

04 SEPTEMBER 2018 PLANNING COMMITTEE

5b	18/0166	Reg'd:	26.02.18	Expires:	23.04.18	Ward:	C
Nei.	19.03.18	BVPI	Minor	Number	>8	On	No
Con.		Target	dwelling -13	of Weeks		Target?	
Exp:				on Cttee'			
				Day:			

LOCATION: 35 Eve Road, Woking, GU21 5JS

PROPOSAL: Subdivision of existing dwelling into 2x three bedroom dwellings and erection of a part two storey, part single storey rear extension and rear dormer roof extension plus associated external alterations and formation of parking area to rear.

TYPE: Full Planning Application

APPLICANT: Mr Mazhar

OFFICER: David Raper

REASON FOR REFERRAL TO COMMITTEE:

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

PLANNING STATUS

- Urban Area
- Priority Places
- Surface Water Flood Risk Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

SUMMARY OF PROPOSED DEVELOPMENT

The proposal seeks planning permission for the subdivision of existing three bedroom dwelling into 2x three bedroom dwellings and erection of a part two storey, part single storey rear extension and rear dormer roof extension. The existing front door would be replaced by a pair of doors serving the proposed dwellings. Two parking spaces would be provided for each proposed dwelling to the rear of both plots which would be accessed via Albert Drive to the rear.

Site Area:	0.0402ha (402sq.m)
Existing units:	1
Proposed units:	2
Existing density:	24.9 dph (dwellings per hectare)
Proposed density:	49.8 dph

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement to secure a SAMM contribution.

SITE DESCRIPTION

The proposal site is characterised by a two storey double-fronted semi-detached dwelling dating from the Victorian/Edwardian era. The rear garden area backs onto the Albert Drive link road to the rear and features a vehicular crossover to the rear. The surrounding area is predominately characterised by terraced and semi-detached dwellings dating from the Victorian/Edwardian era and is relatively high density in nature. The proposal site is within the urban area and forms part of a 'Priority Place' as designated by Core Strategy (2012) CS5 'Priority Places'.

PLANNING HISTORY

PLAN/2015/0761 - Erection of a part two-storey and part single-storey extension and insertion of a rear dormer – Permitted 12/10/2015

PLAN/2015/0153 - Prior Approval for 6m extension with maximum height of 3.2m and eaves height of 2.5m – Prior Approval granted 02/04/2015

PLAN/2014/0165 - Internal alterations to form two separate dwellings incorporating two storey rear extension – Refused 16/04/2014 for the following reasons and dismissed at appeal:

01. *The proposal by means of its unconventional shared garden arrangement is cramped and contrived and represents an overdevelopment of the site. As such the proposal is contrary to policy CS21 of the Woking Core Strategy (2012) and Section 7 of the National Planning Policy Framework (2012).*
02. *The proposed two storey rear extension by reason of its height, length and bulk would result in a significant loss of daylight on No.37 Eve Road contrary to policy CS21 of the Core Strategy 2012 and Supplementary Planning Guidance 'Outlook, Amenity, Privacy and Daylight'.*
03. *The proposal fails to make any provision towards affordable housing undermining the objectives of policies CS16 and CS12 of the Core Strategy (2012).*
04. *In the absence of a legal agreement securing avoidance measures it has not been demonstrated that the proposal would not harm the Thames Basin Special Protection Area contrary to Policy CS8 of the Core Strategy 2012, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and Section 11 of the National Planning Policy Framework (2012).*

PLAN/2013/0326 - Internal alterations to form two separate dwellings incorporating two storey rear extension and loft conversion – Refused 01/08/2013 for the following reasons:

01. *The proposal by means of its small rooms, unconventional shared garden arrangement and rooms with sole source of daylight gained from Velux rooflights is cramped and contrived and represents an overdevelopment of the site. As such the proposal is contrary to policy CS21 of the Woking Core Strategy (2012) and Section 7 of the National Planning Policy Framework (2012).*
02. *In the absence of a legal agreement securing avoidance measures it has not been demonstrated that the proposal would not harm the Thames Basin Special Protection Area contrary to saved policy NRM6 of the South East Plan (2009), Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and Section 11 of the National Planning Policy Framework (2012).*

04 SEPTEMBER 2018 PLANNING COMMITTEE

03. *The proposal fails to make any provision towards affordable housing undermining the objectives of policies CS1 and CS12 of the Core Strategy (2012).*

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

Drainage and Flood Risk Engineer: No objection subject to conditions.

REPRESENTATIONS

A total of 40x representations have been received. This includes 26x objections and 14x letters of support, although one of these appears to be from the owner of the application site. The objections raise the following summarised concerns:

- Proposal would worsen the parking situation on Eve Road
- The applicant's vehicle repair businesses already occupy on-street parking spaces with cars related to their business
- Eve Road is already overcrowded
- The access onto Albert Drive would be dangerous
- Extensions would cause loss of light and loss of privacy to neighbours
- Proposal would be out of character with the area
- The owner has allowed the property to become derelict
- The letters of support are from people with a vested interest in the proposal
- Proposal should not be compared to No.22 Eve Road as this was permitted before the road layout changed and before the parking situation become worse
- Most residents with parking on Albert Drive still park on Eve Road
- The LPA did not consult widely enough (*Officer note: all adjoining neighbouring occupiers and neighbours opposite the site on Eve Road were sent neighbour consultation letters in accordance with the requirements of the Development Management Procedure Order 2015 and the Council's protocol for publicity and neighbour notifications for planning applications*)

The letters of support raise the following summarised points:

- Proposed development is similar to the development permitted at No.22 Eve Road
- There is a shortage of housing in the area
- Proposal would provide family homes
- The existing property is derelict
- The parking problems in the area could be controlled by a Controlled Parking Zone

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018):

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 8 - Promoting healthy and safe communities

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS5 - Priority Places

04 SEPTEMBER 2018 PLANNING COMMITTEE

CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS9 - Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
CS15 - Sustainable economic development
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 DPD (2016):

DM10 – Development on Garden Land

Supplementary Planning Documents (SPDs):

Parking Standards (2018)

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Other Material Considerations:

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

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

PLANNING ISSUES

Principle of Development:

1. The NPPF (2018) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previous garden land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy (2012) policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of infill residential development can therefore be considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

Impact on Character:

2. Policy DM10 'Development on Garden Land' permits subdivision of plots providing the proposed development "...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area", "the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area" and "suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality". Proposal for plot subdivisions to provide additional dwellings can therefore be considered acceptable where they reflect the prevailing grain, pattern and character of development in the area.

04 SEPTEMBER 2018 PLANNING COMMITTEE

3. The proposal is to sub-divide the existing semi-detached dwelling into 2x two storey dwellings and the associated subdivision of the plot. The proposal also includes the erection of part two storey, part single storey rear extensions and a rear dormer window extension. Eve Road is predominately residential in character and is characterised by pairs of semi-detached Victorian and Edwardian dwellings as well as terraced dwellings and purpose-built flats. Plot widths in the area are typically in the region of 5m however several dwellings along Eve Road, including the proposal site, have relatively wide plots of around 10m and feature double-fronted houses. There is therefore a mix in plot widths and the character of the road is of relatively high density residential development. No.22 Eve Road to the west is a similar house to the proposal site and was granted planning permission for a similar plot subdivision under application ref: PLAN/2004/1446.
4. The existing plot is relatively wide at 9.8m at the site frontage. The proposal would subdivide the plot to create two plots of 5.3m and 4.4m in width; this is considered consistent with the prevailing grain and pattern of development in the area. The proposed plot subdivision is therefore considered to respect the character of the surrounding area. The alterations to the frontage would involve replacing the existing single front door with a pair of front doors and an enlarged porch canopy which is considered relatively minor and a visually acceptable alteration. The front elevation would be similar in appearance to that of No.22 Eve Road which has been subdivided in a similar manner.
5. The proposed extensions would be confined to the rear but would be visible from Albert Drive to the rear. The proposal includes a part single storey, part two storey rear extension with the two storey element set-in 2.2m from the boundary. The extensions would feature crown roof forms and the proposal also includes a rear dormer window spanning almost the full width of the roof slope. Although relatively significant extensions, it is a strong material planning consideration that the same extensions have previously been permitted under application ref: PLAN/2015/0761 in which the LPA considered the extensions to have an acceptable impact on the character of the host dwelling and the surrounding area.

Impact on Neighbours:

6. The proposed rear extension features a single storey element and a first floor element. The single storey element would have a depth of 6m and would be positioned on the boundary with the attached neighbour at No.37 Eve Road. The extension would have an eaves height of 2.5m and a crown roof with a maximum height of 3m. The first floor element would be set-in 2.2m from the boundary. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) which sets out the principle of the '45° test' which should be passed in either plan or elevation form to be considered acceptable in terms of potential loss of light impacts. The proposed extensions pass the 45° in elevation form and the first floor element passes the test in plan form. The proposal is not therefore considered to result in an undue loss of light impact on this neighbour. It is acknowledged that the single storey element presents a relatively deep flank elevation facing No.37 however it is a strong material planning consideration that the same extensions have effectively been previously considered acceptable under application ref: PLAN/2015/0761 in which the LPA considered there to be an acceptable impact on neighbours. A previously refused application (PLAN/2014/0165) was refused partly due to the impact on neighbours however this included a two storey element positioned closer to the boundary with the attached neighbour.

04 SEPTEMBER 2018 PLANNING COMMITTEE

7. The neighbour at No.33 Eve Road is positioned 1.9m from the proposal site and the proposed extension would be two storeys and positioned 1m from the boundary with this neighbour. The ground floor windows of the neighbour nearest the boundary are understood to serve a bathroom and WC and so are not considered habitable rooms. This neighbour features a single storey rear extension with habitable room windows. The proposal passes the '45° test' with habitable room windows in elevation form. Considering this, along with the internal layout of the neighbour, the proposal is not considered to result in an undue loss of light or overbearing impact on this neighbour.
8. The proposal features ground floor side-facing windows however the 1m separation distance to the boundary and the absence of windows in the flank elevation of No.33 is considered to avoid an undue overlooking impact. The proposed first floor side-facing windows serve a bathroom and as a secondary window and so these can be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking. The first and second floor windows on the rear elevation would have views typical of a residential area and this is considered acceptable.

Standard of Accommodation:

9. The proposal would create two three bedroom dwellings with internal floor areas of 101m² which is consistent with the recommended minimum standards set out in the National Technical Housing Standards (2015). Habitable rooms would have good outlooks to the front and rear and both dwellings would have areas of private amenity space of approximately 95m² and 97m² respectively. This is considered an acceptable size of amenity space for the proposed dwellings and would be consistent with neighbouring gardens sizes.
10. Part of the existing rear garden has been laid to hardstanding and appears to be used for the storage of vehicles in connection with a nearby vehicle repairs/servicing business. It is considered important that this hardstanding is removed and the rear gardens of the proposed dwellings appropriately landscaped in order to achieve an acceptable size and quality of amenity space for both dwellings.
11. Overall the proposal is considered capable of achieving an acceptable standard of accommodation for future residents.

Transportation Impact:

12. The Council's Parking Standards SPD (2018) sets minimum parking standards for new developments. The minimum parking standard for the existing dwelling (3x bed) is two spaces. The proposed dwellings would both have three bedrooms and so each would require two off-street parking spaces. The proposal site backs onto the Albert Drive link road and benefits from a vehicular access to the rear leading to existing hardstanding. The proposed plans show two spaces to the rear of each property which meets the minimum standard set out above. It is acknowledged that on-street parking on Eve Road is very constrained however as the proposal is capable of delivering adequate off-street parking to the rear, the proposal is considered acceptable in this regard.
13. Parking and garages are common to the rear of properties on the northern side of Eve Road and the proposed parking arrangement is considered consistent with the character of the area. The rear of the property currently features a large area of hardstanding which appears to be used for the storage of vehicles in connection with a nearby vehicle repairs/servicing business. It is acknowledged that this would be removed as part of the proposal however any use of the garden area for commercial

04 SEPTEMBER 2018 PLANNING COMMITTEE

purposes is unauthorised. It is also acknowledged that there are local concerns regarding the parking of vehicles on Eve Road and surrounding roads in connection with the applicant's businesses. This however is not considered directly relevant to the proposal; the proposal relates to the sub-division of an existing dwelling into two dwellings which is unrelated to nearby commercial premises and the transportation impact is limited to the impact of the additional dwelling.

14. The County Highway Authority has reviewed the proposal and raises no objection subject to a condition requiring submission of a Construction Management Plan. Overall the proposal is therefore considered to have an acceptable transportation impact.

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

15. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km of the SPA boundary, to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
16. 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 applicant has agreed to make a SAMM contribution of £897 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of a three bedroom dwelling which would arise from the proposal.
17. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Flood Risk:

18. The proposal site is not within a designated Flood Zone but is within an area at risk from surface water flooding and the area is known to have flooded in recent flood events. The applicant has provided a Flood Risk Assessment (FRA) which assesses the potential risk to future occupants of the development and sets out flood mitigation measures. The Council's Drainage and Flood Risk Engineer has reviewed the submitted information and considers it acceptable subject to conditions securing the measures detailed in the FRA and details of flood compensation and a sustainable drainage scheme. Overall the proposal is therefore considered acceptable in terms of flood risk.

Affordable Housing:

19. Following the Court of Appeal's judgment of 11th May 2016, wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and

04 SEPTEMBER 2018 PLANNING COMMITTEE

self build development, must once again be treated as a material consideration in development management decisions.

20. states Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10 units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm. Furthermore the recently published revised National Planning Policy Framework (2018) states that affordable housing provision should not be sought for residential developments which are not major developments.
21. Whilst weight should still be afforded to Policy CS12 'Affordable housing' of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Community Infrastructure Levy (CIL):

22. The proposal would be liable to make a CIL contribution of £9,815.19 based on a net increase in floor area of 106m².

CONCLUSION

23. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the area and in transportation terms. The proposal therefore accords with Core Strategy (2012) policies CS1, CS8, CS10, CS11, CS18, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2018), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015), Woking DMP DPD (2016) policy DM10 and the NPPF (2018) and is recommended for approval subject to conditions and a S106 Agreement.

BACKGROUND PAPERS

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

PLANNING OBLIGATIONS

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

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £897	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions and S106 Agreement:

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:

1548 FE00a (Existing Location Plan) received by the LPA on 15/02/2018
1548 FE01a (Existing Block Plan) received by the LPA on 15/02/2018
1548 FE10a (Existing Ground Floor Plan) received by the LPA on 15/02/2018
1548 FE11a (Existing First Floor Plan) received by the LPA on 15/02/2018
1548 FE12a (Existing Roof Plan) received by the LPA on 15/02/2018
1548 FE17 (Existing Section) received by the LPA on 15/02/2018
1548 FE15a (Existing Elevations 1/2) received by the LPA on 15/02/2018
1548 FE16a (Existing Elevations 2/2) received by the LPA on 15/02/2018

1548 FE02c (Proposed Block Plan) received by the LPA on 15/02/2018
1548 FE35a (Proposed Elevations 1/2) received by the LPA on 15/02/2018
1548 FE36a (Proposed Elevations 2/2) received by the LPA on 15/02/2018
1548 FE30a (Proposed Ground Floor Plan) received by the LPA on 15/02/2018
1548 FE31b (Proposed First Floor Plan) received by the LPA on 02/08/2018
1548 FE32a (Proposed Loft Plan) received by the LPA on 15/02/2018
1548 FE37a (Proposed Section) received by the LPA on 15/02/2018

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 and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. ++Prior to the commencement of the development hereby permitted, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding, details of boundary treatments and details of the removal of existing hardstanding areas, 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

04 SEPTEMBER 2018 PLANNING COMMITTEE

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.

5. The first floor windows in the west-facing flank elevation of the development hereby approved shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels 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.

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

6. Prior to the first occupation of the development hereby approved, space shall be laid out within the site for vehicles to be parked in accordance with the approved plans. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

7. ++Prior to the commencement of the development hereby permitted, a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials

shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the construction of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

8. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A and B of The Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension or enlargement of the dwellinghouses hereby permitted, other than those expressly authorised by this permission, shall be carried out without planning permission being first obtained from the Local Planning Authority.

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

9. The development hereby permitted shall be constructed in accordance with the submitted and approved Flood Risk Assessment ref: A18241C dated 02/07/2018 and the Finished Floor Level of the ground floor extension hereby permitted shall be at the same level as the existing unless otherwise agreed in writing by the Local Planning Authority.

04 SEPTEMBER 2018 PLANNING COMMITTEE

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.

10. ++Prior to the commencement of the development hereby permitted, a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

The drainage scheme details to be submitted shall also include:

- I. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- III. Detail drainage plans showing where surface water will be accommodated on site,
- IV. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The agreed surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be provided, managed and maintained in accordance with the approved details in perpetuity.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with NPPF and Policies CS9 and CS16 of the Woking Core Strategy 2012.

11. ++Prior to the commencement of the development hereby permitted, details of the proposed flood compensation structure to be installed shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented and retained in accordance with the agreed details for the lifetime of the development hereby permitted.

Reason: To prevent the increased risk of flooding in accordance with NPPF and Policy CS9 of the Woking Core Strategy 2012.

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
2. 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

04 SEPTEMBER 2018 PLANNING COMMITTEE

Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

3. 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).
4. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, 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.

5. 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:-

8.00 a.m. - 6.00 p.m. Monday to Friday
8.00 a.m. - 1.00 p.m. Saturday
and not at all on Sundays and Bank Holidays.