

16 OCTOBER 2018 PLANNING COMMITTEE

6d	18/0252	Reg'd:	19.04.18	Expires:	21.05.18	Ward:	HE
Nei.	14.02.18	BVPI	Minor	Number	21	On	Yes
Con.		Target	dwellings -13	of Weeks		Target?	
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				Day:			

LOCATION: Pinewood, Mount Road, Woking, Surrey, GU22 0PY

PROPOSAL: Demolition of existing 3 bedroom dwelling and the erection of a replacement 6 bedroom dwelling (amended plans).

TYPE: Full Planning Application

APPLICANT: Mr & Mrs Burke

OFFICER: William Flaherty

REASON FOR REFERRAL TO COMMITTEE:

The proposal includes the erection of 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 demolition of existing two-storey 3 bedroom dwelling and the erection of a replacement three-storey 6 bedroom dwelling.

Site area:	0.1 ha
Number of units:	1 (1x 6 bedroom)
Number of proposed parking spaces:	4
Existing density on site:	10 dph (dwellings per hectare)
Proposed density on site:	10 dph

PLANNING STATUS

- Urban Area
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)
- Hook Heath Neighbourhood Area

RECOMMENDATION

GRANT planning permission subject to planning conditions.

SITE DESCRIPTION

The application site is situated on a corner plot location where Mount Road and Mount Close meet. The west boundary of the site fronts onto Mount Road while the north boundary and proposed access front onto Mount Close to the north. Significant changes in existing ground levels occur across the site with neighbouring Mount Lodge set at a significantly lower level than the existing dwelling on site. Existing boundary treatment comprises of mature hedging.

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The site is not situated in Fluvial Flood Zones 2 or 3, however, parts of the site are identified as being at medium – high surface water flood risk. The site does not concern a Listed Building and is not situated within a Conservation Area.

PLANNING HISTORY

- 82/0376 – Single storey extension – Permit

CONSULTATIONS

County Highway Authority: No objection

Arboricultural Officer: No objection: the submitted Arboricultural information is acceptable and should be complied with in full. A landscaping plan detailing additional planting will be required by way of a planning condition to mitigate the loss of fruit and coniferous trees.

Drainage & Flood Risk Engineer: No objection subject to planning conditions.

REPRESENTATIONS

A total of 8 letters of objection (from 7 individuals including the Hook Heath Residents' Association) have been received in response to 3 separate neighbour notifications by the Local Planning Authority. The following comments have been raised in letters of objection:

- The increased height and roof terrace would impact on the privacy of neighbouring properties;
- The design of the proposal is 100% not in keeping with the architectural and aesthetical look of properties in the area;
- The proposal is contrary to the Hook Heath Neighbourhood Plan 2015 criteria for new housing;
- The scale of the proposed dwelling is inappropriate for its plot size;
- The proposed balconies will reduce privacy of neighbouring properties;
- Insufficient car parking is proposed;
- The construction of the basement could destabilise the hillside;
- Surface water drainage issues could be exacerbated by the proposal;
- The proposed materials are inappropriate;
- The roof terraces could result in unacceptable levels of noise;
- The current build footprint should be maintained;
- The proposed garage would increase noise levels;
- The swimming pool would generate significant noise;
- The roof could be used as a terrace;
- The site context has not been taken into account.

The following neutral comment was included in one letter of objection:

- The proposal is unlikely to result in an adverse impact on the amenities of Bart House;

Hook Heath Neighbourhood Forum & Hook Heath Residents Association Joint Comments:
The proposed development is higher than adjacent properties; the design is unlike any of the comparison properties; the proposal fails to preserve the existing front boundary hedge; the proposal would have an unacceptable impact on the street scene; the proposed materials are unlike adjacent properties; the proposal could affect underground water courses and flooding; and the proposal would result in an overbearing impact and loss of privacy to neighbouring dwellings.

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Officer Note: A number of the points raised above are no longer relevant due to amendments received during the course of the application. For example, the roof terrace is no longer proposed.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) 2018:

Section 2 - Achieving sustainable development

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

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

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

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

DM2 - Trees and landscaping

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2018)

Climate Change (2013)

Hook Heath Neighbourhood Plan 2015-2027

BE1 - Design of New Developments

BE2 - Off-road Parking

OS1 - Amenity Value

Other Material Considerations:

Planning Practice Guidance (PPG)

Woking Borough Council Strategic Flood Risk Assessment (November 2015)

Community Infrastructure Levy (CIL) Charging Schedule (2015)

PLANNING ISSUES

1. The main issues to consider in determining this application are: the principle of development, design considerations and the impact of the proposal on the character and appearance of the surrounding area, standard of accommodation, impact on residential amenity, highways and parking implications, impact on landscaping, sustainability, affordable housing, local finance considerations, the impact on the Thames Basin Heaths Special Protection Area, impact on trees and biodiversity and any other matters having regard to the relevant policies of the Development Plan.

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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

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. The proposed development would result in the demolition of the existing 3x bedroom dwelling and the erection of a replacement 6x bedroom dwelling. The site is situated within the Urban Area on previously developed land and is not located within Fluvial Flood Zones 2 or 3 or within the Zone A Thames Basin Heaths Special Protection Area (TBH SPA) exclusion zone.
5. The existing density of 10 dwellings per hectare (dph) would remain unchanged. Policy CS10 of the Woking Core Strategy (2012) sets an indicative density of 30-40 dph unless there are significant constraints on the site or where higher densities cannot be integrated into the existing form. However, Policy BE1 (Design of New Developments) of the Hook Heath Neighbourhood Plan 2015-2027 sets out that in order to maintain the character of the Area, plot sizes should be similar to those adjacent and in other cases within the mid-range for Arcadian Developments (5-10 dph). The proposal is for a replacement dwelling and would have a density similar to neighbouring properties of 10dph which would maintain a density characteristic of the area. It is therefore considered that the principle of the proposed development is acceptable subject to the further material considerations set out in this report.

Design and Impact on the Character of the Area

6. 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. Policy CS24 of the Woking Core Strategy 2012 states that *'development will be expected to...respect the setting of, and relationship between, settlements and individual buildings within the landscape'* and to *'conserve, and where possible, enhance townscape character'*.

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7. Policy BE1 (Design of New Developments) of the Hook Heath Neighbourhood Plan (2015) states that new development should maintain or enhance the character of the area. All development should:
 - be designed to a high quality and closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings;
 - ensure that the specific context of the site and the wider character of the street scene are fully taken into account in relation to scale, appearance and materials;
 - maintain residential privacy and the character of the area.
8. The application site is situated within the Hook Heath area of the Borough. Hook Heath is a large Arcadian residential area of a low density with a grain and layout of housing set largely along long distributor roads with smaller cul-de-sacs and crescents feeding off. Modern in-fill housing is apparent. The majority of dwellings are large detached properties. The surrounding area is sylvan in character with large grass verges leading up to tall mature hedgerows and groups of trees which clearly define the separation between public and private space, creating a semi-rural character. Within the prevailing generalisation of two storey detached dwellings there is a significant variation of architectural styles. Consequently, there is no dominant or prevailing design narrative within Mount Close or along Mount Road.
9. Site levels across the site fall towards the south with the existing change in levels between the north and south most boundaries approximately 4m. The south-west/west boundary of the site fronts onto Mount Road and benefits from mature hedging while the north boundary of the site is bounded by mature trees and fronts onto Mount Close.
10. Due to the mix of style and dwelling designs within Mount Close and the surrounding area it is difficult to identify a truly local distinctiveness beyond the broad characteristic of detached two storey dwellings. The existing dwelling is not of an uncommon or unusual design and its value in architectural and townscape terms is relatively limited, such that its proposed demolition cannot be resisted subject to the design quality of the proposed replacement dwelling
11. The proposed replacement dwelling would be three-storeys with a maximum height of 9.2m when measured from the lowest part of the site in the south. From the street scene, the proposal would have a similar maximum height to the existing dwelling, albeit the proposed flat roof would increase the mass and bulk of the proposal. The dwelling would comprise of lower-basement, ground floor and first floor levels. The proposal would be contemporary in design with a sedum “green” flat roof, light coloured brick walls and contemporary fenestration and glazed balconies. The footprint of the proposal would be similar to that of the existing dwelling with the greatest increases in built form occurring to the north-east of the site with the replacement garage and towards the north-west corner of the site.
12. The design of the proposed dwelling is of a modern, contemporary form although takes cues from local characteristics, with the proposed light coloured brick similar to that used at neighbouring properties such as Little Dene to the north-west on Mount Road, Little Ponds and Westdeen to the north. Neighbouring properties exhibit a more contemporary design approach with neighbouring Bart House to the west exhibiting balconies and a rendered finish. Mount Lodge and Landford Lodge to the south of the site have a rendered finish also. The design has utilised the existing topography of the site and although it would provide three storeys of habitable accommodation, the proposal would assimilate into the existing topography (with some additional

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excavation occurring) and would therefore not read as a typical three storey structure when viewed from the public highway.

13. The proposed access would be relocated further to the north-east along Mount Close with the existing access to the site being extinguished with additional vegetative screening being planted along the north-west most boundary of the site to reduce the prominence of the proposal within the street scene. Existing vegetative screening would be retained on site and further screening and landscaping and planting would be required by way of planning conditions.
14. The proposed development would have a greater mass and bulk when viewed from Hook Hill Lane to the south and Mount Road to the west and north-west. The prominence of the existing dwelling within the street scene is reduced by the high degree of roof tiles/pitched roof form at the first floor level, whereas the proposed replacement dwelling would have a flat roof. However, it is considered that the proposal would not be discordant within the street scene within the immediate site context with the high quality of design appropriately addressing the street scene. The plot ratio would be similar to neighbouring dwellings and would have the appearance of a two-storey dwelling which is characteristic of the area. The materials would relate well to neighbouring properties. Further details, including samples, of the proposed materials would be secured by way of a pre-commencement planning condition.
15. Existing boundary hedges would be retained with additional tree and hedge planting to be required by way of a planning condition and a wider landscaping scheme. The additional hedge planting in proximity to the north-west corner of the site would reinforce the hedging which is characteristic of the area.
16. The proposed dwelling is considered to be designed to a high quality and to closely reflect the existing rhythm, proportion, materials, height, scale, bulk, massing and storey heights of nearby buildings. The resulting plot size would remain similar to those adjacent. The proposal is considered to take the specific context of the site, and the wider character of the street scene, into account in relation to scale, appearance and materials. The proposal is also considered to maintain residential privacy and the character of the area by preserving existing boundary hedges and tree screens, retaining mature trees on site where feasible, not removing boundary treatment which is important to the character and appearance of the area and featuring a ratio of building footprint to plot area similar to that of buildings within the surrounding area.
17. Paragraph 126 of the NPPF (2018) sets out that plans or supplementary planning documents should provide a framework for creating distinctive places with a consistent and high quality standard of design. However, the level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified. Although there are no built examples of this contemporary architectural approach in the immediate vicinity of the site, it is considered that the architecture of the area is eclectic and that the proposal relates well to recurring features such as materials, scale, proportion and density.
18. For the reasons set out above, it is considered that the proposed development would respect and make a positive contribution to the street scenes of Mount Close, Mount Road and Hook Hill Lane and the character of the area more generally, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM10 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

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Standard of Accommodation

19. The proposed dwelling is shown to have 6x bedrooms. The proposed dwelling would have a Gross Internal Area (GIA) of approximately 405sqm (excluding the proposed double garage), with a footprint for the main dwelling of approximately 160sqm. The proposal would have approximately 521sqm of usable private amenity space (including the ground floor terrace) with a further 19sqm to be provided on the first floor balcony. The proposal would exceed the minimum 138sqm floorspace for a dwelling of this type (as set out in the Technical Housing Standards – National Described Space Standard 2015 [as amended]) and the proposed private garden amenity space would accord with the 'Outlook, Amenity, Privacy and Daylight' 2008 which sets out that an amenity area greater than the gross floor area of the building should be provided.
20. Habitable rooms would have acceptable levels of outlook with the primary habitable rooms benefitting from a southerly aspect. The separation distances, screening/planting and change in site levels between the proposal and neighbouring properties would ensure acceptable levels of privacy for the owner/occupiers of the proposed dwelling. It is therefore considered that the proposed dwelling would provide a good standard of amenity for future owner/occupiers.

Impact on Residential Amenity

21. 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. The main dwellings to consider in assessing the impact of the proposal on neighbouring residential amenity are: Mount Lodge to the south, those dwellings on the south side of Hook Hill Lane (including Landford Lodge, No. 1 Hook Hill Lane, West Cottage and East Cottage) Holywell House and Bart House to the west, Littleponds and Westdeen to the north and No. 2 Mount Close to the east.
22. It is noted that concerns have been raised in written representations relating to the roof terrace and overlooking to neighbouring properties. The proposal has been amended to remove this aspect of the proposal with a balcony limited to the south facing first floor elevation and a ground floor level terrace now proposed. In terms of overlooking to neighbouring properties, the proposed ground floor terrace would be at a similar level to the existing ground floor habitable room window. Considering that the terrace is at the ground floor level which is similar to that of the existing dwelling and existing boundary treatment would be retained, it is considered that the proposed terrace would not result in any significant adverse impact in terms of overlooking to neighbouring properties.
23. With reference to the first floor balcony, the proposed balcony would be south facing with the primary outlook being to Hook Hill Lane to the south. Part of this outlook would include the front driveway and roof of neighbouring Mount Lodge, however, due to the change in site levels and level of boundary treatment between the properties it is considered that this would not result in any significant adverse impact. Views to the east and west would be possible from the proposed balcony which could result in an unacceptable loss of privacy to neighbouring properties, however, it is considered that this adverse impact could be mitigated by way of a planning condition requiring privacy screens to be fitted to preclude views to the west and east. Subject to a planning condition requiring privacy screens (Condition 19), it is considered that there would be no significant adverse impact in terms of loss of privacy or overlooking to neighbouring properties as a result of the proposed ground floor terrace or first floor balcony.

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24. In terms of Mount Lodge to the south, the application site is set at a higher level than Mount Lodge, approximately 4m at its highest point sloping down towards Hook Heath Lane with laurel hedging of up to 3m on site along the shared site boundary. The replacement dwelling would have 3 above ground habitable room windows facing south-east towards Mount Lodge with these serving 2 bedrooms and a kitchen/dining room. There would also be 2x habitable room windows serving the ground floor living room and first floor bedroom on the south elevation of the proposed dwelling. There are 2 existing habitable room windows on the south elevation, albeit much smaller than those which are being proposed. On the east side of the existing dwelling are 3x habitable room windows and a study room on the ground floor and a first floor bedroom window.
25. The proposal would result in a reduction of 2 habitable room windows on the east/south-east ground floor elevation and an increase in 1 habitable room window at the first floor level east/south-east elevation. The proposed windows would not look directly into any habitable room windows at Mount Lodge and limited views would be afforded to the rear amenity space of this property also by virtue of the site level changes and the boundary treatment to be retained and enhanced. The windows on the south/south-east elevation would be set back approximately 13m from the site boundary while the ground floor terrace would be set away from Mount Lodge by approximately 12m. Reviewing planning permission ref: WOK/90/1292, there are no habitable room windows on the primary north-west side elevation of Mount Lodge with an integral garage located closest to the application site boundary.
26. While the size of fenestration is being increased on the south elevation, the privacy screens to be secured by way of planning condition would mitigate any impact from the first floor habitable room windows and the ground floor window would have minimal impact due to the site topography and existing boundary. The lower-ground floor windows would be at a similar ground level to Mount Lodge and are considered to have no adverse impact due to the existing site boundary treatment and retaining wall structures. It is therefore considered that the proposal would not have any significant adverse impact on the amenities of the Mount Lodge.
27. Regarding those properties to the south along Hook Hill Lane, Landford Lodge, the closest property to the proposal, would be set away approximately 50m from the closest part of the replacement dwelling. The highly glazed south elevation and first floor balcony would increase overlooking and loss of privacy to these properties, however, the affected habitable rooms are on the front elevation of these dwellings, the separation distances far exceed the minimum separation distances set out in the guidance (which set out 30m separation between back to back three storey and above elevations and a separation of 20m for two storey elevations) and the closest property Landford Lodge benefits from significant tree and vegetation planting along the front boundary which increases privacy. It is therefore considered that the proposal would not have any significant adverse impact on the amenities of properties along the south side of Hook Hill Lane.
28. In terms of Holywell House and Bart House to the west and north-west, the replacement dwelling would have 2x habitable room windows on the ground floor facing these properties and a single habitable room window at the first floor level. In terms of the ground floor windows, loss of privacy to neighbouring properties would be reduced by existing boundary treatments and planting between the sites. In relation to Holywell House, the closest habitable room window would be approximately 45m from the closest elevation of Holywell House. Regarding Bart House, the closest habitable room window would be approximately 26m from the closest rear/side elevation of this

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dwelling. Bart House is set at a higher level than the application site and benefits from established boundary planting. The separation distances exceed the minimum 20m separation distances between habitable room windows at the two-storey level, as set out in the Outlook, Amenity, Privacy & Daylight SPD (2008).

29. Regarding Little Ponds and Westdeen to the north, there are limited habitable room windows facing to the north and the separation distance between habitable room windows (which is a minimum of 60m), the existing boundary treatments and change in site levels (Little Ponds and Westdeen are set approximately 4-5m higher than Pinewood) ensure no significant adverse impact on the amenities of these properties.
30. In relation to No. 2 Mount Close to the east, the proposal would have 2x bedroom windows at the first floor level and 1x habitable kitchen/dining room window at the ground floor level which would face to the south-east. Existing hedging would be retained and the proposed garage would be built in the north-east corner of the application site. The replacement dwelling would be approximately 20m from the front elevation of No. 2 at its closest point. Planning permission ref: PLAN/2006/0320 for the demolition of the existing dwelling and the erection of a replacement dwelling at No. 2 Mount Close has an approved layout for the dwelling. On the basis of these plans and what was seen on site, there are windows in the vicinity of the application site serving: a kitchen, landing, WC/ utility room dining room and a bedrooms at the first floor level front elevation. The proposed windows would not look directly into any habitable room windows at No. 2 and it is considered that the existing hedging to be retained and additional planting to be secured by way of a planning condition would ensure no significant loss of privacy to No. 2.
31. For the reasons set out above, it is considered that the proposed dwelling is acceptable in terms of its relationship with neighbouring properties and would safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings, in accordance with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 and the National Planning Policy Framework (2018).

Arboricultural Impact

32. The application site is host to a number of mature trees and established hedging. The applicant has submitted a Tree Survey and Arboricultural Statement which sets out those trees to be removed, retained and the necessary protection measures to be implemented to ensure no significant harm would occur to trees or hedging on site.
33. The Council's Arboricultural Officer has reviewed the proposal and raises no objection subject to the submitted Arboricultural information being complied with in full, which includes a pre-commencement meeting as indicated, and the submission of a detailed landscaping scheme to include a landscape plan. Subject to planning conditions requiring compliance with the submitted Arboricultural information and the submission of a landscaping scheme (see Conditions 4 and 10), it is considered that the proposal would have an acceptable impact on trees and landscape.

Impact on the Thames Basin Heaths Special Protection Area

34. 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.

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35. Although within Zone B (400m-5km) of the Thames Basin Heaths Special Protection Area (TBH SPA), the adopted Thames Basin Heaths Special Protection Area Avoidance Strategy sets out that replacement dwellings will not generally lead to increased recreational pressure, and therefore, will have no likely significant effect upon the TBH SPA and will not be required to make a contribution to the provision of avoidance measures.

Flooding and Water Management

36. The proposal site is not situated within Fluvial Flood Zones 2 or 3, however, parts of the site are identified as being at medium-high risk of surface water flooding. Concerns have also been raised in written representations that the proposal could exacerbate surface water flooding on site and to the surrounding area.
37. The Council's Drainage and Flood Risk Engineer has reviewed the proposal commenting that the site is in an area of high surface water flood risk and the area is known to have issues with high ground water levels. Therefore pre-commencement planning conditions are required to secure details of a scheme for disposing of surface water by means of a sustainable drainage system. As excavation and a lower ground floor level are being proposed, a further condition is required to ensure that details of measures to address flood risk and ground water flows are submitted and agreed prior to the commencement of development.
38. Subject to the above planning conditions, it is considered that the proposed development would be acceptable in flood risk and surface water drainage terms. The proposal is therefore considered to comply with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018) in terms of flooding and water management.

Highways and Parking Implications

39. The proposal would extinguish the existing vehicular access onto Mount Close moving the access approximately 5.5m to the east of the site along Mount Close. The County Highway Authority has reviewed the proposal and confirms that Mount Close is a private road and does not form part of the public highway. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.
40. The Council's Parking Standards SPD (2018) sets out minimum car parking standards for residential development. For a property of this type, a minimum of 3 on-site car parking spaces is required. The existing garage would be demolished with a replacement garage measuring 7.3m in width by 6.6m in depth being built. The garage would meet the minimum size requirements for a double garage and would therefore qualify as 1x car parking space (garages only contribute 50% towards parking provision). The proposed area of hardstanding to the front of the dwelling would be of sufficient size to accommodate a minimum of 2x car parking spaces. The proposal would therefore provide the minimum 3x on-site car parking spaces required by the Parking Standards SPD (2018) and Policy BE2 (Off-road Parking) of the Hook Heath Neighbourhood Plan 2015-2027.
41. Within this context, it is considered that the proposal would have no significant adverse impact on the safety of the public highway and that sufficient on-site car parking would be provided subject to planning conditions securing the construction and permanent

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retention of the site access; the provision and retention of the areas shown on site for on-site car parking; and a Construction Transport Management Plan to secure details of vehicle parking, loading and unloading of materials and storage of plant and materials to ensure the highway safety and convenience of the highway users are not compromised as a result of the development.

Sustainability

42. Following a Ministerial Written Statement to Parliament on 25th March, 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 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.
43. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential development which seeks the equivalent water and energy improvements of the former Code Level 4. It is considered that the proposal would be acceptable in terms of sustainability subject to planning conditions (see Conditions 6 and 7).

Affordable Housing

44. 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.
45. Paragraph 63 of the National Planning Policy Framework (NPPF) (2018) sets out that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. The site is not within a designated rural area and does not constitute major development (development where 10 or more homes will be provided or the site has an area of 0.5 hectares or more).
46. Whilst it is considered that weight should still be afforded to Policy CS12 (Affordable housing) of the Woking Core Strategy 2012 it is considered that greater weight should be afforded to the policies within the NPPF 2018. As the proposal represents a development of less than 10 units, and has a maximum combined gross floor space of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Local Finance Considerations

47. The Community Infrastructure Levy (CIL) is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provision in the Borough. In this case, the proposed residential development would incur a cost of £125 per sqm which equates to a contribution of approximately £45,526 (295sqm net additional GIA and indexed for inflation).
48. However the applicant intends to submit CIL Form 7: Self Build Exemption Claim and would therefore be exempt from CIL providing a 'disqualifying event' does not occur.

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Conclusion

49. The principle of development is considered to be acceptable and the proposal will incorporate a satisfactory design and will preserve the character and appearance of the surrounding area. The proposal will not detrimentally affect the setting of the adjacent dwellings and will have an acceptable impact on neighbouring amenity, highway safety, trees, surface water flood risk and the surrounding landscape. The development would incorporate appropriate sustainability measures in order to achieve energy performance requirements equivalent to Level 4 for Code for Sustainable Homes.
50. The proposal is considered to be an acceptable form of development that complies with Sections 2, 12, 13, 14 and 15 of the National Planning Policy Framework 2018. Policies CS8, CS9, CS10, CS16, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' 2008, 'Design' 2015 and 'Parking Standards' 2018, Policies DM2, DM10, DM12 and DM13 of the Development Management Policies DPD 2016 and Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and the Hook Heath Neighbourhood Plan 2015-2027.. It is therefore recommended that planning permission is granted subject to the recommended conditions.

BACKGROUND PAPERS

1. Site Visit Photographs – 19.04.2018
2. Response from County Highway Authority – 31.01.2018
3. Final Response from Arboricultural Officer – 25.09.2018
4. Final Response from Flood Risk and Drainage Engineer– 26.09.2018
5. Planning permission ref: PLAN/2015/0623
6. Planning application ref: PLAN/2018/0657
7. Planning permission ref: WOK/90/1292

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following Conditions:

1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

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

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

PL001, rev A, Location Plan, dated 20.03.18, received 21.03.2018
PL002, rev B, Existing Site Plan, dated 20.03.2018, received 21.03.2018
PL003, Existing Ground Floor Plan, dated Feb 2018, received 07.03.2018
PL004, rev A, Existing First Floor Plan, dated Feb 2018, received 07.03.2018
PL005, Existing Elevations Sheet 1, dated Feb 2018, received 07.03.2018
PL006, Existing Elevations Sheet 2, dated Feb 2018, received 07.03.2018

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PL100, rev D, Proposed Site Plan, dated 20.07.2018, received 30.07.2018
PL101, rev B, Proposed Ground Floor Plan, dated 06.06.2018, received 07.06.2018
PL102, rev C, Proposed First Floor Plan, dated 20.07.2018, received 30.07.2018
PL103, rev C, Proposed Roof Plan, dated 20.07.2018, received 30.07.2018
PL104, rev B, Proposed Lower Ground Floor Plan, dated 06.06.2018, received 07.06.2018
PL105, rev B, Proposed Elevations Sheet 1, dated 20.07.2018, received 30.07.2018
PL106, rev B, Proposed Elevations Sheet 2, dated 20.07.2018, received 30.07.2018
PL107, ref B, Proposed Sections, dated 20.07.2018, received 30.07.2018
PL108, rev A, Proposed Garage, dated Feb 2018
PL114, rev B, Comparative Street Elevation Mount Road, dated 20.07.2018, received 30.07.2018
PL115, rev B, Comparative Street Elevation Mount Close, dated 20.07.2018, received 30.07.2018
PL116, rev B, Comparative Elevations Sheet 1, dated 20.07.2018, received 30.07.2018
PL117, rev B, Comparative Elevations Sheet 2, dated 20.07.2018, received 30.07.2018
PL118, rev E, Comparative Site Plan, dated 20.07.2018, received 30.07.2018

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

3. ++ Prior to the commencement of the development hereby permitted, details, including samples, of all external materials to be used in the construction of the dwelling and any hard landscaping 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 and Policy BE1 of the of the Hook Heath Neighbourhood Plan 2015 - 2027 (June 2015).

4. ++ Prior to the first occupation of the dwelling hereby approved, a hard and soft landscaping scheme showing details of hard and soft landscaping to the frontage including replacement hedge planting, details of materials for areas of hardstanding (including any drainage arrangements) and boundary treatments and additional tree planting, 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 and Policy BE1 of the of the Hook Heath Neighbourhood Plan 2015 - 2027 (June 2015).

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5. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A and B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or alteration of the dwelling hereby approved 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.

6. ++ Prior to the commencement of the development hereby permitted (with the exception of demolition and site preparation works) written evidence shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the development will:
- a. Achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of a Design Stage Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieve a maximum water use of no more than 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended), measured in accordance with the methodology set out in Approved Document G (2015 edition). Such evidence shall be in the form of a Design Stage water efficiency calculator.

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

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

7. ++ The development hereby permitted shall not be first occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority, proving that the development has:
- a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

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

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

8. ++ The development hereby permitted shall not commence (including demolition and site preparation works) until a Construction Transport Management Plan (CTMP), to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the demolition and construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause undue inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the National Planning Policy Framework (NPPF) (2018) and Policy BE2 of the of the Hook Heath Neighbourhood Plan 2015 - 2027 (June 2015).. This is a pre-commencement condition to ensure that demolition and site preparation works do not prejudice highway safety nor cause undue inconvenience to other highway users.

9. ++ Prior to the first occupation of the development hereby approved, space shall be laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and used solely for parking and turning.

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users in accordance with Policy CS9 of the Woking Core Strategy (2012) and Policy BE2 of the of the Hook Heath Neighbourhood Plan 2015 - 2027 (June 2015).

10. Tree protection measures shall be carried out in strict accordance with the Arboricultural Statement provided by Qaife Woodlands ref: AR-3319bo TSAS-01 dated 31.07.2018, received 07.08.2018, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure the retention and protection of trees on the site and 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 and Policy DM2 of the Woking Development Management Policies Development Plan Document 2016 and Policy BE1 of the of the Hook Heath Neighbourhood Plan 2015 - 2027 (June 2015).

11. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without

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modification) no additional windows shall be installed on the elevations of the dwellinghouse hereby approved 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.

12. Any scrub, hedgerow and tree clearance must be undertaken outside the bird breeding season (1st March to 30th August inclusive) unless the applicant has first carried out a survey of such vegetation (undertaken by an ecologist) which shows that there are no nesting species within relevant parts of the application site and any such survey results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent birds being injured or killed during site clearance works and to comply Policy CS7 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

13. Notwithstanding the provisions of Article 3, Schedule 2, Part 1, Classes A and C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order(s) amending or re-enacting that Order with or without modification(s)), the flat roof areas of the replacement dwelling and garage hereby permitted shall not be used as balconies, roof terraces, sitting or standing out areas or similar amenity areas nor shall any railings or other means of enclosure be erected on top of or attached to the side of these areas (other than as may be shown on the approved plans listed within condition 02 of this notice) without the grant of further specific planning permission by the Local Planning Authority.

Reason: To preserve the residential amenities of neighbouring dwellings from potential loss of privacy and overlooking in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD's Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

14. The ground and first floor side elevation windows serving rooms labelled "Ens." and "Dresser" (as shown on 102, rev C, Proposed First Floor Plan, dated 20.07.2018, received 31.07.2018 & 101, rev B, Proposed Ground Floor Plan, dated 06.06.2018, received 07.06.2018) hereby permitted shall be glazed entirely with obscure glass and be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the roof light windows shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

15. ++ No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

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Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

16. ++ Prior to the commencement of the development hereby permitted, details of the measures to address flood risk and ground water flows shall be submitted to and agreed in writing by the Local Planning Authority. Such details as may be agreed shall be fully implemented prior to first occupation of the development and retained thereafter.

Reason: In the interests of flood prevention and in accordance with NPPF and Policy CS9 of the Woking Core Strategy 2012.

17. ++ Prior to the first above-ground works for the development hereby approved, details of active/passive electric vehicle charging points to be provided shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details unless the Local Planning Authority subsequently agrees in writing to their replacement with more advanced technology serving the same objective.

Reason: in the interests of achieving a high standard of sustainability and in accordance with the electric vehicle charging infrastructure requirements of policy CS22 of the Woking Core Strategy (2012) and the Climate Change SPD (2013).

18. The garage hereby permitted shall only be used for purposes ancillary and incidental to the main residential use of the dwelling house 'Pinewood, Mount Road, Woking, Surrey, GU22 0PY' hereby permitted, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the property remains in single occupation and to protect the amenities of neighbours in accordance with Policy CS21 of the Woking Core Strategy (2012).

19. ++ Prior to the first occupation of the dwelling hereby approved, details of privacy screens to be installed on the east and west sides of the first floor balcony hereby approved as shown on 'PL102, rev C, Proposed First Floor Plan, dated 20.07.2018, received 30.07.2018' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained as such.

Reason: To preserve the residential amenities of neighbouring dwellings from potential loss of privacy and overlooking in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD's Outlook, Amenity, Privacy and Daylight (2008) and Design (2015) and the provisions of the NPPF (2018).

Informatives

- 01 The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the NPPF (2018). Following the submission of further contextual information after initial submission the application was considered to be acceptable.

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02. The applicants attention is specifically drawn to the planning conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the planning permission and the Local Planning Authority may serve Breach of Condition Notices (BCNs) to secure compliance. The applicant is advised that sufficient time needs to be allowed when submitting details in response to planning conditions, to allow the Local Planning Authority to consider the details and discharge the condition(s). A period of between five and eight weeks should be allowed for.
03. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

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 extension 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).

04. The applicant is advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
05. The applicant is advised that adequate control precautions should be taken in order to control noise emissions from any fixed plant, including generators, on site during demolition / construction activities. This may require the use of quiet plant or ensuring that the plant is sited appropriately and / or adequately attenuated. Exhaust emissions

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from such plant should be vented to atmosphere such that fumes do not ingress into any property. Due to the proximity of residential accommodation there should be no burning of waste material on site. During demolition or construction phases, adequate control precautions should be taken in order to control the spread of dust on the site, so as to prevent a nuisance to residents within the locality. This may involve the use of dust screens and/ or utilising water supply to wet areas of the site to inhibit dust.

06. The provisions of the Party Wall etc. Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet, prepared by the Ministry of Housing, Communities and Local Government, and setting out your obligations, is available at the following address:
<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance#explanatory-booklet>
07. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228: 1984 "Noise Control on Construction and Open Sites" (with respect to the statutory provision relating to the control of noise on construction and demolition sites). If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Council's Environmental Health Service prior to commencement of works.