

## 25 SEPTEMBER 2018 PLANNING COMMITTEE

5e 18/0429 Reg'd: 02.05.18 Expires: 27.06.18 Ward: MH  
Nei. 17.07.18 BVPI Minor Number >8 On No  
Con. Target dwellings -13 of Weeks Target?  
Exp: on Cttee'  
Day:

**LOCATION:** Garlands, 29a Park Road, Woking, GU22 7BX

**PROPOSAL:** Erection of a two storey detached replacement dwelling (5x bed) following demolition of existing dwelling (Amended Plans and Description)

**TYPE:** Full Planning Application

**APPLICANT:** Mr and Mrs Giovanni Di Palma

**OFFICER:** David Raper

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

The proposal is for a replacement dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The proposal is for the erection of a two storey replacement dwelling following demolition of the existing bungalow. The proposed dwelling would have five bedrooms and an integral garage and would be built in a traditional style. The existing vehicular access onto Park Road would be utilised.

### **PLANNING STATUS**

- Urban Area
- Adjacent to Grade II listed building
- Tree Preservation Order
- Thames Basin Heaths SPA ZoneB (400m-5km)

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The proposal relates to a single storey three bedroom dwelling dating from the 1970s/1980s. The dwelling is finished in brick with a relatively shallow hipped roof and has a simple design. The site is in a 'backland' position and shares its access with No.29 Park Road which is sited directly in front of the proposal site and fronts onto Park Road, this building is Grade II listed. The surrounding area is generally characterised by large detached two storey dwellings set in generously sized plots with mature tree cover; the surrounding area is therefore spacious and verdant in nature.

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### PLANNING HISTORY

- 79/0323 – Erection of detached single storey dwelling and shared access – Permitted 19/06/1979
- 78/0548 – Erection of detached dwelling and garage – Refused

### CONSULTATIONS

- **County Highway Authority:** No objection subject to conditions.
- **Arboricultural Officer:** No objection subject to conditions.
- **Conservation Consultant:** No objection.

### BACKGROUND

Following concerns raised by the Case Officer regarding the impact on the setting of the nearby listed building and the impact on neighbours, amended plans were received on 23/08/2018 which made the following amendments:

- Reduction in overall height of proposed building by from 9.4m to 8.1m
- Removal of second floor accommodation and windows
- Amendment to position and width of dwelling and addition of two storey side projection with integral garage
- One front gable amended to a hipped roof form
- First floor front elevation moved further away from rear boundary of No.29 Park Road

The proposal has been assessed based on these plans.

### REPRESENTATIONS

3x representations received in response to the original application raising the following concerns:

- Proposal would cause loss of light
- Proposal would cause overlooking and loss of privacy
- Proposed landscaping would cause loss of light
- Proposal is effectively a three storey building
- The size of the current building fits well with the location, the resulting building would be 2.5x storeys
- The use of the driveway would impact on neighbouring garden through traffic noise (*Officer note: the driveway would be in a similar position to the existing and as the proposal relates to a replacement dwelling, the proposal is not considered to materially increase traffic movements to the point where they would unduly impact on neighbours*)

Neighbours were re-consulted on amended plans which reduced the overall height and scale of the proposed building. One further representation was received raising the following concerns:

- Proposal would cause loss of light, including to our rear garden
- Proposed building would be even closer to our boundary

**RELEVANT PLANNING POLICIES**

National Planning Policy Framework (NPPF) (2018):

Section 2 - Achieving sustainable development  
Section 5 - Delivering a sufficient supply of homes  
Section 8 - Promoting healthy and safe communities  
Section 9 - Promoting sustainable transport  
Section 11 - Making effective use of land  
Section 12 - Achieving well-designed places  
Section 14 - Meeting the challenge of climate change, flooding and coastal change  
Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough  
CS10 - Housing provision and distribution  
CS11 - Housing Mix  
CS18 - Transport and accessibility  
CS20 - Heritage and Conservation  
CS21 - Design  
CS22 - Sustainable construction  
CS24 - Woking's landscape and townscape  
CS25 - Presumption in favour of sustainable development

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping  
DM20 - Heritage Assets and their Settings

Supplementary Planning Documents (SPDs):

Parking Standards (2018)  
Woking Design (2015)  
Outlook, Amenity, Privacy and Daylight (2008)

In addition to the above Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

**PLANNING ISSUES**

Impact on Character:

1. The proposal is for the erection of a two storey replacement dwelling in place of the existing single storey dwelling. The existing dwelling is a large bungalow with relatively shallow hipped roofs dating from the 1970s/1980s. The existing building is considered to hold limited architectural merit and its demolition and replacement can therefore be considered acceptable in principle subject to the scale and design of the replacement dwelling and its impact on the character of the surrounding area.
2. The proposal site is in a 'backland' position and shares its access with No.29 Park Road. The dwelling however forms one of a line of dwellings from the north-west to the south-east including Holly House and Wisteria which are accessed from Onslow Crescent to the north-west and No.31a and No.31b Park Road to the south-east. These are all two storey dwellings dating from the past 10 years and are built in a traditional style. The proposed dwelling would be two storeys with a ridge height of

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8.1m which is lower than neighbouring dwellings either side. The proposed dwelling would therefore be consistent with the character and pattern of development in the area which is predominately characterised by two storey dwellings. The proposed dwelling would be positioned 3.6m from the western boundary and 1.8m from the eastern boundary which is considered to result in acceptable visual separation between dwellings.

3. The proposed replacement dwelling has been designed in a traditional style with gable and hipped roof features along with bay windows, sash-style windows, decorative ridge tiles and a mixture of brickwork and tile hanging. A two storey side-projection features an integral garage and front-facing dormer window and this element would be set-back 5m from the principal front elevation with a reduced height compared to the main dwelling. The dwelling features crown roof elements however these are not considered to be readily appreciable from ground level and the central crown roof is set-down from the main ridge lines. Overall the proposed replacement dwelling is considered a visually acceptable form of development which would respect the character and pattern of development in the area.

### Impact on Setting of Grade II Listed Building:

4. The proposal site is located behind No.29 Park Road which is a Grade II listed building dating from the C17 with later extensions. The building is timber framed and characterised by modest cottage-like proportions and is positioned relatively close to Park Road; the building stands apart from surrounding development and clearly pre-dates the buildings around it. The setting of the listed building has clearly changed over time and is currently in a suburban setting. The space around the building serves to set the building apart from surrounding development which is suburban in nature. The NPPF (2018) attaches great weight to the desirability of preserving and enhancing Heritage Assets and Woking Core Strategy (2012) policy CS20 'Heritage and Conservation' requires development to preserve the character and setting of listed buildings. Furthermore Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a statutory duty on decision makers to have '*special regard to the desirability of preserving the building or its setting...*'. Any proposal would therefore need to preserve the setting of the listed building and significant weight should be given to this consideration.
5. The proposal site has a close relationship with the listed building as the site is located directly behind the building and the two sites share the same vehicular access. To the rear of the listed building is a detached garage 7m in length with a dual-pitched roof which is located on the boundary with the proposal site and a boundary fence and landscaping separates the two properties.
6. The existing building is a single storey building with relatively shallow roof pitches and a maximum ridge height of 5.6m. The existing building therefore has a limited impact on the setting of the listed building and is not prominent in views of the listed building from Park Road.
7. The proposed replacement dwelling would be two storeys and would be 2.5m greater in height and bulk compared to the existing (8.1m in maximum height compared to the existing 5.6m). Several amendments to the scheme have been secured during the application in order to reduce the height, bulk and massing of the dwelling in order to preserve the setting of the listed building (see 'Background' section). The part of the roof most visible from Park Road would be hipped away from Park Road which is considered to limit the perception of bulk and scale when viewed from the south.

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8. The bulk and scale of the dwelling has been broken up with hipped roof elements, a staggered front elevation and relatively low eaves levels. The overall resulting effect is considered to be of a well-proportioned dwelling of an appropriate bulk and scale for its context. The proposed dwelling would be approximately 20m from the rear projecting element of the listed building at its nearest point and approximately 25m from the main body of the listed building fronting Park Road. It is also borne in mind that the proposed dwelling is located between two storey dwellings either side of it with a ridge height which is which between 1m-1.2m lower than its neighbours. The ridge height of the proposed dwelling would be approximately 0.9m higher than that of the listed building which is approximately 7.2m in height. Notwithstanding the difference in height, the separation distance to the listed building is considered to diminish the potential overbearing visual impact of the proposed dwelling on the setting of the listed building.
9. The design of the building along with the separation distance from the listed building and taking account of the context of the proposal site, is considered to result in a development which preserves the setting of the listed building. The proposal is not considered to dominate views of the listed building and would be viewed in the context of similar dwellings nearby. Furthermore, the setting of the listed building is considered to be primarily derived from the space around it within its own plot and its landscaped frontage rather than an absence of development behind it. The Council's Conservation Consultant has been consulted and raises no objection.
10. Overall the proposed development is considered to preserve the setting of the listed building at No.29 Park Road and therefore accords with Core Strategy (2012) policy CS20, Woking DMP DPD (2016) policy DM20 and the National Planning Policy Framework (2018).

### Impact on Neighbours:

#### *No.29 Park Road:*

11. No.29 Park Road is located directly in front of the proposal site to the south. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) recommends minimum separation distances for different relationships including 20m for rear-to-rear relationships and 10m for front-to-boundary relationships. The proposal site has a front-to-rear relationship with No.29 Park Road; whilst there is no recommended minimum distance for this relationship it is considered appropriate to apply the most generous distance of 20m in this instance.
12. The first floor windows would be positioned a minimum of 10m from the rear boundary of No.29 and the principal rear elevation of this neighbour is positioned a further 16m from the boundary with the proposal site at its nearest point. There would therefore be a minimum of 26m between the front elevation of the proposed dwelling and the rear elevation of No.29. Overall the separation distances involved are considered to result in an acceptable impact on No.29 in terms of loss of light, overbearing and overlooking impact.

#### *No.31a Park Road:*

13. The proposed dwelling would be located 1.8m from the boundary with No.31a Park Road at its nearest point, which itself is located 2.2m from the boundary to the south-east. This neighbour features a ground floor side-facing window understood to serve a single aspect study, which is regarded as a habitable room. Whilst the two storey side

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garage projection would be located 1.8m from the boundary, this element is set-back 5m from the front elevation and is not located opposite the window in question. The main body of the dwelling would be located opposite the window however this would be located 7.4m from the boundary and 9.6m from the window itself. The proposal would pass the '25° test' in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' (2008) and so is not considered to result in an undue loss of light or overbearing impact on this window. The rear of the proposed dwelling would project 4.4m beyond that of No.31a however the proposal would pass the '45° test' in plan and elevation form with this neighbour.

14. The proposed dwelling features first floor side-facing rooflights however as these all serve non-habitable rooms or are secondary windows, these can be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking.

### *Wisteria, Onslow Crescent:*

15. This neighbour is located to the north-west and has the opposite orientation to the proposed dwelling. This neighbour features a single storey side projection which is located 2.6m from the boundary at its nearest point and 6.2m from the proposed dwelling itself.
16. The front elevation of the proposed dwelling would project 1.6m beyond the rear elevation of this neighbour however the separation distance results in the proposal passing the '45° test' in plan and elevation form as set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and is not considered to result in an undue overbearing or loss of light impact on the rear-facing windows of Wisteria.
17. This neighbour features no side-facing window openings apart from a glazed door which is understood to serve a utility room. The single storey element does feature rooflights however the rooflights are understood to serve a large open-plan living area served by windows on the rear elevation as well as a roof lantern. In any case, if the '25° test' is applied to the rooflights in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008), the proposal would pass this test. This neighbour also features a first floor side-facing window however this is obscurely glazed and serves a non-habitable room. Overall the proposal is not therefore considered to result in an undue loss of light or overbearing impact on this neighbour.
18. The proposed dwelling features first floor side-facing rooflights however as these all serve non-habitable rooms or as secondary windows, these can be required to be obscurely glazed with restricted opening by condition to avoid undue overlooking. The dwelling would include front and rear facing windows at first floor level however any views from these would be typical of a residential area and are not considered to result in an undue overlooking or loss of privacy impact.

### *The Linnets, Wychcombe and Holtwood, Onslow Crescent:*

19. The proposal has a rear-to-rear relationship with neighbours to the north who front onto Onslow Crescent and back onto the proposal site. These neighbours are orientated at roughly at a 30° angle relative to the proposal site but do face towards the proposal site. The proposed development would introduce first floor accommodation and rear-facing windows however these would be positioned a minimum of 17m from the rear boundary of the site and would be sited approximately 25m from the rear elevation of Wychcombe, 35m from The Linnets and 39m from Holtwood. These separation distances exceed the recommended minimum of 20m set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and the

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proposal is considered to form an acceptable relationship with these neighbours and is not considered to result in an undue overlooking, overbearing or loss of light impact on these neighbours. The insertion of second floor windows in the future can be restricted by condition.

20. Considering the points discussed above, overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours and accords with Core Strategy (2012) policy CS21, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the National Planning Policy Framework (2018).

### Standard of Accommodation:

21. As the proposed dwelling sits approximately on the same footprint of the existing dwelling, the proposal would not materially reduce the size or quality of the rear amenity space compared to the existing situation. The proposed dwelling would feature a rectangular rear amenity space of approximately 425m<sup>2</sup>. This exceeds the internal floor area of the proposed dwelling (355m<sup>2</sup>) and so is considered to achieve an acceptable size and quality of amenity space for residents in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). The dwelling itself would achieve a good quality of internal accommodation with good outlooks to habitable rooms.
22. Overall the proposal is considered to achieve an acceptable standard of accommodation for future residents.

### Impact on Trees:

23. There is a mature Oak tree to the rear of the plot which is protected by a Tree Preservation Order and there are also other mature trees both on and off-site; the construction of the proposed development has the potential to impact on the rooting areas of these trees. Detailed information has been provided detailing how trees would be retained and protected during construction; the Council's Arboricultural Officer considers the information acceptable in principle but requires further detailed information relating to the location of any new drainage or service runs serving the development. Subject to conditions, the proposal is considered to have an acceptable impact on trees.

### Transportation Impact:

24. The proposed dwelling would feature an integral garage and space to the frontage sufficient to accommodate parking for at least three cars in accordance with the Council's Parking Standards SPD (2018). The proposal would utilise the existing shared vehicular access onto Park Road and overall the proposal is considered to have an acceptable transportation impact compared to the existing situation. In terms of cycle parking, the property has a large integral garage and ample space to the rear for outbuildings for cycle storage. The County Highway Authority raises no objection to the proposal subject to a condition securing a Construction Transport Management Plan. Subject to this condition, the proposal is considered to have an acceptable transportation impact.

### Sustainability:

25. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities

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will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.

26. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4. Subject to such conditions, the proposal is considered acceptable in terms of sustainability.

### Community Infrastructure Levy:

27. The proposal would be liable to make a CIL contribution of £19,290.87 based on a net increase in floor area of 125m<sup>2</sup>. The applicant has however submitted a self-build exemption form claiming relief from CIL. Notwithstanding this, the LPA must assess the application for exemption separately and the applicant must submit a Commencement of Development Notice prior to any commencement of development.

### **CONCLUSION**

28. Overall, the proposed replacement dwelling is considered to constitute an acceptable form of development which would have an acceptable impact on the character of the surrounding area, on the amenities of neighbours and on trees. The proposal is considered to preserve the setting of the listed building at No.29 Park Road and significant weight has been afforded to the setting of the listed building. The proposal therefore accords with Core Strategy (2012) policies CS21, CS20, CS24 and CS25, Woking DMP DPD (2016) policies DM2 and DM20, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the National Planning Policy Framework (2018) and is recommended for approval subject to conditions.

### **BACKGROUND PAPERS**

1. Site visit photographs
2. Consultation responses
3. Representations
4. Listed Building Site Notice dated 17/05/2018
5. Arboricultural Report from APArboriculture dated 17/04/2018 ref: APA/AP/2018/064 Rev.A

### **RECOMMENDATION**

GRANT Planning Permission subject to the following conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.



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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).

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

CDA-245-006 Rev.A (Existing Site Plan and Location Plan) received by the LPA on 01/05/2018

CDA-245-SK3 Rev.C (Proposed South & East Elevations) received by the LPA on 23/08/2018

CDA-245-SK1 Rev.B ((Proposed Ground & First Floor Plans)) received by the LPA on 24/07/2018

CDA-245-SK2 Rev.C (Proposed Roof Plan) received by the LPA on 23/08/2018

CDA-245-SK4 Rev.B (Proposed North & West Elevations) received by the LPA on 24/07/2018

CDA-245-SK5 Rev.C (Proposed Street Scene) received by the LPA on 28/08/2018

CDA-245-SK6 Rev.A (Site Plan as Proposed) received by the LPA on 03/09/2018

CDA-245-SK10 (Existing Elevations) received by the LPA on 03/09/2018

CDA-245-SK10 (Existing Plans and Elevations) received by the LPA on 03/09/2018

CDA-245-SK11 (Existing Roof Plan) received by the LPA on 03/09/2018

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

3. ++Prior to the commencement of any above-ground works in connection with the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. ++ Prior to the commencement of the development hereby permitted, full details of the method of construction and position of any new drainage/service runs or soakaways on the site shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant and engineer will be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason: To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development in accordance with Policy CS21 of the Woking Core Strategy 2012.

5. The development hereby permitted shall take place in strict accordance with the Arboricultural Impact Assessment and Method Statement from APArboriculture dated 17/04/2018 ref: APA/AP/2018/064 Rev.A, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection 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.

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Reason: To ensure reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the Woking Core Strategy 2012.

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

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

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no window, rooflight or other additional openings, other than those expressly authorised by this permission, shall be formed in any elevation or roof slope of the development hereby permitted at first floor level or above without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

8. The first floor rooflights in the south-east and north-west facing roof slopes of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the rooflights which can be opened are more than 1.7 metres above the floor levels of the rooms in which the rooflights are installed. Once installed the rooflights shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

8. ++Prior to the commencement of the development hereby permitted, a Construction Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) measures to prevent the deposit of materials on the highway

The development shall thereafter be implemented in accordance with the approved details during the construction of the development hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

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

9. ++ Prior to the commencement any above ground works in connection with the development hereby permitted, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the development will:

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- 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,
- 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.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

10. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to and approved in writing by the Local Planning Authority demonstrating 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.

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

### **Informatives**

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
2. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

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4. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

5. The applicant is advised that 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](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).

6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-

8.00 a.m. - 6.00 p.m. Monday to Friday

8.00 a.m. - 1.00 p.m. Saturday

and not at all on Sundays and Bank Holidays.

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