

## 25<sup>th</sup> September 2015 PLANNING COMMITTEE

5f 18/0759 Reg'd: 26.07.18 Expires: 20.09.18 Ward: C  
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**LOCATION:** 109 Walton Road, Woking, Surrey, GU21 5DW

**PROPOSAL:** Subdivision of existing 4 bedroom dwelling into two x 1 bedroom flats and a one x 3 bedroom flat with associated erection of part two storey, part single storey rear extension, single storey outbuilding and external alterations.

**TYPE:** FULL

**APPLICANT:** Mr Amjad Mahmood

**OFFICER:** Barry Curran

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

The proposal is for the subdivision of one residential unit to 3 residential units which falls outside of the scheme of delegated powers.

### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks planning permission for the change of use from one 4 bedroom house into two 1 bedroom flats and one 3 bedroom flat with associated erection of part two storey, part single storey rear extension, single storey outbuilding and external alterations.

Site Area: 0.0306ha (306 sq.m)  
Existing units: 1  
Proposed units: 3  
Existing density: 33 dph (dwellings per hectare)  
Proposed density: 98 dph

### **PLANNING STATUS**

- Urban Area
- Neighbourhood Centre
- High Density Residential Area
- Priority Place
- High Accessibility Zone
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B

### **RECOMMENDATION**

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

### **SITE DESCRIPTION**

No.109 Walton Road forms one half of a two storey semi-detached pair. The main massing of the property is set beneath a dual-pitched roof with a non-original flat-roofed two storey extension to the rear. A conservatory addition also occurs to the rear. The property is externally finished in a combination of facing brick and render under a tiled roof. The rear amenity area is laid to a combination of lawn and hardstanding.

### **PLANNING HISTORY**

PLAN/21016/0973 - Change of use from 1No. 4 bedroom house to 2No. retail units (use class A1) and 1No. 3 bedroom flat with associated erection of part two storey, part single storey rear extension and external alterations – Permitted 20.10.2016

PLAN/1991/0986 (No.107/109) - Conversion of existing dwellings to guest house/hotel together with erection of a two storey rear extension and provision of car parking to the rear - Refused 05.12.1991

PLAN/1990/0016 - Erection of a two storey rear extension - Permitted 18.05.1990

No.107 Walton Road:

PLAN/2008/0249 - Change of use from a 2 bed house to 2No. shops on the ground floor (A1 use) and a first floor 3 bed flat above (C3 use) (Amendment to PLAN/2006/1143 dated 21/12/06) - Permitted 29.04.2008

PLAN/2006/1143 - Two storey rear extension to provide 2No. shops on the ground floor, first floor as living accommodation following demolition of outhouse (amended description) - Permitted 21.12.2006

### **PROPOSED DEVELOPMENT**

Planning consent is sought for the erection of a part two storey part single storey rear extension and subdivision of existing 4 bedroom dwelling into two 1 bedroom flats and one 3 bedroom flat with external alterations. Erection of a single storey outbuilding to provide secure cycle storage and waste storage facilities is also proposed.

### **CONSULTATIONS**

Highway Authority: No objection subject to conditions (17.08.18)

### **REPRESENTATIONS**

None received

### **RELEVANT PLANNING POLICIES**

National Planning Policy Framework 2012  
Section 2 – Achieving sustainable development  
Section 5 – Delivering a sufficient supply of homes  
Section 9 – Promoting sustainable transport  
Section 12 – Achieving well-designed places

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### Core Strategy Publication Document 2012

CS1 – A Spatial Strategy for Woking Borough  
CS8 – Thames Basin Heaths Special Protection  
CS10 – Housing provision and distribution  
CS11 – Housing mix  
CS12 – Affordable Housing  
CS17 – Open space, green infrastructure, sport and recreation  
CS18 – Transport and Accessibility  
CS21 – Design  
CS25 – Presumption in Favour of Sustainable Development

### Development Management Policies DPD 2016

DM9 - Flats Above Shops and Ancillary Accommodation  
DM11 - Sub-divisions, Specialist Housing, Conversions and Loss of Housing

### Supplementary Planning Guidance

Supplementary Planning Document 'Parking Standards' 2018  
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008  
Supplementary Planning Document 'Design' 2014

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Woking Borough Council - Community Infrastructure Levy Charging Schedule

## **PLANNING ISSUES**

1. The main planning issues that need to be addressed in the determination of this application are; principle of development, whether the proposal will have an acceptable impact on the character of the existing dwelling and character of surrounding area, whether the extensions and subdivision will materially harm the amenities enjoyed by surrounding neighbours, whether the subdivision will result in a satisfactory residential environment, housing mix, impact on parking, affordable housing, impact on Thames Basin Heaths Special Protection Area and local finance considerations.

### Principle of Development

2. Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 states that "*family accommodation will be taken to mean...all flats with two bedrooms or more and exceeding 65 sq.m. gross floor space*". Policy DM11 of the Development Management Policies DPD states that "*development which would lead to the net loss of dwellings (including affordable housing), in particular, of a family home, will be resisted*". Policy CS11 of the Woking Core Strategy 2012 states that "*the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units*". The existing dwelling of No.109 Walton Road provides approximately 149 sq.m. of GIA and four bedrooms; the existing dwelling therefore qualifies as 'family accommodation'. The proposed flat at first floor level would measure approximately 94 sq.m. and would provide three bedrooms; the proposed flat would therefore also qualify as 'family accommodation', meaning that there would be no loss of 'family accommodation' as a result of the proposal. There would also be no loss of existing housing as a number of units (3 units proposed) would be provided in place of the existing single dwelling.
3. Further to the above, the site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer

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zone. Policy CS10 of the Woking Core Strategy 2012 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of residential development in this location is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

### Impact on the Character of Existing Dwelling/Character of the Surrounding Area

4. One of the core principles of the National Planning Policy Framework is to seek to secure high quality design. Furthermore, Policy CS21 of the Woking Core Strategy 2012 states that buildings 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..
5. The existing dwelling demonstrates a two storey flat-roofed extension which terminates above the eaves level. This existing extension is considered detrimental to the overall appearance of the property although does not appear within the street scene of Walton Road. The proposal would demolish part of this extension and construct a two storey extension spanning the width of the property beneath a half-hipped roof. A single storey element would occur to the rear of this utilising a mono-pitched roof form. The two storey element of the proposed extension is substantial in scale (projecting 3.3 metre beyond the rear building line of the existing rear extension and approximately 7.5 metre beyond the rear building line of the original property). Whilst this is the case, the proposed extension would not appear within the street scene of Walton Road and would project approximately 0.7 metre (at two storey level) beyond the rear building line of an existing extension at adjacent No.107 (Ref: PLAN/2008/0249), which itself projects approximately 6.8 metres in depth from the original rear building line of No.107. Whilst the proposal would fail to appear clearly subordinate to the host property by reason of its scale, depth and height, it would nevertheless be commensurate with the development previously permitted at adjacent No.107 (which now forms part of the character of the immediate area) in terms of depth, height and width. Additionally, due to its siting to the rear, and the screening afforded by existing adjacent built form fronting Walton Road, and dwellings fronting Hall Place to the rear, the proposal would not appear unduly prominent from surrounding public realm and would result in limited impact upon the character and appearance of the immediate area.
6. The single storey element of the rear extension would appear clearly subordinate by reason of its single storey scale and would utilise a simple mono-pitched roof form and typical depth for such projections. In light of these considerations outlined, the proposal would not have an adverse impact on the existing dwelling and for the same reasons it would not adversely impact on the appearance of the area.
7. A single storey outbuilding is proposed in the rear amenity space to facilitate refuse storage and secure cycle storage. The building would measure 3 metres in width, 2 metres in depth and stand at a height of 2.4 metres adopting a timber cladded façade. The structure would incorporate a typical outbuilding appearance and form a primary/secondary relationship with the main building which would not be out of character with a number of properties along Walton Road.

### Impact on Neighbouring Amenities

8. Policy CS21 of the Woking Core Strategy 2012 advises that proposals for new development should achieve a satisfactory relationship to adjoining properties

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avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. Policy CS21 is enhanced by Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008.

9. The property is neighboured to the east by No.111 Walton Road and to the west by No.107 Walton Road. The impacts upon these properties will be addressed in turn.
10. No.107 Walton Road is situated to the west and forms the opposing half of the semi-detached pair. No.107 has previously undergone a two storey extension to the rear (Ref: PLAN/2008/0249) and accommodates two retail units on the ground floor and a first floor three bedroom flat at first floor level. The two storey element of the proposed rear extension would project approximately 0.7 metres beyond the existing rear building line of the extension at No.107 although would be sited adjacent to the common boundary. However, given this limited 0.7 metre projection, it is not considered that a significantly harmful overbearing effect, by reason of bulk, proximity or outlook, would occur to the rear-facing first floor windows within No.107. In terms of potential impact upon levels of daylight to the first floor level rear-facing openings SPD 'Outlook, Amenity, Privacy and Daylight' 2008 states that "*significant loss of daylight will occur if the centre of the affected window (or a point 2m in height above the ground for floor to ceiling windows) lies within a zone measured at 45° in both plan and elevation*". The proposal passes the 45° angle test in terms of the first floor level openings within the rear elevation of No.107; no significantly harmful loss of daylight is therefore considered to occur to this residential unit.
11. The single storey element of the proposed rear extension would project a further 2.6 metres beyond the two storey element, utilising a monopitched roof form demonstrating a 3.6 metre maximum height and 2.6 metre eaves height. Ground floor openings within the rear elevation of No.107 serve either the two retail units or circulation space. Given these factors no significantly harmful impact, in terms of potential loss of daylight or overbearing effect is considered to occur to these ground floor openings or the rear amenity area.
12. No.111/111A Walton Road is situated to the east and has previously been extended to the rear and contains two 2 Bedroom flats (one at ground floor and one at first floor).
13. The closest (to No.109) section of the rear elevation of No.111/111A contains ground and first floor windows which both serve kitchens, which are considered habitable rooms in this instance given their layout and floor area. The ground floor kitchen is also served by a side-facing doorway and the first floor kitchen also served by a side-facing window; however given the siting and relationship of these openings in relation to the existing building of No.109 the primary source of outlook and daylight is gained via the rear-facing openings. In terms of potential loss of light to No.111/111A, SPD 'Outlook, Amenity, Privacy and Daylight' 2008 states that "*significant loss of daylight will occur if the centre of the affected window lies within a zone measured at 45° in both plan and elevation*". The proposal passes the 45° test with regard to both the ground and first floor rear-facing kitchen windows and therefore no significantly harmful loss of light is considered to occur to these windows. The impact upon the outlook of side-facing openings serving the kitchens would not materially decrease over and above the existing situation with sufficient outlook retained through the rear-facing windows. The proposal would occur opposite side-facing openings serving living rooms at both ground and first floor within No.111/111A; a doorway at ground and window at first. However both of these living rooms are served by rear-facing windows which would remain unaffected by the proposal in terms of the 45° test; sufficient daylight would therefore be retained to these living rooms.

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14. The proposal would increase the existing two storey depth to the rear by approximately 3.4 metres (with a further 2.6 metre deep single storey element to the rear of this). These projections would be sited approximately 1.1 metres from the common boundary with No.111/111A, and approximately 2.5 metres from the side (south-west) building line of No.111/111A. The two storey element would project approximately 4.8 metres beyond the section of the rear elevation of No.111/111A containing the rear-facing kitchen windows, and approximately 2.5 metres beyond the section of the rear elevation of No.111/111A containing the rear-facing living room windows. Whilst these projections are relatively significant it must be noted that the separation to the closest point of the ground floor window would measure approximately 3.7 metres. Given these levels of separation, combined with the consideration that the area immediately to the rear of No.111/111A (on the south-western side) does not appear to function as primary outdoor amenity space, it is considered, on balance, that a significantly harmful impact, by reason of overbearing effect due to bulk, proximity or outlook, would not occur to No.111/111A which would substantiate grounds for refusal contrary to Policy CS21.
15. Flanked along the rear boundary by the two storey side gable wall of No.4 Hall Place, the proposed outbuilding is not considered to impact on the amenities of the occupiers of this property. To the south-west, No.107 includes a similar detached outbuilding of approximately 2.5 metres in height with 2 metre high close timber board fencing separating properties. The proposal would be positioned along the rear boundary opposite the side elevation of this shed and approximately 14 metres from the rear elevation of this dwelling. Given its positioning, existing boundary treatments and distance from the neighbouring dwelling, the outbuilding is not considered to be overbearing or cause loss of light to this property.
16. The property to the north-east is also bound by 2 metres high timber fencing with a separation distance of approximately 9 metres between the proposed outbuilding and the rear elevation of No.111/111A. Set towards the shared north-eastern boundary of the site, the proposal is not seen to infringe on the amenities enjoyed by the occupiers of this property given its positioning, scale and existing boundaries.

### Layout and Creation of Acceptable Residential Development for Proposed Occupiers

17. One of the core planning principles of the National Planning Policy Framework 2018 is to ensure high quality buildings and places in which to live and work. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD 2008 seeks to ensure satisfactory levels of outlook for all residential development. Whilst the Council has no minimum dwelling size policy requirement, the 2015 National Technical Housing Standards provide a useful guide to reasonable minimum internal floor areas for different types of accommodation; for example a minimum of 50 sq.m for one bedroom flats housing two people. Furthermore, Woking Development Management Policies DPD 2016 Policy DM11 states that the subdivision of existing dwellings to flats should only be considered acceptable where, among other criteria, "*a good quality of accommodation is provided by meeting any relevant housing standards*".
18. The proposed units will be split between ground and first floors with the three bedroom unit located at first floor level. The Technical Housing Standards - Nationally Described Space Standard (March 2015) identifies a minimum gross internal floor area (GIA sq.m.), for three bedroom, 4 person, 1 storey dwellings, measuring 74 sq.m. (and a minimum for three bedroom, 6 person, 1 storey dwellings, measuring 95 sq.m.). The proposed flat at first floor level would measure approximately 95 sq.m. and would therefore accord with the relevant space

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standards as required by Policy DM9 of the Development Management Policies DPD 2016.

19. The proposed ground floor would cater for two new residential units each providing one bedroom. Internal floor areas of 46.8 sq. m and 53.1 sq.m meet the minimum standards. The flat towards the rear on the ground floor would include a well lit bedroom and living/kitchen area which opens out onto the rear amenity space. The flat towards the front of the building would include a living/kitchen space with a single aspect outlook onto Walton Road. It is noted in the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 that *"rooms over 5m deep will always be difficult to light adequately from a single elevation"*. Whilst it is acknowledged that the kitchen element of this residential unit will receive less light than the living space and bedroom, it also has to be noted that this layout is not uncharacteristic for flatted units. The BRE 'Site Layout Planning for Daylight and Sunlight – A guide to good practice' 2011 states that *"if the layout means that a small internal galley-type kitchen is inevitable, it should be directly linked to a well daylight living room"*. The kitchen area proposed within the flat would be internally linked to the living space which is lit from the principal elevation and therefore light penetration would carry through to the kitchen.
  
20. The depth of the rear communal amenity space would be reduced to approximately 12.5 metres with the erection of a single storey outbuilding which would further reduce the useable amenity space (by approximately 6 sq.m) The rear ground floor unit can gain direct access to the rear amenity space from a rear door while the front ground floor unit and first floor unit would access it via the side gate. This area is considered to be sufficient to provide a suitable sunlit area of predominantly soft landscaped amenity space, appropriate in size and shape for the outdoor domestic and recreational needs of the family and tenants it is intended to support, having regard to the locational characteristics of the site. The provision for communal space is outlined in Section 4 of the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 which states that *'all forms of dwelling need to have sufficient space around them for general amenity purpose'*. The rear amenity space covers approximately 72 sq.m which although does not meet the standards (30sq.m for each dwelling up to 2 storeys high thereby amounting to a suggested amount of 90 sq.m) it should be borne in mind that the proposal site is within a designated Neighbourhood Centre and a designated High Density Residential Area where the requirements for private amenity space can be more flexible as outlined in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). A condition has been attached to secure appropriate soft and hard landscaping details and ensure an appropriate buffer between the rear fenestration on the ground floor flat and the amenity space (Condition 5).

### Housing Mix

21. Policy CS11 requires proposals to address local needs as evidenced in the Strategic Housing Market Assessment (SHMA); the overall need set out in the policy is 19% one bed, 28% two bed, 39% three bed and 14% four+ bed. There is therefore an identified need for family accommodation; in particular three bed units followed by two bedroom units with a lower need for one and four bedroom units. Furthermore the proposal site is within the Canalside area of the borough (previously within the Maybury ward prior to the ward boundary review) which is identified as a 'Priority Place' by Policy CS5 of the Core Strategy 2012 which requires planning decisions to seek to redress identified local issues, including housing. This policy seeks to redress the tenure imbalance in the area by providing more family accommodation.

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22. The proposal would deliver one 3 bedroom unit retaining family accommodation and two additional 1 bedroom units as part of the proposal and so there would not be a net reduction in the number of family sized-dwellings and there would be a net increase of two 1 bedroom units contributing to the housing provision. The proposed housing mix is therefore considered acceptable.

### Impact on Parking

23. The site is located within close proximity of Woking Town Centre, with its range of amenities and public transport connections, and within the designated Neighbourhood Centre along part of Walton Road. In terms of residential accommodation, no on-site car parking exists at present. The proposal would provide one 3 bedroom residential unit at first floor level and two 1 bedroom units at ground floor level therefore resulting in an uplift of two 1 bedroom units and a reduction in the number of bedrooms within the family accommodation.
24. The Council's Supplementary Planning Document 'Parking Standards' 2018 indicates a minimum parking provision of 0.5 parking spaces per 1 bedroom flat/apartment/maisonette which results in a total required provision of 1 additional parking space given the uplift in 2 additional one bedroom flats. There is no additional parking provision proposed under this application. Walton Road is with a CPZ (Controlled Parking Zone) where on-street parking is controlled and managed. While the parking requirements as per the SPD seeks 1 additional off-street parking space which cannot be demonstrated in this case, restrictions to on-street parking are enforced along Walton Road so as to prevent overspill parking in the area. Further to this, it has to be noted that Walton Road is located just outside the defined Town Centre and considered a highly sustainable location in close proximity to the town centre and a number of transport hubs including the train station. As such, given the highly accessible location of the proposed development, as well as the CPZ along Walton Road, it is not considered that the additional 2 residential units, which requires a minimum parking provision of 1 additional parking space, would cause detrimental planning harm, due to the lack of parking provision, in terms of impact on amenity or overdevelopment of the site.
25. The County Highway Authority have been consulted on this application and raise no objection to the scheme provided the secure parking for the bicycles within the rear amenity space is provided, retained and maintained prior to the first occupation of the proposed residential units (Condition 4).

### Affordable Housing

26. 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.
27. 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).
28. 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



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afforded to the policies within the NPPF 2018. The proposal is not major development and therefore no affordable housing contribution is sought.

### Thames Basins Heath Special Protection Area

29. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2010. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.
30. The applicant has agreed to make a SAMM contribution of £1,006 (£503 per 1 bed unit) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of two 1 bedroom units that would arise from the proposal. The applicant is prepared to enter into a S106 Legal Agreement to secure this financial contribution.
31. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

### Local Finance Considerations

32. The proposed increase in residential floor area does not exceed 100 sq.m (+57 sq.m) however as the proposal results in the creation of new dwellings, the proposal would be liable on the net increase in floor area of 57 sq.m created by the proposal. This equates to a total of £8,842.93 including 2018 indexation.

### Conclusion

33. In conclusion, the principle of development is considered to be acceptable. Subject to recommended conditions the proposal is considered to result in an acceptable impact in terms of design and impact upon the character of the area and an acceptable impact upon neighbouring amenity. While the development does not meet the recommendations outlined in the 'Parking Standards' SPD 2018, it is not considered that this would cause planning harm with the restrictions to on-street parking in the area and its sustainable location.
34. The proposal is considered to be an acceptable form of development that complies with provisions outlined in the National Planning Policy Framework 2018, Policies CS1, CS8, CS10, CS11, CS12, CS17, CS18, CS21, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM9 and DM11 of the Development Management Policies DPD 2016, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Woking Design' 2015 and is recommended for approval subject to conditions and a S106 Agreement.

## **BACKGROUND PAPERS**

1. Site visit photographs
2. Correspondence from the County Highway Authority (17.08.2018)

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### PLANNING OBLIGATIONS

	<b>Obligation</b>	<b>Reason for Agreeing Obligation</b>
1.	Provision of <b>£1,006</b> SAMM contribution	To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

### RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions and securing a S.106 Agreement:

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

Reason:

To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The 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 the building and the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

3. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice:

Drawing No. B.01  
Drawing No. P.01 A (Amended Plan)(Received 24.08.18)  
Drawing No. P.06  
Drawing No. P.04  
Drawing No. P.05  
Drawing No. P.07  
Drawing No. P.08

Reason:

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

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4. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:

(a) The secure parking for a minimum of four bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out in the National Planning Policy Framework 2012 and Policy CS18 of the Woking Core Strategy 2012.

5. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding and details of boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

### **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 paragraph 28-39 of the National Planning Policy Framework 2018.
2. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
3. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
4. The applicant is advised that this planning permission implies that the property is now considered to constitute flats which do not benefit from the same Permitted Development Rights as a house.