

25 SEPTEMBER 2018 PLANNING COMMITTEE

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LOCATION: Olympic Court, Marlborough Road, Woking, GU21 5LH

PROPOSAL: Proposed new roof with accommodation to create x2 one bedroom flats.

TYPE: Full Application

APPLICANT: Mr Jeremy Callaby

OFFICER: Benjamin Bailey

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 a proposed new roof with accommodation to create x2 one bedroom flats.

Site Area: 0.0162 ha (162 sq.m)
Existing units: 3
Proposed units: 5 (+2)
Existing density: 185 dph (dwellings per hectare)
Proposed density: 308 dph

PLANNING STATUS

- Urban Area
- Priority Place (Maybury and Sheerwater)
- Neighbourhood Centre (Walton Road)
- High Density Residential Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Contaminated Land suspected

RECOMMENDATION

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

SITE DESCRIPTION

The application site comprises a two storey building which contains x3 existing flats (x1 flat at ground floor and x2 flats at first floor). The building is externally finished in render and presents a clad gable to Marlborough Road. An area to the front of the main building entrance and ground floor flat is enclosed by railings and laid to block paving. An internal ground floor area is utilised for refuse/recycling bin storage and accessed via double doors

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facing onto Marlborough Road. The application site is adjoined by Stadium House to the north, providing flats over x3 storeys and a large commercial building to the south, which currently houses a Lok N Store facility.

RELEVANT PLANNING HISTORY

PLAN/2017/1332 - Conversion of ground floor storage area into 1No 1 bedroom flat and relocation of refuse bin store with associated external alterations.
Refused (19.01.2018) for the reasons below:

- 01. The development would cause harm to the living conditions of future residential occupiers through a severe restriction in terms of outlook and light and would therefore fail to provide a good quality of accommodation and good standard of amenity for future residential occupiers. The development would fail to accord with Policy CS21 of the Woking Core Strategy (2012), Paragraph 17 of the National Planning Policy Framework (NPPF) (2012) and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008).*
- 02. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional dwelling would not have a significant impact upon the Thames Basin Heaths Special Protection Area (TBH SPA). The development would fail to accord with Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy, Saved Policy NRM6 of the South East Plan (2009) and The Conservation of Habitats and Species Regulations 2017 (SI No.1012 - the "Habitats Regulations").*

PLAN/2017/0179 - Conversion of ground floor storage area into 1no. 1 bedroom flat and relocation of refuse bin store with associated external alterations.
Refused (28.04.2017) for the reasons below: Appeal Dismissed (25.09.2017) (Appeal Ref: APP/A3655/W/17/3176058)

- 01. The lack of natural light and outlook to the substantive habitable floorspace within the proposed residential unit would exacerbate the sense of enclosure resulting from the reliance upon high-level windows. The proposal would therefore fail to provide a good quality of accommodation and good standard of amenity for future residential occupiers contrary to the core principles of the National Planning Policy Framework (2012) (paragraph 17), Policy CS21 of the Woking Core Strategy (2012) and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)'.*
- 02. In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional residential unit would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy, Saved Policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 - the "Habitats Regulations").*

PLAN/2016/1297 - Conversion of ground floor storage area into 1No. 1 Bedroom flat and relocation of refuse bin store with associated external alterations.
Refused (17.01.2017) for the reasons below:

- 01. The lack of natural light and outlook to habitable rooms within the proposed residential unit would exacerbate the sense of enclosure resulting from the reliance*

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upon high-level windows and the presence of the cantilever of the first floor level above and beyond the front elevation of the residential unit. The proposal would therefore fail to provide a good quality of accommodation and good standard of amenity for future residential occupiers contrary to the core principles of the National Planning Policy Framework (2012) (paragraph 17), policy CS21 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight (2008)'.

02. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, the Local Planning Authority is unable to determine that the additional residential unit would not have a significant impact upon the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy 2012, the Thames Basin Heaths Avoidance Strategy, saved Policy NRM6 of the South East Plan (2009) and the Conservation of Habitats and Species Regulations 2010 (SI No. 490 – the "Habitats Regulations").*

PLAN/2015/0503 - Proposed internal alterations to convert ground floor storage space into studio flat and relocation of refuse bins.

Refused (26.06.2015) for the reasons below:

01. *The proposal by virtue of its design and layout will result in:*
- a. a lack of privacy for future occupiers of the proposed flat*
 - b. an adverse impact upon the privacy of the adjoining property's amenity space;*
 - and*
 - c. an inadequate quality of private amenity space for the proposed flat.*

The proposal therefore represents an unacceptable form of development which is considered to be contrary to the Woking Core Strategy 2012 Policy CS21 (Design) and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) both of which seek to ensure appropriate private amenity space is provided and that there is no loss of privacy or inappropriate relationships between buildings as a result of development proposals.

02. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy (2010 - 2015) and saved Policy NRM6 of the South East Plan (2009).*

PLAN/2015/0001 - Internal alterations to convert storage space at ground floor into 1No flat and relocation of refuse bins.

Refused (19.03.2015) for the reasons below:

01. *The proposal by virtue of its design and layout will result in:*
- a. a lack of privacy for future occupiers of the proposed flat*
 - b. an adverse impact upon the privacy of the adjoining property's amenity space;*
 - and*
 - c. an inadequate quality of private amenity space for the proposed flat.*

The proposal therefore represents an unacceptable form of development which is considered to be contrary to the Woking Core Strategy 2012 Policy CS21 (Design)

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and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) both of which seek to ensure appropriate private amenity space is provided and that there is no loss of privacy or inappropriate relationships between building as a result of development proposals.

02. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards affordable housing, it cannot be determined that the proposed additional dwellings would make sufficient contributions towards affordable housing. The proposal is therefore considered to be contrary to Policy CS12 of the Woking Core Strategy (2012).*
03. *In the absence of a Legal Agreement or other appropriate mechanism to secure contributions towards mitigation measures, it cannot be determined that the additional dwellings would not have a significant impact on the Thames Basin Heaths Special Protection Area, contrary to Policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Avoidance Strategy (2010 - 2015) and saved Policy NRM6 of the South East Plan (2009).*

PLAN/2012/0122 - Extension and alterations to allow conversion of existing office building to 3 x flats.

Permitted subject to conditions and legal agreement (03.10.2012)

PLAN/2010/0507 - Proposed conversion to create 4No flats.

Refused (12.08.2010) for the reasons below:

01. *The proposal by reason of its design and layout represents an overdevelopment of the site, not providing a suitable residential layout in terms of adequate daylight, outlook, amenity and bin storage for the future occupiers of the proposed residential accommodation contrary to Policies BE1 and HSG21 of the Woking Borough Local Plan 1999 and the Councils Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight'.*
02. *In the absence of a completed S.106 agreement, it has not been demonstrated that the proposal addresses the requirements of Policy NE1 of the Woking Borough Local Plan 1999 nor the Habitat Regulations in respect of its impact on the Thames Basin Heaths Special Protection Area.*

PLAN/2009/0872 - Proposed conversion and extension of building to create six studio flats.

Refused (16.12.2009) for the reasons below:

01. *The proposal by reason of its design and layout represents an overdevelopment of the site, not providing adequate daylight, outlook and amenity for the future occupiers of the proposed residential accommodation and would result in an unacceptable level of overlooking to the adjacent site 57-59 Walton Road contrary to Policies HSG18 and HSG21 of the Woking Borough Local Plan 1999 and the Councils Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight'.*
02. *In the absence of a completed S.106 agreement, it has not been demonstrated that the proposal addresses the requirements of Policy NE1 of the Woking Borough Local Plan 1999 nor the Habitat Regulations in respect of its impact on the Thames Basin Heaths Special Protection Area.*

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PLAN/2009/0235 - Proposed roof extension to allow conversion of existing building to create six one bedroom flats.

Refused (26.05.2009) for the reasons below: Dismissed at Appeal (17.06.2010)

01. The proposal by reason of its design and layout represents an overdevelopment of the site, not providing adequate daylight, outlook and amenity for the future occupiers of the proposed residential accommodation and the size and position of the bin store results in an unacceptable and detrimental impact on the street scene contrary to Policies BE1, HSG18 and HSG21 of the Woking Borough Local Plan 1999 and the Councils Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight'.

02. In the absence of a completed S.106 agreement, it has not been demonstrated that the proposal addresses the requirements of Policy NE1 of the Woking Borough Local Plan 1999 nor the Habitat Regulations in respect of its impact on the Thames Basin Heaths Special Protection Area.

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 condition 05 attached to any planning permission granted.

Contaminated Land Officer: No contaminated land related conditions recommended.

REPRESENTATIONS

x56 local properties were sent neighbour notification letters of the application, in addition to the application being advertised on the Council's website.

x0 letters of representation have been received.

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

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough

CS4 - Local and Neighbourhood Centres and shopping parades

CS5 - Priority Places

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

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CS21 - Design
CS22 - Sustainable construction
CS25 - Presumption in favour of sustainable development

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

DM8 - Land contamination and hazards
DM16 - Servicing development

Supplementary Planning Documents (SPD's)

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

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
 - Design and impact upon the character of the area
 - Impact upon neighbouring amenity
 - Amenities of future occupiers
 - Parking, highways implications and alternative modes of travel
 - Thames Basin Heaths Special Protection Area (TBH SPA)
 - Affordable housing
 - Other matters
 - Local finance considerationshaving 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 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.

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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.
4. Olympic Court is within the Urban Area within close proximity to Woking Town Centre, 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. Furthermore Olympic Court is within the Walton Road Neighbourhood Centre and within a Priority Place (Maybury and Sheerwater). Policy CS4 sets out an indicative housing development amount of x250 units within Local and Neighbourhood Centres over the life of the Core Strategy (to 2027), which the proposal would contribute towards. Policy CS5 sets out that the Council will enable the provision of around an additional x250 new homes in Maybury and Sheerwater to 2027, which the proposal would again contribute towards.
5. Olympic Court also falls within a High Density Residential Area, as defined on the Council's Proposals Map. Policy CS10 of the Woking Core Strategy (2012) states that density should exceed 40 dwellings per hectare and the reasoned justification text to Policy CS10 states that development proposals within the High Density Residential Area will be permitted at densities generally in excess of 70 dph in order to make the most efficient use of land. The existing density of the application site is 185 dph (x3 flats). The resulting density would amount to 308 dph (x5 flats), in excess of 40 dph as required by Policy CS10 and making efficient use of land within the Urban Area within close proximity to Woking Town Centre.
6. The predominant surrounding land use is residential and the existing building to which the application relates has previously been converted to residential use to provide x3 existing flats. Overall therefore the principle of the development is acceptable, subject to other material planning considerations which will be addressed.

Design and impact upon the character of the area

7. 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.
8. This area of Woking has been developed and re-developed over the years since the arrival of the railway. Large areas of the original Late Victorian/Edwardian development have been retained but there has been piecemeal redevelopment of plots and conversion to other uses. Modern redevelopment is still ongoing. Besides residential land uses within the immediate area include schools, care homes and commercial premises. The mix of building ages and types within the area does not

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create visual unity, although some streets where there has been little redevelopment are more unified. The application property is two storeys in height, presenting a clad gable to Marlborough Road and is adjoined by Stadium House to the north, which provides flats over x3 storeys and a large commercial building to the south, which currently houses a Lok N Store self storage facility.

9. The proposed second floor roof extension has been designed to continue the roof form of adjacent Stadium House and would contain x2 front dormer windows and x2 rear dormer windows reflective of the design, scale and form of the existing dormer windows apparent at adjacent Stadium House. This is considered to be an appropriate design rationale and the resulting Olympic Court building is considered to integrate into the existing form and scale of adjacent Stadium House. The adjoining property on the opposite side, the Lok N Store self storage premises, is of a greater scale and width than Olympic Court, and therefore the resulting side elevation, although greater in height, would not appear unduly prominent or discordant within the immediate street scene context.
10. The submitted proposed front elevation shows the first floor level fenestration at Olympic Court to line through with that existing at adjacent Stadium House, which is not currently the case. The alterations to the existing first floor level fenestration at Olympic Court would result in a more consistent appearance to both buildings (Olympic Court and Stadium House), which would become attached at roof level and effectively read as one continuous building within the Marlborough Road street scene.
11. A partial ground floor plan has been submitted which demonstrates that there is sufficient space for the storage of general waste, recycling and food waste bins, in accordance with the Council's guidance document 'Waste and recycling provisions for new residential developments', to serve the proposed x2 flats, in addition to those x3 flats already within Olympic Court, within the existing internal storage area. Similarly, this partial ground floor plan also demonstrates that there is sufficient space within this existing internal storage area to accommodate the provision of secure and covered cycle storage for x2 cycles for each of the x2 proposed flats in accordance with SPD Parking Standards (2018). These matters are secured via recommended conditions 04 and 05.
12. Furthermore Paragraph 118 of the NPPF (2018) sets out that planning decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. These requirements are all considered to be met in this instance.
13. Overall the development is considered to respect and make a positive contribution to the street scene of Marlborough Road 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), SPD Design (2015) and the provisions of the National Planning Policy Framework (NPPF) (2018).

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Impact upon neighbouring amenity

14. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. More detailed guidance on assessing neighbouring amenity impacts is provided within SPD Outlook, Amenity, Privacy and Daylight (2008).

Nos.10 and 11 Marlborough Road:

15. Nos.10 and 11 Marlborough Road are a pair of two storey semi-detached dwellings located on the opposing side of the Marlborough Road carriageway. Approximately 16.5 metre separation would be retained between the front elevations of Nos.10 and 11 and the proposed second floor roof extension. Taking into account the maximum approximate 9.0 metre height of the resulting Olympic Court building, combined with the location of the site within a High Density Residential Area, it is not considered that a significantly harmful overbearing effect due to bulk, proximity or outlook would occur to Nos.10 and 11 Marlborough Road.
16. In terms of daylight to Nos.10 and 11 SPD Outlook, Amenity, Privacy and Daylight (2008) sets out that, in relationships such as this, suitable daylight to an existing dwelling is achieved where an unobstructed vertical angle of 25° can be drawn from the middle of the existing opening towards the proposed development. The proposed second floor roof extension would comply with this 25° angle test and therefore no significantly harmful loss of daylight is considered to occur to Nos.10 and 11 Marlborough Road. Given the scale and form of the proposal, and the separation retained to Nos.10 and 11, no significantly harmful loss of sunlight is considered to occur.
17. The proposed second floor roof extension would result in x2 new dormer windows within the front roofscape (serving living rooms) facing towards Nos.10 and 11. SPD Outlook, Amenity, Privacy and Daylight (2008) sets out recommended minimum separation distances for achieving privacy, requiring 15 metres for three storey and over front - to - front elevation relationships. At approximately 16.5m the proposal would comply with this guidance and therefore no significantly harmful loss of privacy is considered to arise to Nos.10 and 11. Overall the impact upon the residential amenity of Nos.10 and 11 Marlborough Road is considered to be acceptable.

Tudor Court, No.57 Walton Road:

18. Tudor Court, No.57 Walton Road is a retirement housing block containing apartments. To the rear of Olympic Court is a communal amenity space serving Tudor Court with a car parking area to the south-west of this. The existing rear projection of Olympic Court would be reduced in overall height and a gable terminating in a reduced eaves height formed.
19. The proposed second floor roof extension would continue the existing form and scale of the rear roof scape of adjacent Stadium House. Given these factors, combined with the communal nature of the area to the rear of Tudor Court, it is not considered that a significantly harmful overbearing effect due to bulk or proximity would occur to this communal amenity space. Given the separation retained to the building of Tudor Court it is not considered that a significantly harmful impact would occur to the accommodation within Tudor Court.

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20. Whilst x2 new rear dormer windows would face over the area to the rear of Tudor Court (serving bedrooms) it is not considered that any additional overlooking of this area would result in significant harm to existing or future occupiers of Tudor Court. The communal amenity space impacted to the rear of Tudor Court is communal in nature and there are already first floor windows within both Olympic Court and adjacent Stadium House which overlook this communal amenity space. Furthermore there are windows within the side elevation of the Lok N Store self storage premises which also overlook this communal amenity space.
21. Olympic Court is sited predominantly to the east of the communal amenity area serving Tudor Court. Whilst there would potentially be some additional overshadowing of this communal amenity area, arising from the increased bulk of the proposed second floor roof extension, any such additional overshadowing would likely be restricted to early morning and limited in area such that it is not considered to give rise to significantly harmful impact. Overall it is considered that the impact upon the residential amenity of Tudor Court is acceptable.

Lok N Store, Marlborough Road:

22. Whilst the adjacent Lok N Store building demonstrates side elevation windows facing towards Olympic Court having regard to the commercial nature of this premises no significant concerns arise with regard to the impact upon the Lok N Store in terms of loss of potential loss of daylight, sunlight or overbearing effect. The proposed second floor roof extension would include x2 windows facing towards the Lok N Store building however these x2 windows would serve either non-habitable space (bathroom) or a secondary function to a kitchen and are annotated on the submitted plans to be obscure-glazed and high-level opening, which can be secured via recommended condition 6. These factors would ensure that no mutual loss of privacy would occur between the Lok N Store self storage premises and the proposed x2 flats and that any potential future redevelopment of the Lok N Store site would not be compromised.

Stadium House, Marlborough Road:

23. The proposed second floor roof extension would attach to the existing roof of adjacent Stadium House, which contains no openings, and therefore no concerns arise in terms of the impact upon this building in terms of potential loss of privacy, daylight or sunlight, or overbearing effect.

No.25 Portugal Road:

24. No.25 Portugal Road is a single storey workshop situated on the north-eastern side of Portugal Road, to the rear of Olympic Court, and beyond the intervening Tudor Court communal amenity space. Given the single storey and non-residential nature of No.25 Portugal Road it is not considered that significant harmful impact, particularly in terms of potential overlooking or loss of privacy to No.25, would occur as a result of the proposed second floor roof extension.

Amenities of future occupiers

25. It is considered that a good standard of outlook, daylight and sunlight would be achieved to habitable rooms (ie. the living rooms and bedrooms). The x2 proposed one bedroom flats would measure approximately 52 sq.m. and 48 sq.m. in gross floor space respectively. Although not locally adopted these gross floor spaces exceed the relevant minimum requirements of the Technical housing standards - nationally

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described space standard (March 2015) for one storey 1 bedroom dwellings and are therefore considered to provide a good standard of residential amenity.

26. Whilst the kitchens would be located towards the centre of the floor plans the layout of the proposed x2 flats is such that these would be small galley-type kitchens which would be directly linked to the living rooms, which are likely to be well daylight.
27. SPD Outlook, Amenity, Privacy and Daylight (2008) states that "*dwellings specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and any other forms of dwelling less than 65sq.m. floorspace*". Both of the x2 proposed one bedroom flats would measure below 65 sq.m floor space and therefore do not require any specific area to be set aside as private amenity space.

Parking, highways implications and alternative modes of travel

28. 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.
29. SPD Parking Standards (2018) sets out minimum on-site vehicle parking requirements of 0.5 spaces for each 1 bedroom flat. The overall relevant minimum parking standard would therefore be 1 parking space (ie. 0.5 space x 2 flats = 1 space). Whilst SPD Parking Standards (2018) sets out that on site provision below minimum standards will be considered for development within Woking Town Centre Olympic Court does not fall within Woking Town Centre, as defined on the Council's Proposals Map, although is within easy walking/cycling distance of Woking Town Centre.
30. It is not possible in this instance to provide x1 on-site parking space in line with the minimum requirements of SPD Parking Standards (2018). Whilst this is the case, Olympic Court is located within close proximity to Woking Town Centre, with its wide range of amenities and public transport connections. Existing car parking restrictions are in force along Marlborough Road, and nearby Walton Road, Maybury Road and Portugal Road. These carriageways fall within Controlled Parking Zone 2 (CPZ 2) and are subject to parking restrictions between 0830 and 1800 on Mondays to Saturdays (inclusive).
31. Walking and cycling provide important alternatives to the private car and should also be encouraged to form part of longer journeys via public transport. The local highway network is subject to a network of good quality footways and pedestrian crossing facilities, which connect to Woking Town Centre and various public transport connections. The wider pedestrian and cycle infrastructure within Woking Town Centre is currently undergoing significant public realm improvements.
32. Woking rail station is located a walking distance of approximately 625 metres from the site (a circa 8 minute walk) and is accessible from the site via the existing network of footways and pedestrian crossings. This distance is well within an 800 metre 'acceptable' walking distance as recommended by the Chartered Institute of Highways and Transportation (CIHT) and this rail station provides access to a wide range of high-frequency South Western Railway services to various local and regional destinations, which includes fast, direct services to Clapham Junction and London

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Waterloo and services to Guildford, Surbiton, Weybridge, Alton and Portsmouth Harbour.

33. The nearest bus stops to the application site are located on Maybury Road, approximately 120 metres to the south-east of the site, and on Walton Road, approximately 191 metres to the north-east of the site. Both bus stops are well within the CIHT's recommended 400 metres walking distance to a bus stop and collectively serve local bus routes 436 and 456 in both directions. Overall it is evident that there are a wide range of alternative modes of travel (ie. walking, cycling, rail and bus) to the private car available within the local area.
34. SPD Parking Standards (2018) sets out cycle parking standards of x2 cycle spaces per dwelling. A partial ground floor plan has been submitted which demonstrates that there is sufficient space within the existing internal storage area to accommodate the provision of secure and covered cycle storage for x2 cycles for each of the x2 proposed flats in accordance with SPD Parking Standards (2018). This provision is secured via recommended condition 05.
35. Given these combined factors it is not considered that the shortfall of x1 car parking space, in comparison to the requirements of SPD Parking Standards (2018), would give rise to material planning harm in terms of the safety and operation of the adjoining public highway or in terms of harm to nearby and neighbouring amenity. Furthermore, this factor also has to be weighed against the provision of x2 net dwellings, which would contribute towards the Council's housing land supply, within a sustainable location a short distance from Woking Town Centre.

Thames Basin Heaths Special Protection Area (TBH SPA)

36. 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).
37. 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 the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £1006 (ie. £503 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 studio/one bedroom dwellings which would arise from the proposal. This would need to be secured through a S106 Legal Agreement.
38. 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

39. Policy CS12 of the Woking Core Strategy (2012) states that all new residential development will be expected to contribute towards the provision of affordable

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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.

40. 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).
41. 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.

Other matters

42. Policy CS22 of the Woking Core Strategy (2012), relating to energy and water consumption, does not explicitly state that it relates to extensions to existing buildings. Therefore it is not considered reasonable or necessary to recommend any planning conditions relating to energy and water consumption.
43. The application site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. Part of the carriageway of Marlborough Road is identified as being at a 1 in 1000 year risk of surface water flooding although no other surface water flood risk within, or adjacent to, the site is identified within the Council's Strategic Flood Risk Assessment (November 2015). The proposed development is very unlikely to increase the existing surface water discharge rates from the site because the rooftop nature of the extension will not increase the footprint of the existing building. No surface water drainage implications are therefore considered to arise and the development is considered to comply with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

LOCAL FINANCE CONSIDERATIONS

44. The development would be liable for Community Infrastructure Levy (CIL) to the sum of **£10,186** (110 sq.m net floorspace) (including the April 2018 Indexation).

CONCLUSION

45. Overall, subject to recommended conditions, the principle of development is considered to be acceptable. Furthermore the development is considered to result in acceptable impacts with regard to design and the character of the area, neighbouring amenity, amenities of future occupiers, parking, highways implications and alternative modes of travel. Thames Basin Heaths Special Protection Area (TBH SPA) will be addressed via the Legal Agreement.
46. The proposal is therefore considered to accord with Sections 2, 5, 9, 11, 12, 14 and 15 of the National Planning Policy Framework (NPPF) (2018), Policies CS1, CS4, CS5, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22 and CS25 of the Woking Core Strategy (2012), Policies DM8 and DM16 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), the Planning Practice Guidance (PPG), South East Plan (2009) (Saved policy)

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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

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

Consultation response from Contaminated Land Officer

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	£1006 SMM (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 SMM (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.

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:

10713 01 P (Existing Elevations), undated and received by the Local Planning Authority on 03.07.2018.

10713 02 P A (Existing/Proposed First Floor Plan), undated and received by the Local Planning Authority on 03.07.2018.

10713 02 P (Proposed Bin and Cycle Storage), undated and received by the Local Planning Authority on 07.09.2018.

10713 03 P (Proposed Block Plan and Proposed Front Elevation), undated and received by the Local Planning Authority on 03.07.2018.

10713 04 P B (Proposed Elevations - Side and Rear), undated and received by the Local Planning Authority on 21.08.2018.

10713 05 P B (Proposed Second Floor Plan), undated and received by the Local Planning Authority on 21.08.2018.

10713 06 P (Location Plan), undated and received by the Local Planning Authority on 03.07.2018.

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10713 07 P (Proposed Site Plan), undated and received by the Local Planning Authority on 03.07.2018.

Existing Roof Plan, undated and received by the Local Planning Authority on 11.07.2018.

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

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

Reason: To protect the character and appearance of Marlborough Road 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. Prior to the first occupation of the development hereby permitted general waste, recycling and food waste storage facilities shall be provided in accordance with the approved plan numbered/titled '10713 02 P (Proposed Bin and Cycle Storage)' and shall thereafter be permanently retained for use by occupiers of the development hereby permitted.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area, especially nuisance by reason of smell, insects or rodent pests in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

05. Prior to the first occupation of the development hereby permitted x4 secure cycle storage spaces (x2 cycle storage spaces to serve each of the x2 additional flats) shall be provided in accordance with the approved plan numbered/titled '10713 02 P (Proposed Bin and Cycle Storage)' and shall thereafter be permanently retained for use by occupiers of the development hereby permitted.

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

06. Prior to the first occupation of the development hereby permitted as annotated on the approved plans numbered '10713 04 P B' and '10713 05 P B' the window(s) within the south-eastern (side) elevation of the development hereby permitted shall be glazed entirely with obscure glass and 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) shall be permanently retained in that condition unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the adjoining properties, and to avoid undue prejudice to any potential future redevelopment of adjoining properties, in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD Design (2015) and the provisions of the NPPF (2018).

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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 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.

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

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).

03. 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.
04. 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

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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.

05. 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>
06. 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.
07. 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.
08. 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.
09. This decision notice should be read in conjunction with the related Legal Agreement.