual amenity of the location and would be detrimental to the street scene.
- The site falls within the Ridgeway and Pyrford Heath sub character area of the Urban Area of Special Residential character (UASRC) and thus the character of the area should be maintained and proposals should be of the highest standard.
- The contemporary 2 storey building would be out of keeping with Pyrford Heaths character
- Qaro is one of a set of bungalows and the set should be maintained to remain in keeping with the street scene.

Please see Impact on Visual Amenity section of report for the assessment of the above points.

Neighbour impact

- The proposal would appear overbearing and dominating considering its positioning in the middle of a row of detached bungalows and would impact the natural light of the neighbouring properties.
- The first floor windows in the side and rear elevations would overlook neighbouring bungalows.
- The latest submission does not address the objections raised by many residents

Please see Impact on Neighbouring Amenity section of report for the assessment of points 1 and 2. In relation to point 3, it is advised that only planning considerations are assessed and thus there is no obligation on an applicant or agent to address all comments raised by neighbouring residents. Irrespective of this, it is noted that all neighbouring comments are addressed and planning considerations taken into account in the assessment of the application.

Parking and Highways

- The plans do not include a garage and thus there is no provision for how parking will be accommodated on the plot of the property
- Plans do not include provisions to reinstate the verge outside the property to be consistent with all other properties on the road.

Please see Highways and Parking section of this report for the assessment of the above.

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Planning History

- The guidance provided by planning officers for application PLAN/2020/0894 no longer applies as a similar application at the site was rejected this year and therefore the prior notification is invalid.

This is incorrect. All applications are assessed on their individual merit and the reasons for the refusal of application PLAN/2023/0033 are detailed within the delegated report. Prior approval PLAN/2020/0894 is still very much valid and forms a material planning consideration in the assessment of this application, alongside all other relevant planning history.

- Planning permission for a two storey dwelling was previously granted at the site however this was not built out due to a covenant held.

Legal covenants would not form a material planning consideration in the assessment of the application.

- There is a current appeal pending for the decision of application PLAN/2023/0033. Why has a new application been placed when a final decision on the previous application has not yet been made?

Planning appeals are assessed and decided by the Planning Inspectorate, which is an executive agency of the Department of Levelling Up, Housing and Communities. The Planning Inspectorate are therefore a third party to the local planning authority and the applicant in the appeal process. The appeal process does not restrict the submission of new applications whilst appeals are pending. As such, in this instance, the decision of application PLAN/2023/0033 and the reasons for this would be a material planning consideration in the assessment of the application, as the appeal has not yet been decided to state otherwise.

Housing Need

- The forum identifies a large population of over-55 category living in Pyrford. It is essential that bungalows are maintained in order for lifelong residents to be able to downsize and remain living in the village. Pyrford Heath needs a mixture of housing and it is important to retain the bungalow as a single storey dwelling. This makes it more difficult for elderly people to find accommodation in the locality.

See Other Material Considerations section of report.

Other Matters

- Planning permission would set a precedent for any of the 7 bungalows to request planning permission for a 2 storey dwelling. The increased in height could also allow for a loft conversion which would result in a 3 storey dwelling amongst bungalow

All applications are assessed on their individual merit and thus this would not form a planning consideration in the assessment of the application. Similarly, the assessment of this application is based on the development proposed and not future developments which may or may not materialise.

- There are no measurements included in the plans and thus clarification is required.

The drawings submitted in support of the application are to scale and therefore, the applicant/agent is not required to include annotated dimensions. It is noted that the plans can be measured on the councils website using the measuring tool.

- The site owner has made a number of planning applications and there has been no material change in circumstances since the last refusal.

Whilst the planning history itself forms a material consideration in the assessment of an application, the number of applications submitted in a certain time frame does not.

- Lislea was not included within the neighbour notification list despite close proximity to site

This neighbouring dwelling is not directly adjacent to the application site and therefore was not directly notified of the application in line with the legislation for the notifying neighbouring dwellings. None the less, the application was included on the councils weekly list online, which

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is publicly available, and comments from all neighbours are taken into account in the assessment of the application.

Three (3) letters of support were received from neighbouring areas of Woking.

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2023):

Section 2 – Achieving sustainable development

Section 4 – Decision making

Section 12 – Achieving well-designed places

Woking Core Strategy (2012)

CS8 – Thames Basin Heath Special Protection Area

CS21 - Design

CS24 – Woking's Landscape and Townscape

Development Management Policies DPD (2015):

DM2 – Trees and Landscaping

DM7 - Noise and Light Pollution

Pyrford Neighbourhood Plan (2017)

BE1 – Maintaining the character of the Village

BE2 – Parking Provision

BE3 – Spatial character

OS5 – Trees

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2022)

Supplementary Planning Guidance (SPGs)

Urban Areas of Special Residential Character (2000)

(The Council produced a number of Supplementary Planning Guidance documents (SPGs) to amplify the policies of the Local Plan 1999. Although the Core Strategy and Development Management Policies DPD policies have now superseded the policies of the Local Plan 1999, some of the SPGs remain relevant and retain a degree of weight in decision making.)

PLANNING ISSUES

1. The main considerations within the determination of this application comprise the impact on character of the area, impact on neighbouring amenity, impact on private amenity space, impact on highways and parking, impact on trees and local finance considerations and other material considerations.

Impact on Character of the Area

2. The National Planning Policy Framework (2023) sets out that one of the fundamental functions of the planning and development process is to achieve the creation of high-quality buildings and places and that good design is a key aspect of sustainable development. Paragraph 124(d) of the NPPF (2021) supports development that makes efficient use of land taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens) or of promoting regeneration and

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change. Section 12 (Achieving well designed places) of the NPPF (2023) states *“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.”*

3. Policy CS21 of the Core Strategy (2012) states *“Proposals for new development should...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.”*
4. Policy BE1 of the Pyrford Neighbourhood Plan (2017) states;- *“To maintain the character of the area, all new developments should: be designed to a high quality and 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.”* Policy BE3 requires all development to respect *“local character and appearance”*. Map 3 of the Pyrford Neighbourhood Plan (2017) identifies that the application site falls in character area 1 which is characterised by larger detached houses in substantial sylvan settings, generally with roads having grass verges and mature landscaping.
5. Section 9D of Supplementary Planning Document ‘Woking Design’ (2015) relates to residential extensions and states that building form should *‘the additional mass should respect the existing building proportion, symmetry and balance’*. Additionally, in regard to roof form it states, *‘the roof of an extension is a prominent component of the building form and should normally be of a similar format to that of the existing dwelling’* and that *‘roof forms that are contrary to the existing roof form will generally be resisted’*.
6. Pyrford Heath is a private cul-de-sac located on the western side of Coldharbour Road within the developed area of Pyrford. The street scene of Pyrford Heath is characterised by detached single and two storey dwellings of varying finishes. Irrespective of the variety in the street scene, it is noted that the south side of the cul-de-sac is characterised by a row of six L shaped bungalows. Though a number of these bungalows have been extended by single storey elements, the core form is maintained. Whilst it is acknowledged that there is a variety of finishes within the street scene, these are on the northern side of the cul-de-sac and they do not detract from the strong characteristic of this row of bungalows. The host dwelling is located centrally within this row of bungalows.
7. By virtue of the nature of the works proposed, they would be readily apparent when viewed from the street scene of Pyrford Heath. The proposed works would maintain the dwellings existing footprint; however the addition of a first floor would increase the overall height of the existing dwelling. The proposed extension would maintain the form and height of the existing roof, albeit raising it 2.4 higher than it currently is. Additionally, the proposed works would maintain the material palette of the existing dwelling. The works would include alterations to the ground floor window placings and the first-floor extension would also encompass windows to the front, rear and side elevations. It is considered that the resultant dwelling would appear sympathetic to the existing dwelling given the matching material palette and form.
8. The proportions of the proposed first floor and new roof would be the same as those of the existing dwelling. Given that the application site is located centrally in a row of 6 bungalows, the resultant dwelling would appear inconsistent in terms of its height. However, the resultant dwelling would maintain the style and finish of the existing dwelling and thus would still remain in keeping with the bungalows in this regard.

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9. A first-floor extension has been granted prior approval at the application site under application PLAN/2020/0894 which carries significant weight in the assessment of this application as it would provide an acceptable fallback position to the current proposal. This approval was granted on 05.03.2021 and thus will lapse on 05.03.2024 subject to condition 1 of the approval. The determination of this application was against relevant criteria set out within Class AA(b), Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) Order (2015) (as amended). By virtue of this criteria, the materiality of that formally approved mirrored that of the existing dwelling. Similarly, the additional floor and subsequent roof heights were determined by the floor and roof heights of the existing bungalow. The current scheme (subject of this report) is of the same scale, mass, bulk and materiality as that which was approved under application PLAN/2020/0894 with the only variation between the schemes being window and door placement. Therefore, the applicant could, in theory, build out the scheme which has already been approved under application PLAN/2020/0894. With this taken into account, irrespective of the inconsistency in height amongst the 6 existing bungalows the host dwelling sits in the middle of (as assessed in the previous paragraph), it would not be justifiable to warrant refusal of the existing planning application on this basis as the site benefits from a legitimate fall back position which would appear the same (with the exception of window placings) as that which has previously been approved and thus could be built out imminently.
10. As such, the assessment is of the impact of the window positioning on the visual amenity of the location. The proposed windows would be of a similar scale and material palette to those which are existing and as such, it is considered that they would not appear out of keeping within the character of the street scene or locality in general.
11. Reference is also made to the most recent refusal of planning permission at the site via application PLAN/2023/0033 (which is currently pending an appeal decision). The refused scheme would have resulted in a dwelling larger scale, mass and bulk as well as an overall modern style by virtue of the finish and thus was considered to be more harmful to the character of the street scene than prior approval scheme PLAN/2023/0033. As the current scheme subject of this report differs from this, and in light of the prior approval application which has been approved at the site (PLAN/2020/0894), it is considered that reason 1 for refusal of application PLAN/2023/0033 would not apply in this instance.
12. Consequently, although the height of the resultant dwelling would appear inconsistent within the row of 6 bungalows the site is located centrally within, the overall proportions and finish would appear sympathetic to the host dwelling and harmonise with the immediate surrounding neighbours. In addition to this, in light of the approval of prior approval application PLAN/2020/0894, an extension of the same height, mass, bulk and external finish could be built out at the site. The proposed variation to the window openings are not considered to be detrimental to the character of the street scene or locality in general by virtue of their similar scale and materiality to the windows of the existing dwelling. It would therefore not be justifiable to warrant refusal of the application on character grounds in this instance.

Impact on Neighbour Amenity

13. Section 12 of the NPPF 2021 states that planning decisions should ensure that a 'high standard of amenity' is achieved for existing and future residents and Policy CS21 of the Woking Core Strategy 2012 requires development proposals to '*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*'.

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14. Section 6.9 of the SPD on Outlook states that “*when considering development proposals, it is important not to prejudice future daylight requirements by building too close to the boundary*”. Appendix 1, Table 1 of the Outlook, Amenity, Privacy and Daylight SPD (2022) sets out the recommended Minimum Separation distances for achieving privacy based on the number of storeys, the measured dimension and the distance. It is noted that these dimensions are for advice only and evidence of design quality and compatibility with context will be of overriding importance in the assessment of the acceptability of a scheme.
15. The nearest neighbouring dwellings to the application site are Summerley, Pyrford Heath to the east, Hunters Moon, Teggs Lane to the southeast and Melissa to the west. Though the resultant dwelling would be greater in height, by virtue of the juxtaposition with the nearest neighbouring dwellings, the works would not breach the 45- or 25-degree angles when measured from the nearest habitable windows and thus it is considered that the works would not have a detrimental impact on the sunlight or daylight the windows of these neighbouring dwellings currently receive.
16. The proposed works would encompass a number of new windows at ground and first floor levels on the front, rear and side elevations as well as rooflights on the front and rear elevations. The windows to the front elevation would front the public realm and as such would not result in overlooking or a loss of privacy to the nearest neighbouring dwellings. Likewise, the windows in the rear elevation would face the rear boundary of the site. Though it is noted that it may be possible to view parts of the nearest neighbouring gardens from the first-floor rear windows, given the juxtaposition with these neighbouring dwellings, this would not be of the private amenity space immediately to the rear of these neighbouring dwellings and thus it is considered this would not result in overlooking or a loss of privacy to the nearest neighbouring dwellings. By virtue of the boundary treatment on the shared boundaries, it is considered that the windows and doors at ground floor level would not result in overlooking or a loss of privacy. The proposed first floor windows within the side elevations would all serve bathrooms, which are not habitable rooms. With this taken into account, it would be reasonable and necessary to condition that the first-floor windows in the side elevations are permanently fitted with obscure glazing and non-opening in the event of planning permission being granted in this instance to prevent overlooking or a loss of privacy to the nearest neighbouring properties. With the aforementioned condition in place, it is considered that the resultant dwelling would not result in overlooking or a loss of privacy to the nearest neighbouring dwellings.
17. By virtue of the layout of Pyrford Heath, the west neighbouring dwelling (Melissa) is set further back than the host dwelling. By virtue of this juxtaposition, the proposed works would be set forward of the private amenity space of this neighbour, and thus would not have an overbearing impact on it. Similarly, although the southeast neighbouring dwelling (Hunters Moon, Teggs Lane) shares a side boundary with the host dwelling, this is located to the rear most part of the application sites garden and consequently, there would be distance of approximately 25 metres at the closest point between the host dwelling and this neighbour and the level of juxtaposition would remain. Therefore, it is considered that the works would also not have an overbearing impact on this neighbouring dwelling.
18. The east neighbouring dwelling (Summerley) is a bungalow which has a garden shallower than many of the other dwellings on Pyrford Heath, with a depth of approximately 13.5 metres (as measured from the rear elevation of the neighbouring dwelling). The proposed works would not increase the footprint of the existing dwelling and therefore would maintain the minimum distance of 3.1 metres between the side elevation of the host dwelling and the shared boundary with Summerley and a minimum distance of 4.1 metres between the two side elevations of the two dwellings at the closest point. By virtue of the juxtaposition between these two dwellings, the host (application) dwelling is set further

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back from the street scene than Summerley, and consequently the rear elevation projects 5.2 metres further than that of this neighbour. This projection would be two storeys in nature and by virtue of the side gable design, the ridge height would be visible from the amenity space of this neighbouring dwelling. By virtue of the shallow depth of the neighbouring garden, the resultant dwelling would be visually prominent above the boundary treatment on the shared flank for approximately half of it and would be adjacent to the private amenity space of this neighbouring dwelling immediately to the rear of their property. This elevation would be largely blank, with the exception of 2 windows which would be set in approximately 3.9 metres from the rear elevation at first floor level. Though it is noted that a distance of 4.1, the eaves height would be 2.4 metres higher than that of the existing dwelling and would be taller than the boundary treatment on the shared boundary. It is noted that the rear of the site remains free from built form.

19. However, an extension and resultant dwelling of the same height, mass and bulk as that which is proposed under this application could be built out at the application site subject of the approval of prior approval application PLAN/2020/0894. With this taken into account, it would not be justifiable to warrant refusal of the existing planning application on this basis as the site benefits from a legitimate fall back position which would have the same impact on the aforementioned neighbouring dwelling as that which has previously been approved and thus could be built out imminently.
20. Irrespective of the above, it is noted that condition 3 of PLAN/2020/0894 removed permitted development rights for Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 to protect the amenity and privacy of the occupants of the neighbouring properties. Given that the fallback position of PLAN/2020/0894 is considered to make the current scheme acceptable, it would be reasonable and necessary to impose a condition to the same effect in the event of planning permission being granted in this instance, in order to manage any further impact on the east neighbouring dwelling in the same way the fall back scheme would. A condition to this effect is therefore considered to pass the 5-part test for planning conditions as set out in paragraph 56 of the NPPF (2023) and thus will be included in the event of planning permission being granted in this instance.
21. Though it is noted that reason for refusal 2 of application PLAN/2023/0033 was the impact to Summerley, the previous scheme would have resulted in a dwelling with a depth 1.3 metres greater, with eaves and ridge heights greater and an overall roof height which is 1.2 metres greater than that which is proposed under the current scheme. Consequently, the previous scheme (subject of application PLAN/2023/0033) was larger and bulkier than the current scheme and fall-back position and subsequently would have more of an impact on the east neighbouring dwelling, to the detriment of the enjoyment of their private amenity space through overbearingness. As such, it is considered that the previous reason for refusal (No. 2 of application PLAN/2023/0033) would not be relevant in this instance in light of the above assessment.

Impact on Private Amenity Space

22. The host dwelling would retain an area of private amenity space which is proportionate to the footprint of the resulting footprint of the host dwelling in accordance with the guidance in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2022). The proposal is therefore considered to have an acceptable impact on the size and quality of the host dwelling's amenity space.

Highways and Parking

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23. The Parking Standards SPD (2018) sets out the minimum on site vehicle parking spaces required per dwelling (table 3). The proposed works would result in a four-bedroom dwelling which would require off street parking provision for 3 vehicles in line with the Parking Standards SPD (2018). Though there is no hardstanding to the front of the site, there is ample space to provide the level of off-street parking provision required.
24. Though it is noted that concerns have been raised for the grass verge on Pyrford Heath, as this is a private road this would be a civil matter and subsequently, Surrey County Council Highways have raised no objections.

Impact on Trees

25. The application site is located within a TPO area (reference;- 626/0071/1964) and there are mature trees to the front of the site.
26. There are no objections in principle from an arboricultural perspective, but trees could be damaged during the construction phase, therefore it has been recommended by the Council's arboricultural officer that a Tree Protection Plan should be produced in line with BS5837 and provided by a suitably qualified and experienced arboricultural consultant. The plan should include Tree Survey details. A planning condition to this effect would be considered reasonable and necessary and thus would pass the 5-part test for planning conditions as set out in paragraph 56 of the NPPF (2023) and thus will be included in the event of planning permission being granted in this instance.

Local Finance Considerations

27. The Community Infrastructure Levy (CIL) is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provision in the Borough. The proposed works would have a net increase of 116 sq. metres of additional gross internal floorspace and thus would be CIL Liable as it exceeds 100 sq. metres. In this case, as the use is residential, the proposed development would incur a cost of £125 per sq. metres (plus indexation for inflation) on a chargeable floorspace of 116sqm, (as set out in the additional information form submitted in support of the application). As such, the chargeable amount would be £18,642.86.

Other Material Considerations

28. Concern has been raised for the importance of maintaining bungalows in Pyrford for elderly residents. Whilst policy expresses the need for a mixture of housing in considering new housing developments, it does not specify a particular need for bungalows in the area of Pyrford. Nonetheless, it is noted that this application is for household extensions to an existing dwellinghouse and thus would be a householder development, rather than a residential development. There is no policy requirement preventing the extension of single storey dwellings to two storey, in principle. With this taken into account, this concern has not formed a material planning consideration in the assessment of this application. Irrespective of the above, the impact of the proposed works on the visual amenity of the location and the neighbouring impact have been assessed in relation to the scheme (as detailed earlier within this report).

CONCLUSION

Overall, in light of the fallback position of application PLAN/2020/0894, the proposal is considered to be appropriate in scale and character to the host building and surrounding area

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and is considered to have an acceptable impact on the amenities of neighbours. The proposal therefore accords with Policy CS21 of the Woking Core Strategy (2012), Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2022) and 'Woking Design' (2015) and the National Planning Policy Framework (2023) and is recommended for approval.

BACKGROUND PAPERS

Site Photographs dated 21st November 2023.

RECOMMENDATION

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

01. 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).

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

- Site and Location Plans – AS001 – dated August 2023 and received by the LPA 11.09.2023
- Proposed Elevations – A001 – dated September 2023 and received by the LPA 25.09.2023
- Proposed Ground Floor, First Floor and Roof Plans – A002 – dated September 2023 and received by the LPA 25.09.2023

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

03. The external finishes of the development hereby permitted shall match those used in the existing dwelling 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.

04. 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 development permitted by Class A 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.

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

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

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Reason: To safeguard the amenities of the adjoining properties.

06. No development-related works shall be undertaken on site (including clearance and demolition) until tree protection details have been submitted to and approved in writing by the Local Planning Authority.

These details shall adhere to the principles embodied in BS 5837 (2012) and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees.

Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

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 (2023).
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.
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 expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
6. 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.

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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>

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).