

## 25 SEPTEMBER 2018 PLANNING COMMITTEE

5b 18/0758 Reg'd: 31.07.18 Expires: 25.09.18 Ward: MH  
Nei. 06.09.18 BVPI 13 (Minor Number 8/8 On  
Con. Target dwellings) of Weeks Target?  
Exp: on Cttee' Yes  
Day:

**LOCATION:** 84 Park Road, Woking, GU22 7DH

**PROPOSAL:** Erection of x3 detached two storey dwellings with associated vehicular access, car parking and landscaping following demolition of x1 existing dwelling.

**TYPE:** Full Application

**APPLICANT:** Age UK Surrey

**OFFICER:** Benjamin  
Bailey

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

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

### **SUMMARY OF PROPOSED DEVELOPMENT**

This is a full planning application for the erection of x3 detached two storey dwellings with associated vehicular access, car parking and landscaping following demolition of x1 existing dwelling.

Site Area: 0.1296 ha (1296 sq.m)  
Existing units: 1  
Proposed units: 3  
Existing density: 8 dph (dwellings per hectare)  
Proposed density: 24 dph

### **PLANNING STATUS**

- Urban Area
- Proximity to Conservation Area (Hockering Estate)
- Proximity to Locally Listed buildings (Knowl Rise and The Wyke)
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

### **RECOMMENDATION**

**Grant** planning permission subject to recommended conditions and SAMM (TBH SPA) contribution secured by S106 Legal Agreement.

### **SITE DESCRIPTION**

The application site is located within the Urban Area within the Mount Hermon area of the Borough. A two storey detached dwelling fronts Park Road to the north of the site, externally finished in brick below a pitched roof supporting clay tiles, along with a further flat-roofed garage section at the east of the building. There is a small wooden shed structure to the west of the dwelling. Small areas of hardstanding associated with the dwelling, including

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access and parking (driveway) areas, along with paving, are apparent, being comprised largely of asphalt and concrete. The substantive area of the site forms the existing private garden within the curtilage of the existing dwelling. The northern frontage includes a privet hedge and grass lawns with small ornamental planting beds. To the south of the existing dwelling is amenity grass lawn, shrubs and intermittent privet and mixed hedges. The very southern part of the site is dominated by bracken and ground elder. There is an existing pedestrian access gate onto Ivy Lane to the south. Vehicular access is taken via a crossover onto Park Road.

### **RELEVANT PLANNING HISTORY**

None relevant

### **CONSULTATIONS**

**County Highway Authority (CHA) (SCC):** The proposed development has been considered by the County Highway Authority, who having assessed the application on safety, capacity and policy grounds, recommends conditions 16, 17 and 18 be attached to any planning permission granted.

**Arboricultural Officer:** There are a number of fruit and coniferous trees that would need to be removed to facilitate development; they are of low public amenity value and can be mitigated by replacement planting which can be secured via a landscaping condition. The arboricultural information provided by APArboriculture Ref: APA/AP/2018/113 is considered acceptable and should be complied with in full; this includes the pre commencement meeting as indicated (recommended conditions 05 and 13 refer).

**Surrey Wildlife Trust:** The development should proceed in line with the enhancement recommendations within Section 6.2 of the Ecological Appraisal (recommended conditions 14 and 15 refer).

**Waste Services:** Plot 1 and 2 bins will need to be presented on Park Road. I can confirm that we would be able to collect the Plot 3 bins from Ivy Lane, with the resident responsible for making them available at this collection point on the scheduled collection day.

*(Officer Note: There is an existing pedestrian access gate from the site onto Ivy Lane. The refuse/recycling collection vehicles collect from Ivy Lane as existing. Plot 3 bins would be capable of being presented to Ivy Lane for collection via the existing pedestrian access which can be retained)*

### **REPRESENTATIONS**

**x19** local properties were sent neighbour notification letters of the application, in addition to the application being advertised on the Council's website and by statutory press and site notices. The application has been advertised as affecting a Conservation Area due to the close proximity of the Hockering Estate Conservation Area to the south.

**x16** letters of objection (x2 of these from the same individual) have been received raising the following main points:

- Tandem style development proposed is contrary to local planning policies and fails to accord with the character of the area
- Long drive access to the rear property which will impact on privacy and noise disturbance

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- Will result in development on greenfield land (the rear garden of the existing property) which is contrary to the NPPF and a brownfield first approach to development
- Woking is delivering against housing targets within the adopted Core Strategy and has a five year housing supply.  
*(Officer Note: This factor alone is not a reason to refuse planning permission for net dwellings within the Urban Area in instances where material planning considerations are considered to be acceptable. The housing targets are not an upper limit and run across the life of the Core Strategy to 2027. The revised NPPF published on 24 July 2018 sets a Housing Delivery Test which is applicable from November 2018)*
- Need for an access drive results in the two properties on the Park Road frontage being located very close together, which is not in keeping with the street scene and the character of the local area
- The site is situated within the Urban Area of Special Residential Character (UASRC) where proposals for residential development are required to maintain the character of the area  
*(Officer Note: The UASRC designation in former saved policy HSG20 of the Woking Local Plan 1999 was not carried forward in the Woking Core Strategy (2012) and is therefore not extant and not part of the current Development Plan)*
- Contrary to Local Plan Policy first established under HSG19 and HSG22  
*(Officer Note: The policies of the Woking Core Strategy (2012) and Development Management Policies DPD (2016) have now superseded the former saved policies of the Woking Local Plan 1999. Policies HSG19 and HSG22 do not form part of the current Development Plan)*
- Contrary to SPG Housing Density (2000)  
*(Officer Note: This SPG is supplementary to superseded former saved policy HSG19 of the Woking Local Plan 1999 and can therefore be afforded only very limited weight. Policies within the Woking Core Strategy (2012), Development Management Policies DPD (2016) and NPPF (2018) should be afforded significantly greater weight)*
- Will result in a density of dwellings per hectare much higher than the area exhibits
- Due to the narrow width of the dwellings, lack of garages, no front garden or plantings only hard standing for cars and height in excess of the surrounding properties, the proposal would result in a discordant feature within the street scene, be out of character with the existing pattern of development within the area and harm the visual amenity of the area.
- Due to the distance between Plot 1 and 2, as well as adjoining houses No.82, No.84a Park Road and Woodhaven, Ivy Lane and The Orchards, Ivy Lane the proposal would give rise to a cramped relationship causing overlooking into the private amenity area of these neighbouring properties
- Have four children and so generally support all building of homes so that one day they too can enjoy home ownership
- Would not provide a suitable amount of amenity space appropriate to the size and type of accommodation provided by the three dwellings which are too large in relation to the size of the gardens.
- Would create a safety hazard due to insufficient parking / turning area at the properties, combined with a proposed additional x9 cars, resulting in these cars having to reverse onto Park Road.
- The height of the proposed houses is 8.5m whereas the heights of the existing neighbouring buildings are circa 7.8m and circa 7.44m respectively, making the new builds 10 to 15% taller than their existing neighbouring houses.
- Removal of all the established trees and a number of hedges would seriously damage the character and visual amenity of the area.

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- The building form and design is the same for all three properties - all other properties on Park Road demonstrate individuality and character which is not apparent in these designs.
- Both properties have dormer windows to the front which Woking Borough Council has previously resisted as a discordant feature within the street scene.
- Does not address the Woking Local Development framework in regard to Housing Mix; the site could accommodate smaller 2 bed or 3 bed houses with suitable garden space which might be suitable for older people that might wish to downsize but still stay within their existing community, as has already happened in Park Road. Additional 5 bed homes would be aimed at the top end of the housing market.
- Proposal for x3 5 bed houses without any garages, instead hard surfaced parking areas in the front of the properties with no front garden will impact on the character and amenity of the area.
- Parking spaces are shown for a total of nine cars, three cars at each property, however their use will require that vehicles are either reversed off the road to park or reversed onto the road as there is no turning space available.
- With Plot 3 clearly fronting Ivy Lane, it should have access to Ivy Lane for vehicles as well as its bins, rather than create even more of a burden on Park Road.
- The submitted application is poorly presented, contains errors, is seriously misleading and has many set phrases that have no real meaning or have any support provided.

*(Officer Note: This comment appears to relate to the submitted supporting statement, which is not a validation requirement for an application of this nature under the provisions of The Town and Country Planning (Development Management Procedure) (England) Order 2015. The application has been assessed on the basis of the plans listed within recommended condition 02).*

- Believe the consultation should have consulted more residents of Park Road, who compared to other areas are particularly supportive of their community.

*(Officer Note: Neighbour consultations have been undertaken in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's Protocol in relation to publicity and neighbour notification for planning applications. x19 local properties were notified by letter and the application has also been advertised by way of site and press notices)*

- Concerns regarding access to No.73 Park Road while the building works are taking place and noise etc. during evenings/weekends

*(Officer Note: Recommended condition 18 secures the submission of a Construction Transport Management Plan (CTMP) to minimise disruption to other highway users during site works. Informative 07 relates to hours of site works)*

- Orientation of Plot 3 may suggest to future occupiers that they can park on Ivy Lane
- Roofs seem to provide a bulk and height that is different to surrounding houses
- Out of keeping with this Conservation Area

*(Officer Note: The application site does not fall within a Conservation Area)*

- Impact upon surface water drainage
- Removal of trees and hedges reduces nesting places for birds
- Inconsistencies within arboricultural report

*(Officer Note: The initial inconsistencies within the arboricultural report have been corrected and the Council's Arboricultural Officer has provided comment on the basis of the corrected arboricultural report)*

- The Woking Parking Review 2018 being advertised by Surrey County Council proposes a new parking bay which would go across the proposed driveway to Plot 3.

*(Officer Note: The advertising period for the Woking Parking Review 2018 began on 31 August and is due to finish on 28 September 2018. Due to the number of stages in the review, Surrey County Council is not expecting to have completed the whole*

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*review process before the spring of 2019. The applicant may choose to submit a representation to Surrey County Council objecting to the provision of a parking bay within this location. In any instance, both the new vehicular crossover to Plot 3, and any new parking bay on the carriageway, would be subject to Traffic Regulation Order (TRO) consent, which is a separate process administered by Surrey County Council as the highway authority).*

x1 letter of representation (from an individual who subsequently submitted a letter of objection, which is counted above) has been received (which neither clearly objects nor supports the application).

### **COMMENTARY**

During consideration of the application the applicant (at the request of the case officer) has submitted amended drawings in relation to the Plots 1 & 3 elevations and added a further context location plan (PR/09) and context block plan (PR/10) to those plans initially submitted. The additional two plans show contextual information about the proposal in relation to its boundaries and adjacent properties, rather than incorporating changes to the proposal as initially submitted. The amended drawings in relation to the Plots 1 & 3 elevations made the following minor changes, which reduce potential neighbour impact in comparison to the drawings initially submitted:

- Ground floor side-facing kitchen window changed design to high-level sill and annotated to be obscure-glazed
- Utility room door annotated to utilise obscure-glazing
- First floor side-facing en-suite window annotated to be high-level (ie.1.7m above FFL) opening only and obscure-glazed

For these reasons it was not considered necessary to undertake further neighbour consultation on amended and additional drawings.

### **RELEVANT PLANNING POLICIES**

#### National Planning Policy Framework (NPPF) (2018)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

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

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

#### Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS20 - Heritage and conservation

CS21 - Design

CS22 - Sustainable construction

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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  
DM10 - Development on garden land  
DM16 - Servicing development  
DM20 - Heritage assets and their settings

### Supplementary Planning Documents (SPD's)

Design (2015)  
Parking Standards (2018)  
Outlook, Amenity, Privacy and Daylight (2008)  
Climate Change (2013)  
Affordable Housing Delivery (2014)

### Supplementary Planning Guidance (SPG)

Heritage of Woking (2000)

### Other Material Considerations

Planning Practice Guidance (PPG)  
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area  
Thames Basin Heaths Special Protection Area Avoidance Strategy  
Woking Borough Council Strategic Flood Risk Assessment (November 2015)  
Community Infrastructure Levy (CIL) Charging Schedule (2015)  
Waste and recycling provisions for new residential developments  
Technical Housing Standards - Nationally Described Space Standard (March 2015)

## **PLANNING ISSUES**

1. The key planning issues for consideration in determining this planning application are:
  - Principle of development
  - Housing mix
  - Design and impact upon the character of the area
  - Impact upon neighbouring amenity
  - Heritage
  - Arboriculture
  - Biodiversity and protected species
  - Amenities of future occupiers
  - Highways and parking implications
  - Thames Basin Heaths Special Protection Area (TBH SPA)
  - Affordable housing
  - Energy and water consumption
  - Flooding and water managementhaving regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

### Background

2. The revised National Planning Policy Framework (NPPF) was published on 24 July 2018 and is a material consideration in the determination of this application. However, the starting point for decision making remains the Development Plan, and the revised

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NPPF (2018) is clear at Paragraph 213 that existing Development Plan policies should not be considered out-of-date simply because they were adopted or made prior to 24 July 2018. The degree to which relevant Development Plan policies are consistent with the revised NPPF (2018) has been considered in this instance, and it is concluded that they should be afforded significant weight, with the exception of Policy CS12, the reasons for which are set out within the affordable housing section.

### Principle of development

3. The NPPF (2018) and Policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. Policy CS10 of the Woking Core Strategy (2012) identifies that the Council will make provision for an additional 4,964 net additional dwellings in the Borough between 2010 and 2027. The reasoned justification text to Policy CS10 states that new residential development within the Urban Area will be provided through redevelopment, change of use, conversion and refurbishment of existing properties or through infilling. Paragraph 68 of the NPPF (2018) states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly, and that to promote the development of a good mix of sites local planning authorities should, inter alia, support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.
4. Family accommodation is defined within the Woking Core Strategy (2012) as 2+ bedroom units, which may be houses or flats, exceeding 65 sq.m in floorspace. Policy CS11 sets out that the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss. The existing dwelling to be demolished measures approximately 177 sq.m in floorspace and therefore constitutes a family home for the purposes of Policy CS11. Whilst this is the case x3 five-bedroom houses are proposed which would all measure in excess of 150 sq.m; therefore all constituting family homes. The proposal would result in a net provision of x2 net family homes and would therefore comply with Policy CS11 in this regard.
5. Policy CS10 of the Woking Core Strategy (2012) sets out an indicative density range of between 30 - 40 dph (dwellings per hectare) for infill development within the rest of the Urban Area (ie. those areas outside of Woking Town Centre, West Byfleet District Centre and Local Centres), as in this instance, stating that density will not be justified at less than 30 dph unless higher densities cannot be integrated into the existing urban form.
6. The existing site density is 8 dph, and therefore currently makes very inefficient use of land within the Urban Area. The proposed site density is 24 dph. The existing density of the surrounding area varies between 11 dph and 23 dph. Whilst the resulting site density of 23 dph falls below 30 dph the site is constrained by its tapering shape, which presents a wider frontage to Park Road and a reduced frontage to Ivy Lane. The site is also constrained by the absence of rights to access the site via vehicle from privately maintained Ivy Lane, resulting in all vehicular access, and associated parking provision, having to be accommodated from the publicly maintained carriageway of Park Road. The integration of the proposed site into the existing urban form also has to be factored in. Taking these combined factors into account the resulting site density of 24 dph is considered to be acceptable and would significantly increase the existing site density, thus making more efficient use of land within the Urban Area, regardless.

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7. The site comprises the residential curtilage associated with the existing dwelling of No.84 Park Road, which is proposed to be demolished. The site is situated within the Urban Area, outside of fluvial and surface water flood zones, and outside of the 400m (Zone A) exclusion zone of the Thames Basin Heaths Special Protection Area (TBH SPA), where the impacts of new residential development upon the TBH SPA are capable of mitigation through the provisions of the adopted TBH SPA Avoidance Strategy. For these reasons the principle of residential development is considered to be acceptable in this location. Paragraph 70 of the NPPF (2018) states that, "*plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area*". Policy DM10 of the Development Management Policies DPD (2016), notes that such development may not be considered favourably if it has a significant adverse impact upon the character or the amenities of existing housing areas. This is assessed in further detail within the paragraphs below.

### Housing mix

8. Both Policy CS11 of the Woking Core Strategy (2012), and the Strategic Housing Market Assessment (SHMA) (2015), identify a need for 4+ bedroom dwellings. Policy CS11 also states that the appropriate percentage of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood. As set out previously the proposed site density is considered to remain in character with the area. Woking Town Centre, West Byfleet District Centre and the Local Centres are the main centres of the Borough and currently the focal points for the provision of smaller dwellings (ie. 1 and 2 bedroom). The application site is considered to be appropriate to provide larger dwellings, as proposed in this instance, to enable the overall housing mix of Policy CS11 and the (SHMA) (2015) to be delivered Borough-wide across the life of the Core Strategy to 2027.

### Design and impact upon the character of the area

9. The NPPF (2018) 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. Policy CS21 of the Woking Core Strategy (2012) states that development should respect and make a positive contribution to the street scene and the character of the area paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
10. The application site comprises the residential curtilage associated with the existing dwelling of No.84 Park Road, which is proposed to be demolished. The proposed dwellings include housing development on garden land to the side and rear of an existing property, albeit this existing property is to be demolished. Policy DM10 of the Development Management Policies DPD (2016) states that housing development on garden land and/or that to the rear or side of an existing property will be supported provided that it meets the other relevant Development Plan policies and that:
  - *it does not involve the inappropriate sub-division of existing curtilages to a size substantially below that prevailing in the area, taking account of the need to retain and enhance mature landscapes;*
  - *it presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road;*



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- *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.*
11. The site is extensive in size and uncharacteristic of the surrounding area in respect of its size in proportion to the x1 existing dwelling contained within. The site fronts both Park Road and Ivy Lane and the proposal seeks to actively address both of these site frontages. Two dwellings (Plots 1 and 2) are proposed to front Park Road with one dwelling (Plot 3) fronting Ivy Lane. The Park Road frontage would contain two vehicular accesses, one of which would serve both Plots 1 and 2 and one of which would serve Plot 3.
  12. It is considered that the adopted approach of fronting dwellings onto both Park Road and Ivy Lane is robust and sound in urban design and townscape terms. The existing Ivy Lane frontage of the site is currently uncharacteristic of the surrounding area in that it contains no dwelling fronting Ivy Lane, which is consistently fronted throughout its length on this northern side by existing dwellings albeit at very varied building lines. The site is also the only example in which two existing 'tiers' of development (ie. fronting both Park Road and Ivy Lane) are not apparent within the area.
  13. It is acknowledged that the adopted two 'tier' approach does result in a relatively lengthy access drive to serve Plot 3 (which would front Ivy Lane) from publicly maintained Park Road however the applicant comments that the site does not benefit from a right of vehicular access from privately maintained Ivy Lane (in order to separately serve Plot 3) and therefore the provision of this relatively lengthy access drive from Park Road is the only approach which can facilitate 'two tiers' of development on the site, and therefore make more efficient use of land within the Urban Area to contribute towards the overall housing targets of the Woking Core Strategy (2012) and provide net family dwellings.
  14. Taking this factor into account, combined with the consideration that to achieve just two dwellings on the site (ie. fronting Park Road) would not make efficient use of land within the Urban Area, and that a driveway of a not dissimilar length and siting is located to the north-west side of No.71 Park Road (serving a garage at the rear), it is considered that the Plot 3 driveway would not result in material harm to the character and appearance of the area which could form a defensible basis for potential refusal. It should be noted that this driveway has been annotated as being finished in 'bonded gravel' and that this surfacing material would result in a less harsh appearance than tarmac for example (condition 06 refers). Whilst both Plots 1 and 2 (fronting Park Road) would be served by a single vehicular access from Park Road the arrangement of these plots set close to the road would not give the impression of a cul-de-sac layout and there are other examples of shared access in the vicinity.
  15. The plot widths of both Plots 1 and 2 (discounting the width of the Plot 3 vehicular driveway) would measure approximately 12 metres and 14 metres respectively. Properties fronting Park Road demonstrate plot frontages measuring between approximately 16 metres (No.80a) and 23 metres (No.84a) in width. Whilst Plots 1 and 2 would demonstrate smaller plot frontages, measuring approximately 12 metres and 14 metres in width respectively, these are not considered to be substantially below those prevailing in the area. Furthermore the Park Road frontage would contain two

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dwellings and therefore be comparable to the density of frontages across adjacent No.82, No.80a and No.80 Park Road. The Plot 3 width would encompass the entirety of the approximate 20 metre Ivy Road site frontage. Whilst adjacent Woodhaven demonstrates a large plot frontage width (measuring approximately 33 metres) nearby Romany, Pine Trees and No.76 Ivy Lane demonstrate plot frontage widths measuring between approximately 15 - 16 metres. Plot 3 would exceed these.

16. The depth of plots fronting Park Road and Ivy Lane varies between approximately 26 and 36 metres. In measuring between approximately 25 and 27 metres the proposal would remain consistent with the depth of existing plots within the surrounding area. Overall therefore the proposal is not considered to involve the inappropriate subdivision of an existing curtilage to sizes substantially below that prevailing in the area, and would accord with Policy DM10 in this respect.
17. The existing dwelling at No.84 demonstrates some architectural interest although is not situated within a Conservation Area, Locally or Statutory Listed. No objection can therefore be raised to the principle of its proposed demolition, subject to other planning considerations and the design quality of the proposed replacement dwellings.
18. Park Road consists predominantly of large, detached two storey dwellings of various styles and periods, which are generally set back from the road on relatively spacious plots with semi-mature/mature planting at the front. However building lines are not generally well-defined and spaces between flank elevations and side boundaries vary considerably, although there is generally space to one side or other of dwellings, which is often occupied by a garage or subordinate element.
19. All three dwellings would be two storey in scale, detached and adopt an 'Arts and Crafts' influenced architectural approach, utilising facing brick and vertical tile hanging below tiled roofs, traditional window designs with white frames, modest central gable elements to both the main roof and front porches, and chimney stacks. All three dwellings would measure approximately 8.5 metres to maximum height and adopt barn-hipped, and fully pitched, main roofs with subordinate monopitched single storey rear projections of modest approximate 1.5 metre depths. A hipped single storey canopy would project over two front bay windows, forming a simple central porch and appearing clearly subordinate to the main bulk of the dwellings. The maximum heights (approximately 8.5m) are considered to be acceptable and not considered to appear significantly greater than adjacent No.82 (approximately 7.8m maximum height) and No.84a Park Road (approximately 8.0m maximum height), particularly taking into account that Plots 1 and 2 would be well separated from the neighbouring buildings on either side.
20. Elements to the sides, containing hipped inset dormer windows, would be set-down approximately 1.7 metres from the maximum heights of the dwellings such that they would appear, combined with the approximate 1.5 metre set-backs from the front elevations, sufficiently subordinate to the main bulk of the dwellings. Whilst dormer windows are proposed within these subordinate elements these would serve first floor level accommodation and line through with the first floor level windows within the front elevations, such that they would not appear incongruous within the street scene.
21. Plot 1 (fronting Park Road) and Plot 3 (fronting Ivy Lane) would be identical in scale, form, design and the intended application of external materials although these two dwellings would not be viewed in context with one another as they would front different site frontages and street scenes. This identical nature is therefore not considered to be problematic. Whilst Plots 1 and 2 (both fronting Park Road) would be

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almost identical in scale, form and design the intended application of external materials is proposed to differentiate these two dwellings. Plot 1 would demonstrate a combination of facing brick and vertical tile hanging whereas Plot 2 would utilise only facing brick without vertical tile hanging. Both Plots 1 and 2 would be below tiled roofs and utilise traditional window designs with white frames.

22. Approximately 2.4m separation would be retained between Plots 1 and 2 (fronting Park Road). Whilst the subordinate side element of Plot 1 would be located just below 1.0 metre from the common boundary with No.84a Park Road the main bulk of the Plot 1 dwelling would be located approximately 4.0 metres from this common boundary, which would retain sufficient visual separation overall. Due to the vehicular driveway serving Plot 3 approximately 5.7m separation would be retained between Plot 2 and the common boundary with No.82 Park Road. These varying retained levels of separation are considered to remain consistent with the street scene of Park Road and Plots 1 and 2 would be well separated from the neighbouring buildings on either side. In terms of the approximate 2.4m separation proposed between Plots 1 and 2 (fronting Park Road) it is noted that approximately 2.5m separates No.71 and No.73 Park Road on the directly opposing side of the Park Road carriageway. This level of separation was considered to be acceptable by a Planning Inspector who granted planning permission for No.71 and No.73 Park Road on appeal in 2002 (Ref: APP/A3655/A/01/1076122). This level of separation is therefore considered to be acceptable and accord with the character of the street scene.
23. Plot 3 (fronting Ivy Lane) would retain approximately 6.7 metres separation to the common boundary with Woodhaven and approximately 1.4 metres separation to the common boundary with The Orchard, the dwelling of which is situated in excess of 11.0 metres from the common boundary. Due to these combined considerations Plot 3 is not considered to appear cramped within the Ivy Road street scene. The front building lines of Plots 1 and 2 (fronting Park Road) are considered to make a logical transition between those of existing adjacent No.82 and No.84a Park Road and would reflect the prevailing depth of frontages within the Park Road street scene.
24. Plot 3 would be set back approximately 2.0 metres from the site boundary with Ivy Lane at single storey level and by approximately 2.7 metres at two storey level. It is noted that adjacent The Orchard is set within a similar distance of the Ivy Lane carriageway and that front building lines vary very considerably, such that there is no prevailing building line within Ivy Lane. Given the dense vegetative screening between dwellings fronting Ivy Lane, combined with the separation levels between dwellings, Plot 3 is considered to result in an acceptable impact upon Ivy Lane and would enhance the townscape character of this street scene by introducing a front dwelling elevation where presently there is none, which is contrary to the character of this street scene.
25. Overall the proposal is considered to present a frontage in keeping with the existing street scenes of Park Road and Ivy Lane, including frontage width, building orientation, visual separation between buildings and distance from the roads.
26. Overall the development is considered to respect and make a positive contribution to the street scenes of Park Road and Ivy Lane and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

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### Impact upon neighbouring amenity

27. 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 loss of outlook.
28. More detailed guidance on assessing neighbouring amenity impacts is provided within SPD Outlook, Amenity, Privacy and Daylight (2008), which sets out 45° and 25° angle tests in terms of potential loss of daylight.

### No.82 Park Road:

29. No.82 Park Road is a detached two storey dwelling situated to the west. The side (east) elevation of No.82 contains a fully glazed door and a first floor window. Both of these openings serve a secondary function to a lounge and bedroom respectively, which are primarily served by windows within the rear elevation.
30. Due to the slightly oblique resulting relationship the closest element of Plot 2 (the subordinate element) would be located between approximately 5 and 6 metres from the common boundary with No.82, the side elevation of which is inset approximately 2 metres from the common boundary. The two storey form of Plot 2 would not project significantly beyond either the front or rear building lines of No.82 and would be set in excess of 7 metres from the common boundary in any instance. Whilst Plot 2 would cause a marginal breach of the 25° angle test for loss of daylight to the fully glazed door within the side (east) elevation of No.82 this fully glazed door serves a secondary function to a lounge, the primary window serving which (within the rear elevation) would remain materially unaffected in terms of potential loss of daylight (complies with the 45° test). The lounge would therefore not sustain a significant loss of daylight. Plot 2 passes the 25° angle test with regard to the first floor level side-facing window and therefore no significant loss of daylight would occur to this bedroom window.
31. Taking the above into account, combined with the approximate 6.8m maximum height of the subordinate element of Plot 2 closest to No.82, the approximate 8.5m maximum height of Plot 2, and the form of Plot 2 it is not considered that significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to No.82. No first floor openings would directly face towards No.82 and the ground floor openings would be located sufficiently distant so as to give rise to no harmful loss of privacy to No.82.
32. Plot 1 would be screened from No.82 by Plot 2 (assessed previously) and Plot 3 would be located sufficiently distant in the south-eastern corner of the site so as to give rise to no material neighbouring amenity impact upon No.82.
33. Policy CS21 requires proposals for new development to avoid significant harm to the environment and general amenity resulting from noise. It is acknowledged that the Plot 3 driveway would occur within close proximity to the common boundary with No.82 however this driveway would serve only x1 dwelling (Plot 3) and is therefore not considered to give rise to significant harm to the amenity of No.82 resulting from noise and disturbance. It is also noted that a driveway to the north-western side of No.71 (which leads to a garage at the rear) demonstrates a similar relationship with No.69 Park Road. Overall the impact upon the neighbouring amenity of No.82 Park Road is considered to be acceptable.

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### No.84a Park Road:

34. No.84a Park Road is a detached two storey dwelling located to the east. The side (west) elevation of the main (dual-pitched) part of No.84a contains a ground and second floor window. The ground floor window serves a secondary function to a lounge which is primarily served by a window within the rear elevation. The second floor window serves a loft which does not provide habitable floorspace. There is also a side (west) window within the gabled front projection of No.84a which serves a staircase (non-habitable). Between the side (west) elevation of No.84a and the common boundary with the site is a planting bed and path laid to paving slabs which links to a patio area to the rear.
35. The subordinate element (closest to No.84a) of Plot 1 would be inset approximately 0.8m from the common boundary and project approximately 3.3m beyond the rear elevation of No.84a. Whilst this is the case this element would remain approximately 5.0m from the side elevation of No.84a and demonstrate an approximate 6.8m maximum height, which would pitch down to an approximate 4.5m rear eaves height. The main element of Plot 1 (maximum height of approximately 8.5m) would be inset a further approximate 3.0m from the common boundary, as would the monopitched single storey rear projection. Whilst Plot 1 would clearly be readily apparent from the rear garden/patio area of No.84a due to the above combined factors it is not considered that a significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, or a harmful loss of sunlight, would occur to No.84a.
36. The two storey form of Plot 1 would not project beyond either of the front building lines (main element or gabled front projection) of No.84a and no conflict of the 25° test would occur to the window within the gabled front projection, albeit this window serves a staircase (non-habitable). Whilst Plot 1 would cause a breach of the 25° angle test for loss of daylight to the window within the side (west) elevation of No.84a this window serves a secondary function to a lounge, the primary window serving which (within the rear elevation) would remain materially unaffected in terms of potential loss of daylight (passes the 45° test). Overall therefore the lounge would not sustain a significant loss of daylight.
37. No first floor openings would directly face towards No.84a. Whilst a ground floor window and doorway would be located within the side-facing (east) elevation of Plot 1 the doorway would serve a utility room, and therefore likely to experience only intermittent use, and the glazing within would be obscure-glazed. The window would serve a secondary function to floor to ceiling windows within the rear elevation serving an open plan kitchen/dining room and would be high-level and obscure-glazed (condition 20 refers). Furthermore, these windows would be located approximately 0.8m inset from the common boundary and are likely to be screened by common boundary treatment (condition 08 refers).
38. Whilst Plot 1 would introduce first floor rear-facing windows within closer proximity to the common boundary with No.84a than existing the closest habitable room window (bedroom 5) would be located approximately 4.8m inset from the common boundary; any such overlooking from first floor level would therefore be sufficiently oblique so as to not result in a significantly harmful loss of privacy to the rear garden/patio of No.84a. Furthermore the site is located within the Urban Area in a suburban context where some expectation of limited overlooking exists.

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39. Plot 2 would be screened from No.84a by Plot 1 (assessed previously) and Plot 3 would be located sufficiently distant, and at a sufficiently oblique angle, in the south-eastern corner of the site so as to give rise to no material neighbouring amenity impact upon No.84a. Overall the impact upon the neighbouring amenity of No.84a Park Road is considered to be acceptable.

### Nos.71 and 73 Park Road:

40. Nos.71 and 73 Park Road are detached two storey dwellings situated on the opposite (northern) side of the carriageway of Park Road and were granted planning permission at appeal in 2002 (Ref: PLAN/2001/0577) as part of a development of four dwellings.
41. The two storey form of Plots 1 and 2 would be set approximately 7.0m back from the footway, approximately 16.0m from the front boundaries, and approximately 24.0m from the closest point of the front elevations, of Nos.71 and 73 Park Road. Taking into account the overall form and scale of Plots 1 and 2 (maximum height of approximately 8.5m) no significantly harmful impact by reason of potential overbearing effect due to bulk, proximity or loss of outlook is considered to occur to Nos.71 and 73. Plots 1 and 2 do not breach a 25° angle taken from the centre point of the ground floor openings within the front elevations of Nos.71 and 73 and therefore no significantly harmful loss of daylight is considered to occur.
42. SPD Outlook, Amenity, Privacy and Daylight (2008) recommends a minimum separation distance for achieving privacy of 10.0m for two storey front to front elevation relationships. The proposal would significantly exceed this and therefore no harmful loss of privacy or overlooking is considered to occur to Nos.71 and 73 Park Road. Plot 3 would be screened from Nos.71 and 73 Park Road by Plots 1 and 2 and sited sufficient distance away to result in no material impact to these dwellings. Overall the impact upon the neighbouring amenity of Nos.71 and 73 Park Road is considered to be acceptable.

### The Orchard, Ivy Lane:

43. The Orchard, Ivy Lane is a detached two storey dwelling located towards the east of its plot. The garden area wraps around the side (west) and rear of The Orchard and there are side-facing (west) openings within The Orchard although it has not been possible to establish whether these side-facing openings serve habitable rooms. Plot 3 would be sited approximately 1.3m inset of the common boundary although approximately 14.0m from the side (west) elevation of The Orchard. Whilst Plot 3 would clearly be readily apparent from the side garden/side elevation (west) of The Orchard due to the above factors, combined with the form and scale of Plot 3, it is not considered that a significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, or a harmful loss of sunlight, would occur to The Orchard.
44. Assuming a 'worst case' scenario, that is the openings within the side (west) elevation of The Orchard serve as single aspect to habitable rooms, Plot 3 nonetheless complies with the 25° angle test and therefore no harmful loss of daylight is considered to occur to The Orchard. A single window at both ground and first floor levels within Plot 3 would face directly towards the common boundary with The Orchard however the ground floor window would be located approximately 1.3m inset of the common boundary and the first floor window would serve an en-suite and is annotated to be obscure-glazed and high-level (ie. 1.7m above FFL) opening only to

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preserve the privacy of The Orchard. Subject to recommended condition 20 no significantly harmful loss of privacy is considered to occur to The Orchard.

45. Plots 1 and 2 would be located sufficiently distant, and at sufficiently oblique angles, in the northern part of the site so as to give rise to no material neighbouring amenity impact upon The Orchard. Overall the impact upon the neighbouring amenity of The Orchard is considered to be acceptable.

### Woodhaven, Ivy Lane:

46. Woodhaven, Ivy Lane is a substantial detached two storey dwelling located towards the north-western corner of its plot. There is a detached garage close to the south-western corner of its plot adjacent to the common boundary with the site. The dwelling of Woodhaven is located approximately 16.0m inset from the common boundary. Furthermore the siting of Plot 3 would be offset in comparison to the siting of Woodhaven and Plot 3 would be inset approximately 6.7m from the common boundary. For these reasons, combined with the scale and form of Plot 3, it is not considered that significantly harmful impact, by reason of potential loss of daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook, would occur to Woodhaven. No first floor openings would directly face towards Woodhaven and the ground floor openings would be located sufficiently distant so as to give rise to no harmful loss of privacy to Woodhaven.
47. It is acknowledged that the Plot 3 driveway would run within close proximity to part of the common boundary with Woodhaven however this driveway would serve only x1 dwelling. Furthermore the dwelling of Woodhaven is located approximately 16.0m from the common boundary. For these reasons the Plot 3 driveway is not considered to give rise to significant harm to the amenity of Woodhaven resulting from noise and disturbance. Overall the impact upon the neighbouring amenity of Woodhaven is considered to be acceptable.

### Knowl Rise and The Wyke, Hockering Road:

48. Knowl Rise and The Wyke, Hockering Road are substantial detached dwellings situated to the south on the opposite side of the Ivy Lane carriageway to Plot 3. There is significant vegetative screening, and boundary fencing, between the carriageway of Ivy Lane and these dwellings. There is also a change in ground levels which results in the dwellings of Knowl Rise and The Wyke being relatively indiscernible from Ivy Lane (from pedestrian eye level). The northern part of the curtilage of Knowl Rise appears to be utilised for car parking and the northern part of the curtilage at The Wyke laid to lawn and forming part of a very substantial private garden.
49. The two storey form of Plot 3 would be set approximately 2.7m back from the site boundary with Ivy Lane, which is in turn approximately 9.0m from the boundary of the curtilages of Knowl Rise and The Wyke, the dwellings of which are inset between approximately 18.0m and 20.0m further south. Plot 3 would demonstrate a similar relationship to The Wyke as the existing dwelling of The Orchard on Ivy Lane and would demonstrate a maximum height measuring approximately 8.5m. Due to these combined factors it is not considered that Plot 3 would result in significantly harmful impact by reason of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or loss of outlook.
50. Plots 1 and 2 would be located sufficiently distant so as to give rise to no material neighbouring amenity impact upon Knowl Rise and The Wyke. Overall the impact

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upon the neighbouring amenity of Knowl Rise and The Wyke is considered to be acceptable.

### Heritage

51. There are no statutory listed buildings within, or within proximity of, the site and the site is not located within a Conservation Area (CA). However the Hockering Estate CA is located to the south, on the opposite side of the Ivy Lane carriageway, and the closest properties within the Hockering Estate CA (Knowl Rise and The Wyke) to proposed Plot 3 are both Locally Listed buildings.
52. For the purposes of the NPPF (2018) Locally Listed buildings are a non-designated heritage asset although Conservation Areas are a designated heritage asset. In relation to non-designated heritage assets (the Locally Listed buildings) Paragraph 197 of the NPPF (2018) states that in weighing applications that directly or indirectly affect non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policy CS20 of the Woking Core Strategy (2012) and Policy DM20 of the Development Management Policies DPD (2016) both relate to heritage assets and Policy DM20 states that proposals will be required to preserve and/or enhance the heritage asset, including its setting.
53. In terms of the non-designated heritage assets Knowl Rise is Locally Listed as a Building of Architectural Significance and The Wyke as a Building of Townscape Merit. The significance of the Hockering Estate CA (designated heritage asset) is as a medium sized early inter-war private housing estate which is well defined and characterised by substantial individually designed houses each set in generous curtilages within a mature sylvan landscape.
54. The proposal would not directly affect either the nearby designated heritage asset of the Hockering Estate CA, or the nearby non-designated heritage assets of Locally Listed Knowl Rise and The Wyke, although proposed Plot 3 has the potential to affect the setting (an indirect effect) of these assets.
55. The boundary of the Hockering Estate Conservation Area is situated to the south, on the opposite side of the Ivy Lane carriageway, to Plot 3. There is significant vegetative screening between the carriageway of Ivy Lane and Conservation Area boundary. There is also a change in ground levels which results in the Locally Listed buildings of Knowl Rise and The Wyke being relatively indiscernible from Ivy Lane (from pedestrian eye level). There is also close-boarded boundary fencing demarcating the northern boundaries of the residential curtilages of these two dwellings, which also forms the boundary of the Hockering Estate CA. Given these factors there is limited inter-visibility between the site and the nearby heritage assets. Furthermore the site is considered to have no strong visual or physical relationship with these heritage assets and is not considered to have an economic, social or historical relationship with these heritage assets.
56. Proposed Plot 3 would also demonstrate a similar siting, scale and overall relationship with these heritage assets as the existing dwelling of The Orchard, Ivy Lane. Overall no harm or loss to the significance of the designated heritage asset of the Hockering Estate CA, or the non-designated heritage assets of Locally Listed Knowl Rise and The Wyke, is considered to arise as a result of the proposal.



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### Arboriculture

57. Policy CS21 of the Woking Core Strategy (2012) requires proposals for new development to include the retention of any trees of public amenity value. Policy DM2 of the Development Management Policies DPD (2016) states that the Council will require any trees to be retained to be adequately protected to avoid damage during demolition and construction. The application has been submitted with a tree survey, arboricultural impact assessment and arboricultural method statement. There are no trees protected by Tree Preservation Order (TPO) within, or adjacent to, the site, nor is the site located within a Conservation Area.
58. Although x13 trees would be removed to facilitate the proposal x7 of these (T5, T6, T7, T11, T12, T13 and T23) are fruit trees (pear and apple), which are not considered to represent a material planning constraint. x1 tree (T19) is dead and its removal constitutes good arboricultural practice regardless of the proposals. Of the remaining x5 trees to be removed (T8, T9, T16 and G21 (G21 is a group comprising x1 Bay Laurel and x1 Portugal Laurel) only T16 and G21 are of moderate quality and value with T8 and T9 of low quality and value. Overall the trees to be removed are of relatively modest landscape significance and, subject to some new tree planting during the landscaping phase of the works (recommended condition 05 refers) the proposal tree removal is not considered to give rise to a significant adverse impact on the wider long term character and amenities of the area.
59. The new dwelling foundations of Plot 3 would incur to a minor extent (<2%) at the Root Protection Area (RPA) margin of the Sycamore (T14) located within the curtilage of adjacent Woodhaven. The arboricultural report makes provision for construction of the new foundations of Plot 3 within this RPA under direct supervision by the appointed arboricultural consultant to ensure no adverse impact upon this tree. There are a number of Privet and mixed hedges surrounding and within the site; the submitted tree protection plan shows some of these hedges to be removed both partially and wholly and some to be retained. Whilst hedges are generally not considered to represent a material planning constraint the majority of hedges, including those fronting Park Road (with the exception of vehicular access points) are shown within this plan to be retained.
60. The Council's Arboricultural Officer comments that there are a number of fruit and coniferous trees that would need to be removed to facilitate development but they are of low public amenity value and therefore this loss can be mitigated by replacement planting secured via a landscaping condition (condition 05 refers). The Council's Arboricultural Officer considers the submitted arboricultural information to be acceptable and should be complied with in full, including the pre-commencement meeting as indicated. This can be secured via recommended condition 13.
61. Overall, in arboricultural terms the proposed development is considered to be acceptable and, subject to recommended conditions, to comply with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the provisions of the NPPF (2018).

### Biodiversity and protected species

62. The NPPF (2018) states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Circular 06/05 - Biodiversity and Geological Conservation also requires the impact of a development on protected species to be

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established before planning permission is granted. This approach is reflected within Policy CS7 of the Woking Core Strategy (2012).

63. The application has been submitted with an ecological appraisal. The site largely comprises amenity grass lawn with shrub, hedge and tree planting, typical of residential curtilages within the Urban Area. There is bracken and ground elder within the southern portion of the site.
64. The existing dwelling to be demolished was subject to internal and external inspection and the ecological appraisal concludes that the building appears largely unsuitable for bats and does not support features that could conceal individual bats. No evidence of any use by roosting bats was recorded within the building and no other significant structures are present which could provide potential opportunities for roosting bats. No features within trees of suitable maturity were observed which could provide potential opportunities for roosting bats. The submitted ecological appraisal sets out that no evidence for any use of the site by Badger was recorded during the survey work undertaken. No evidence of any other protected, rare, or notable mammal species was recorded within the site.
65. Overall the habitats present within the site are considered to present no more than low to negligible ecological value. The submitted ecological appraisal sets out mitigation measures in relation to general construction safeguards and working practices, timing of works for nesting birds and invasive species safeguards, which can be secured via recommended condition 14. The submitted ecological appraisal also sets out ecological enhancements, including the provision of bat and bird boxes, which can be secured via recommended condition 15. It should also be noted that recommended condition 05 will secure the submission of a detailed planting scheme which will serve to mitigate the trees and hedges to be removed and provide enhancement where possible.
66. Surrey Wildlife Trust has been consulted and recommends that the development should proceed in line with the enhancement recommendations within section 6.2 of the ecological appraisal, which can be secured via recommended conditions.
67. Overall, subject to recommended conditions 05, 14 and 15, the impact of the proposal with regard to biodiversity and protected species is considered to be acceptable and to comply with Policy CS7 of the Woking Core Strategy (2012), the provisions of the NPPF (2018) and Circular 06/05 - Biodiversity and Geological Conservation.

### Amenities of future occupiers

68. There would be no conflict of the 25° angle taken from the ground floor openings within the rear elevations of Plots 1 and 2 and Plot 3 respectively. Furthermore there would be no conflict of the 25° angle taken from the ground floor openings within the front elevations of Plots 1 - 3 (inclusive). Therefore a good standard of outlook and daylight would be achieved to all habitable rooms within all three dwellings.
69. All three proposed five-bedroom dwellings would measure in excess of 150 sq.m in gross floor space. Although not locally adopted these gross floor spaces would exceed the relevant minimum requirements of the Technical housing standards - nationally described space standard (March 2015) for two storey five-bedroom dwellings and are therefore considered to provide a good standard of residential amenity.

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70. SPD Outlook, Amenity, Privacy and Daylight (2008) sets out that large family dwelling houses (which are defined for this purpose as being in excess of 150 sq.m gross floorspace) should provide a suitable area of private garden amenity in scale with the building (e.g. greater than the gross floor area of the building). Whilst this is the case it should be noted that the proposed dwellings measure a modest 10 - 11 sq.m in excess of 150 sq.m in gross floorspace. The following table sets out the gross floorspace, building footprints and private garden areas of each proposed dwelling:

<b>Plot no.</b>	<b>Gross floorspace (approx.)</b>	<b>Building footprint (approx.)</b>	<b>Private garden area (approx.)</b>
1	161 sq.m	102 sq.m	108 sq.m
2	160 sq.m	101 sq.m	117 sq.m
3	161 sq.m	102 sq.m	195 sq.m

71. As can be seen from the table the private garden areas of Plots 1 and 2 would not be greater than the gross floor areas of the proposed dwellings but would be greater than the building footprints. The rear garden areas would measure between 10 and 11 metres in depth and between 9 and 12 metres in width. It is also noted that Plots 1 and 2 would benefit from predominantly south-facing rear gardens, which would provide ample space for sitting-out, children's play, drying clothes and growing plants. The size of the rear gardens proposed also has to be balanced with the provision of sufficient car parking and it is noted that the proposed site density is 24 dph, below the indicative 30 dph minimum density threshold. Taking these factors into account the size of the rear garden areas is considered to be acceptable and to provide a good standard of amenity to future occupiers.
72. In terms of privacy between Plots 1 and 2 (fronting Park Road) and Plot 3 (fronting Ivy Lane) SPD Outlook, Amenity, Privacy and Daylight (2008) recommends a minimum separation distance of 20.0m for two storey back to back elevation relationships and of 10.0m for two storey back to boundary relationships. Plots 1 and 2 would maintain approximately 11.6m two storey separation to the common boundary with Plot 3. Plot 3 would maintain a minimum of approximately 12.0m two storey back to boundary separation with the common boundary of Plot 1. Approximately 23.0m two storey back to back separation (at the closest point) would be retained between Plots 1 and 2 and Plot 3. Furthermore there would be a somewhat oblique relationship between the first floor rear-facing windows within Plots 1 and 2 and Plot 3 which would serve to increase the sense of privacy between these dwellings. Overall all resulting separation distances between the three proposed dwellings would exceed the minimum recommended distances for achieving privacy set out by SPD Outlook, Amenity, Privacy and Daylight (2008) and therefore the relationship, in terms of potential overlooking and loss of privacy, between the three proposed dwellings is considered to be acceptable.
73. Overall the three proposed dwellings are all considered to provide a good standard of amenity to future occupiers.

### Highways and parking implications

74. The NPPF (2018) promotes sustainable transport. Paragraph 109 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS18 of the Woking Core Strategy (2012) aims to locate most new development within the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling.

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75. The proposal would remove the existing vehicular crossover towards the east of the site frontage on Park Road and replace this with two vehicular crossovers, one of which would be positioned relatively centrally within the Park Road frontage (to serve both Plots 1 and 2) and one of which would be positioned towards the western edge of the Park Road frontage (to serve Plot 3).
76. SPD Parking Standards (2018) sets out minimum on-site vehicle parking requirements of x3 spaces for each 5+ bedroom house, as in this instance. The proposal would facilitate the on-site parking of x3 cars for each proposed dwelling in accordance with the relevant minimum requirement of SPD Parking Standards (2018).
77. The Plot 3 driveway would enable cars to access and egress Plot 3 in a forward gear because a vehicle turning area would be provided on-site between the garden areas of Plot 2 and Plot 3. Some letters of representation comment that the parking arrangement for Plots 1 and 2 would require vehicles at these dwellings to reverse onto Park Road. It should be noted that 6.0m would be retained between the closest parking spaces (annotated as space 3 on plan) shown serving Plot 1 and Plot 2, which would be sufficient to enable vehicles parked within these closest spaces to reverse back from the space onto the shared driveway and egress the site in a forward gear. There is no requirement within SPD Parking Standards (2018) for cars to be able to leave a site in a forward gear and whilst any cars parked within space 3 (as annotated on plan) would be required to move to enable cars parked within space 1 (as annotated on plan) to leave the site again this is not contrary to any guidance within SPD Parking Standards (2018). The existing single vehicular crossover and driveway to the site also requires vehicles to access the driveway in reverse gear, or to reverse onto Park Road, when egressing. Whilst the vehicular crossover serving Plots 1 and 2 would serve x2 dwellings this would not represent a material increase in terms of vehicles potentially reversing onto Park Road in comparison to the existing situation.
78. SPD Parking Standards (2018) also sets out cycle parking standards of x2 cycle spaces per dwelling. There is considered to be sufficient space within the respective rear/side garden areas to provide secure cycle parking to serve each of the proposed x3 dwellings. Further details of such can be secured via recommended condition 07.
79. The proposal has been considered by the County Highway Authority (CHA) (SCC) who, having assessed the application on safety, capacity and policy grounds, raises no objection subject to recommended conditions 16, 17 and 18. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car/cycle parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the NPPF (2018).

### Thames Basin Heaths Special Protection Area (TBH SPA)

80. The Special Protection Areas (SPAs) in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres, of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM).
81. The Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of

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the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £2,082 (ie. £1,041 x 2) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy (April 2018 update) as a result of the uplift of x2 4 & over bedroom dwellings which would arise from the proposal. This would need to be secured through a S106 Legal Agreement.

82. Subject to the completion of an appropriate S106 Legal Agreement, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBH SPA and therefore accords with Policy CS8 of the Woking Core Strategy (2012) and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy'.

### Affordable housing

83. Policy CS12 of the Woking Core Strategy (2012) states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing fewer than five new dwellings, the Council will require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.
84. However, Paragraph 63 of the NPPF (2018) sets out that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
85. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

### Energy and water consumption

86. Planning policies relating to energy and water consumption have been updated following the Government's withdrawal of the Code for Sustainable Homes (CfSH). Therefore in applying Policy CS22 of the Woking Core Strategy (2012), the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 110 litres per person per day water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (conditions 10 and 11 refer).

### Flooding and water management

87. The site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. Parts of the carriageway of Park Road are identified as being at a 1 in 1000 year and 1 in 100 year risk of surface water flooding respectively with a small part of the Ivy Lane carriageway identified as being at a 1 in 1000 year risk of surface water flooding. No other surface water flood risk within, or adjacent to, the site is identified within the Council's Strategic Flood Risk Assessment (November 2015). Given these factors surface water flood risk is not considered to represent a planning constraint although condition 09 is recommended to ensure that no increased risk of surface water flooding arises as a result of the proposed development. The proposal is considered to comply with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018) in terms of flooding and water management.

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### LOCAL FINANCE CONSIDERATIONS

88. The development would be liable for Community Infrastructure Levy (CIL) to the sum of **£48,906** (316.9 sq.m net floorspace) (including the April 2018 Indexation).

### CONCLUSION

89. Overall the principle of development is considered to be acceptable. Furthermore, subject to recommended conditions, the development is considered to result in acceptable impacts with regard to design and the character of the area, neighbouring amenity, heritage, arboriculture, biodiversity and protected species, amenities of future occupiers, highways and parking implications, affordable housing, energy and water consumption and flooding and water management. Thames Basin Heaths Special Protection Area (TBH SPA) will be addressed via the Legal Agreement.
90. The proposal is therefore considered to accord with Sections 2, 5, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework (NPPF) (2018), Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS20, CS21, CS22, CS24 and CS25 of the Woking Core Strategy (2012), Policies DM2, DM10, DM16 and DM20 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents (SPD's) Design (2015), Parking Standards (2018), Outlook, Amenity, Privacy and Daylight (2008), Climate Change (2013) and Affordable Housing Delivery (2014), Supplementary Planning Guidance (SPG) Heritage of Woking (2000), the Planning Practice Guidance (PPG), South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area, Thames Basin Heaths Special Protection Area Avoidance Strategy and Woking Borough Council Strategic Flood Risk Assessment (November 2015).

### BACKGROUND PAPERS

Site visit photographs

Site Notice (Development affecting a Conservation Area - dated 15.08.2018)

Letters of representation

Consultation response from County Highway Authority (CHA) (SCC)

Consultation response from Arboricultural Officer

Consultation response from Surrey Wildlife Trust

Consultation response from Waste Services

### PLANNING OBLIGATIONS

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	<b>£2082</b> SAMM (TBH SPA) contribution.	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy.

### RECOMMENDATION

**Grant** planning permission subject to the following conditions and SAMM (TBH SPA) contribution secured by way of S106 Legal Agreement:

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.

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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 following approved plans numbered/titled:

ENC-280218-ENC-4BB6 (Topographical), dated March 2018 and received by the Local Planning Authority on 17.07.2018.

ENC-280218-ENC-4BB6-MB (Measured Building), dated March 2018 and received by the Local Planning Authority on 17.07.2018.

PR/01 (Proposed Site Plan), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/02 (Site Location Plan), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/03 (Proposed Plans Plots 1 & 3), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/4 Rev A (Proposed Elevations Plots 1 & 3), dated June 2018 and received by the Local Planning Authority on 03.09.2018.

PR/05 (Proposed Plans Plot 2), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/06 (Proposed Elevations Plot 2), dated May 2018 and received by the Local Planning Authority on 17.07.2018.

PR/07 (Street Scene), dated June 2018 and received by the Local Planning Authority on 17.07.2018.

PR/08 (Roof Plan (1:500 scale)), dated June 2018 and received by the Local Planning Authority on 17.07.2018.

PR/08 (Roof Plan (1:100 scale)), dated June 2018 and received by the Local Planning Authority on 31.07.2018.

PR/09 (Context Location Plan), dated June 2018 and received by the Local Planning Authority on 03.09.2018.

PR/10 (Context Block Plan), dated June 2018 and received by the Local Planning Authority on 03.09.2018.

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

03. ++ Notwithstanding the external material details annotated on the approved plans/documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the development hereby permitted details and a written specification of the materials to be used in the external elevations of the dwellings hereby permitted shall be

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submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

04. ++ The development hereby permitted shall not commence (with the exception of demolition and site preparation works) until details of the proposed finished ground levels (including proposed spot levels annotated against the submitted existing spot levels across the site) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved site levels.

Reason: To ensure a satisfactory form of development, protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

05. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the dwellings hereby permitted a detailed planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed planting scheme shall specify species, planting sizes, spaces and numbers of trees/shrubs/hedges to be planted. The detailed planting scheme shall include full details of any tree pits (including sections) as may be required. All new planting shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwellings or the completion of the development, 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 first agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

06. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the installation of any facing 'hard' landscape works hereby permitted full details and/or samples of the facing materials to be used for the 'hard' landscape works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include resin bonded gravel to the driveway and parking areas as annotated on the approved plans listed within this notice. The 'hard' landscape works shall be carried out in accordance with the approved details and completed before the first occupation of any of the dwellings hereby permitted and permanently retained thereafter.



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Reason: To protect the character and appearance of Park Road and Ivy Lane and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

07. ++ Prior to the application/installation of any external facing materials to the dwellings hereby permitted details of secure, covered cycle storage (accommodating a minimum of x2 cycles per dwelling) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be permanently retained for use by future occupiers at all times unless otherwise first agreed in writing by the Local Planning Authority.

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

08. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to the application/installation of any external facing materials to the dwellings hereby permitted details of any modifications to boundary treatments (including the subdivision of the application site between the proposed x3 dwellings) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary modifications and treatments shall be implemented in full prior to the first occupation of the development hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure adequate security and a satisfactory appearance of the completed development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2012).

09. ++ Prior to the commencement of the development hereby permitted (with the exception of demolition and site preparation works) details of a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted to and 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 dwellings hereby permitted and permanently maintained thereafter unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase surface water flood risk in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

10. ++ Prior to the commencement of the development hereby permitted (with the exception of demolition and site preparation works) written evidence shall be submitted to, and approved in writing by, the Local Planning Authority 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 Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and

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- 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 Stage water efficiency calculator.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2013) and the provisions of the NPPF (2018).

11. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority, proving that the development has:
  - a. Achieved 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 an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
  - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources in accordance within Policy CS22 of the Woking Core Strategy (2012), SPD Climate Change (2013) and the provisions of the NPPF (2018).

12. If during development, contamination not previously identified is found present at the site then no further development (unless otherwise first agreed in writing by the Local Planning Authority) shall be carried out until the a remediation strategy has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall thereafter be implemented in accordance with the approved details.

Reason: In accordance with the NPPF (2018) and Policy DM8 of the Development Management Policies DPD (2016) which require development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of contamination.

13. Tree protective measures shall be carried out in strict accordance with the Arboricultural Report (Ref: APA/AP/2018/113, dated 4th July 2018) and the Tree Protection Plan (Ref: TPP/APA/AP/2018/113) provided by APArboriculture. A pre-commencement site meeting shall be held between the Council's Arboricultural Officer, the project Arboricultural consultant and Project Manager whereupon any arboricultural supervision can be agreed and any changes to tree protection details can be amended and agreed. No works or demolition shall take place until the tree

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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. The works shall be carried out as approved and the tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access be made, without the prior written approval of the Local Planning Authority.

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 in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016) and the provisions of the NPPF (2018).

14. The development hereby permitted shall be undertaken in strict accordance with the Mitigation Measures (MM1, MM2 and MM3) as set out within Section 6 of the Ecological Appraisal by Aspect Ecology Ltd (Project No: 1005438), dated July 2018.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policy CS7 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

15. ++ Prior to the application/installation of any external facing materials to the dwellings hereby permitted a scheme for the enhancement of biodiversity on the development site shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme of biodiversity enhancements shall be in accordance with the Ecological Enhancements as set out within Section 6 of the Ecological Appraisal by Aspect Ecology Ltd (Project No: 1005438), dated July 2018 and include the following:
- Provision of bird and bat boxes (EE1 and EE2)
  - Compensation for the trees and hedges that are proposed to be removed. Replacement planting should comprise native species when planting new trees and shrubs, preferably of local provenance and should focus on nectar-rich flowers and/or berries as these can be of considerable value to wildlife.

The biodiversity enhancements shall thereafter be carried out in accordance with a timeframe to be submitted to and agreed in writing by the Local Planning Authority with the details of biodiversity enhancements. Thereafter the biodiversity enhancements shall be permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To contribute towards and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible in accordance with Policy CS7 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

16. No part of the development hereby permitted shall be first occupied unless and until the proposed vehicular accesses to Park Road have been constructed in accordance with the approved plans listed within Condition 02 of this notice. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

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

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

18. ++ The development hereby permitted shall not commence (including demolition and site preparation works) until a Construction Transport Management Plan (CTMP), 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 materialshas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the demolition and construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause undue inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018). This is a pre-commencement condition to ensure that demolition and site preparation works do not prejudice highway safety nor cause undue inconvenience to other highway users.

19. The development hereby permitted shall not be first occupied unless and until the existing access from the site to Park Road has been permanently closed and any kerbs, verge and footway fully reinstated.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

20. Prior to the first occupation of the development hereby permitted where annotated on the approved plan numbered/titled 'PR/4 Rev A (Proposed Elevations Plots 1 & 3)' window(s) and door(s) shall be glazed entirely with obscure glass and shall be non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room(s) in which the window(s) are installed. Once installed the window(s) and door(s) shall be permanently retained in that condition unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the privacy and residential amenity of adjacent dwellings, and between future occupiers of Plots 1 and 2 hereby permitted, in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

21. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A, B, C and E of The Town and Country Planning (General Permitted Development) (England) Order

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2015 (as amended) (or any orders amending or re-enacting that Order with or without modification(s)) no extension(s), enlargement(s) or the provision of any other building(s) within the curtilage(s) other than that expressly authorised by this permission (with the exception of any building(s) or structure(s) approved pursuant to condition 07 (cycle storage) of this notice) shall be constructed without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the residential amenities of the adjacent properties, to the character of the area and provision of an appropriate level of private garden amenity space to serve the dwellings hereby permitted and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

22. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification(s)) no window(s), dormer window(s), rooflight(s) or other additional opening(s) other than those expressly authorised by this permission shall be formed at first floor level or above within any elevation (including the roof slopes) of any of the dwellings hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further windows and other openings at first floor level or above could cause detriment to the residential amenities of the adjacent properties and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy (2012), SPDs Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

### **Informatives**

01. 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 NPPF (2018). The applicant sought pre-application advice from the Local Planning Authority prior to submission of the application. The application was submitted in line with the pre-application advice and was therefore considered to be acceptable.
02. The applicants attention is specifically drawn to the planning conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the planning permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be allowed when submitting details in response to planning conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
03. 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 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>

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).

04. 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.
05. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.
06. 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, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:  
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>

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07. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Council's Environmental Health Service prior to commencement of works.
08. The applicant is advised that where windows are required by planning condition to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. 'Patterned' glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
09. The applicant is advised that the term 'fixed' or 'non-opening window refers to a window where the glazing is fitted directly into a permanent fixed frame which contains no opening or openable casement or other device or mechanism to permit opening. Fixing an openable casement with screws or bolts into the frame is not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.
10. The planning permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see:  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
11. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
12. 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).
13. This decision notice should be read in conjunction with the related S106 Legal Agreement.