

16 October 2018 PLANNING COMMITTEE

6f	18/0569	Reg'd:	30.05.18	Expires:	08.08.18	Ward:	MH
Nei. Con. Exp:	03.07.18	BVPI Target	Minor dwellings - 13	Number of Weeks on Cttee' Day:	>13	On Target?	No

LOCATION: Peterport, Lavender Road, Woking, Surrey, GU21 8AY

PROPOSAL: Alterations to front elevation at ground floor level, erection of part two storey, part single storey rear extension and conversion of roof space to provide living accommodation with 2no. rear dormer windows, 1no. rooflight to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling (1x5 bed) to create 2no. two storey dwellings (2x 3 bed) with roof accommodation.

TYPE: Full Application

APPLICANT: Mr Rob Munro

OFFICER: Brooke
Bougnague

REASON FOR REFERRAL TO COMMITTEE

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

PROPOSED DEVELOPMENT

This is a full planning application for alterations to front elevation at ground floor level, erection of part two storey, part single storey rear and conversion of roof space to provide living accommodation with 2no. rear dormer windows, 1no. rooflight to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation.

The existing property has 5 bedrooms but is currently being used by two separate occupiers. Each part of the property has its own kitchen/living/dining area and separate staircase up to the first floor. The western side of the building has 2 bedrooms and the eastern side of the dwelling has 3 bedrooms. The applicant has advised that there is no link at first floor level through the property, notwithstanding what is shown on the plan.

The application proposes to convert the existing dwelling into two dwellings to create 2no. 3 bedroom dwellings. There would be no change to the part of the building on the eastern side of the dwelling. To the western part of the building the following works are proposed:

- Part two storey, part single storey rear extension, following demolition of existing conservatory. The proposed extension would have maximum width of 6m and depth of 4.1m. To accommodate the extra depth of the dwelling a crown roof would be created with 2 no. rear dormer windows. The eaves and ridge height would match this existing part of the building. The crown roof with 2no. rear dormers is similar to the roof form of the two storey rear extension under planning application PLAN/2017/0436. The two storey element with a depth of 4.1m would have a flat roof.

16 October 2018 PLANNING COMMITTEE

- The front elevation of the property would be altered to set back the front elevation at ground floor level only by 800mm (1.7 metres including the bay window). The first floor bay window would be retained and this would be supported by posts clad in oak at ground floor level creating a veranda style structure. Planning application PLAN/2017/0436 permitted a similar design, but with a set back of 700mm (1.6 metres including the bay window).
- The existing enclosed porch would be altered to create a canopy porch and the front door to each part of the property would be re-positioned.
- As the front of the building would be reduced in depth at ground floor level, the application proposes to create 2no. additional off street parking spaces by removing part of the front boundary brick wall. Space would also be made available for a bin store and cycle store.

Site area: 0.03 ha (300sqm)
Existing number of units: 1
Proposed number of units: 2
Existing density on site: 33dph (dwellings per hectare)
Proposed density on site: 66dph

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions and Section 106 Agreement.

SITE DESCRIPTION

The application site extends to approximately 0.03ha. Peterport is a two storey mid-terrace L-shaped dwelling. The dwelling is faced with red brick and tile hanging under a slate roof covering. Part of Peterport comprises of a new build element built under planning permissions PLAN/2007/0738 and PLAN/2008/1189 and which links the dwelling to the two other terraced dwellings.

The dwelling is currently being used as two units of accommodation. The property has one main front door and within the hallway has two other separate doors to each unit of accommodation. The rear garden has also been sub-divided to create two separate private gardens and given the age and condition of the fence it appears that this fence was installed some years ago. The planning history of the site shows that the Council has been aware that the property has had two kitchens and facilities for separate living accommodation since 2007/2008 as this was shown on plans accompanying planning applications at that time. In 2008 under PLAN/2008/1189, the application was subsequently approved with a planning condition requiring the property to be used as one dwelling, notwithstanding the approved arrangement of the internal living space. This permission was implemented.

The dwelling has one off street parking space provided by a driveway to the front of the more modern part of the dwelling. In front of the older part of the dwelling is a small front garden with a front boundary wall measuring approximately 1.2 metres in height.

To the rear of the dwelling is a garden which has at some time in the past been sub-divided to create two gardens for the two occupiers of the property. There is no access between the divided gardens. The garden to the whole property is otherwise bounded by timber fencing.

16 October 2018 PLANNING COMMITTEE

Peterport is attached on the eastern side by a two storey dwelling and on the western side by a two storey building which is used as residential accommodation associated with the neighbouring Bradbury Centre.

PLANNING HISTORY

Since 1977 the planning history is as follows:

PLAN/2017/1084 - Alterations to front elevation at ground floor level, erection of two storey rear extensions and conversion of roof space to provide living accommodation with 2no. rear dormer windows, rooflights to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation. Resolution to Grant planning permission subject to the prior completion of a S106 legal agreement to secure SAMM financial contribution on 12.12.17

PLAN/2017/0436 - Removal of front bay window, erection of first floor rear extension and conversion of roof space to provide living accommodation with 2no. rear dormer windows, rooflights to front roof slope, alterations to fenestration, front porch extension/alteration and conversion from 1no. dwelling to create 2no. two storey dwellings with roof accommodation (amended block plan received). Resolution to Grant planning permission subject to the prior completion of a S106 legal agreement to secure SAMM financial contribution on 25.07.17

PLAN/2011/0743 – Erection of a two storey rear extension and rear dormer windows. Granted 13.10.11

PLAN/2008/1189 – Retrospective application for the retention of rear conservatories, siting of plot 3 0.8 metres from side boundary, internal alterations and variations to frontage of site. Granted 20.03.09

PLAN/2007/1373 – Sub-division of town house to form 2no. town houses. Withdrawn 29.01.08

PLAN/2007/0738 – Proposed demolition of part of existing detached house and erection of 3no. town houses (amended scheme to application PLAN/2006/1186). Granted 06.09.07

PLAN/2006/1186 - Proposed demolition of part of existing detached house and erection of 3no. town houses. Granted 07.03.07

PLAN/2005/1082 – Erection of pair of semi-detached houses and retention of Peterport with partial demolition, extensions and modifications (3no. dwellings on site in total). Granted 17.11.05

PLAN/2005/0796 – Erection of 4no. town houses following demolition of existing dwelling. Withdrawn

PLAN/1997/0207 – Change of use of dwelling to form 2 houses. Granted 27.05.97

CONSULTATIONS

Arboricultural Officer: No objection subject to condition 10

County Highway Authority: No objection subject to conditions 5 and 6

Scientific Officer: No objection

REPRESENTATIONS

No letters of representation have been received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2018)

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

Woking Core Strategy (2012)

CS1 - A spatial strategy for Woking Borough
CS7 – Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS9 – Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing mix
CS12 - Affordable housing
CS18 - Transport and accessibility
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
DM5 – Environmental Pollution
DM8 – Land contamination and hazards
DM11 – Sub-divisions, specialist housing, conversions and loss of housing

Supplementary Planning Documents (SPD's)

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

Other Material Considerations

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

PLANNING ISSUES

Principle of Development:

1. The revised NPPF (2018) has been adopted since PLAN/2017/1084 and PLAN/2017/0436 were resolved to grant planning permission subject to the prior completion of a S106 legal agreement to secure SAMM financial contribution on 12.12.17 and 25.07.17. The NPPF (2018) is not considered to materially alter the principle of development.
2. The NPPF (2018) and Policy CS25 of the Core Strategy (2012) promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previously developed land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Policy CS10 of the Core Strategy (2012) seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of the proposed subdivision to create an additional unit in this instance is therefore considered acceptable subject to further material planning considerations set out below.

Housing mix

3. Policy CS11 of the Core Strategy (2012) seeks to secure a mix of dwelling types and sizes across the Borough and seeks to avoid the loss of family homes which are regarded as units with 2+ bedrooms. This aspect is also replicated in Policy DM11 of the DM Policies DPD (2016) which provides detailed criteria relating to conversions of existing dwellings. It is also acknowledged that not every development site will deliver the complete mix of dwellings sought by Policy CS11. In this case the existing property has 5 bedrooms although the dwelling is currently capable of being used as a 3 bedroom dwelling and a 2 bedroom dwelling. The proposal would result in a 2x 3 bedroom dwellings with internal floors of approximately 100sqm and 151.5sqm. Therefore whilst the proposal would result in the loss of 1 larger family home it would provide 2no. family sized homes, resulting in a beneficial increase of 1no. family sized home. In addition this area is characterised by smaller family dwellings and in this regard the proposed provision is not considered to be out of character with the surrounding area and is thus considered to comply with Policy CS11 of the Core Strategy (2012).

Standard of accommodation

4. Policy DM11 of the DM Policies DPD (2016) also sets out a number of other criteria which proposals for the subdivision of existing dwellings should also meet. The majority of these criteria are considered below under their respective issue. One of the criteria relates to a requirement that good quality accommodation is provided by meeting any relevant housing standards. The proposal would result in a 2x 3 bedroom dwellings with internal floors of approximately 100sqm and 151.5sqm. The minimum nationally prescribed space standard for a 3 bed, 2 storey dwelling is 84sqm which is met by both dwellings. The proposal scheme is therefore considered to comply with Policy DM11 of the DM Policies DPD (2016) in this regard. The proposed dwellings are considered of an acceptable size with acceptable quality outlooks to habitable rooms.
5. Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight (2008) states that for family dwellings with 2 bedrooms or more and over 65sqm, a *'suitable area of private garden amenity space in scale with the building but always greater than the building footprint'* should be provided. This proposal does not alter the dwelling on the eastern side of the site or its garden area which remains as previously proposed (and subject of the previous resolutions to grant planning permission). The larger dwelling to the west would have a slightly larger footprint than previously proposed given the

16 October 2018 PLANNING COMMITTEE

additional part two storey, part single storey rear extension. This dwelling would have a footprint of around 70sqm and a garden size of 80sqm. A 1.8 metre high timber fence currently divides the space. It is therefore considered that the areas of amenity space for the proposed dwellings would be suitable in size and shape for the outdoor recreational and domestic needs of the occupiers of the dwellings. Furthermore they would reflect the size of gardens in the wider local area. In this regard the proposal is considered to comply with the guidance relating to private amenity space in the Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008).

6. Neither dwelling would have separate access to the rear garden and therefore the refuse bins would be stored at the front of the property but this arrangement reflects the existing arrangement and that of the other existing dwellings within the terrace and planning applications PLAN/2017/1084 and PLAN/2017/0436.

Impact on Character:

7. Policy CS21 of the Core Strategy (2012) states that buildings should respect and make a positive contribution to the street scene and the character of the area within which they are located. Policy CS24 of the Core Strategy (2012) requires all development proposals to provide a positive benefit in terms of landscape and townscape character. Policy DM11 of the DM Policies DPD (2016) also has a number of criteria which essentially relate to the visual impact of the proposed development and ensuring it is appropriate to the area.
8. The existing building is partly new and old. There would be no visual change to the newer part of the building except that the existing porch becomes an open canopy porch instead of its current enclosed arrangement.
9. The older part of the building projects further forward on the site than the newer part of the building and in order to accommodate the two additional parking spaces it is now proposed to set back only the ground floor part of the front elevation of the building by around 800mm (1.7 metres including the existing bay window) to create sufficient space in the frontage to provide two additional car parking spaces. The first floor of the building would be retained as existing and would be supported by posts clad in oak. The visual effect would be to create a decorative veranda at ground floor level. The proposed changes to the front elevation would improve the visual interest of the building and the detailing of the veranda as proposed is not dissimilar to covered verandas seen on some Victorian style buildings. The proposed changes are considered to result in an acceptable impact on the character and appearance of the dwelling and the street scene subject to conditions (conditions 3, 8 and 9). Rooflights are also proposed to the front roofslope and matching materials are also proposed.
10. Whilst alterations to the roof, part two storey, part single storey rear extension and rear dormers are also proposed, this part of the development would not be viewed within the street scene. Although a section of the proposed part two storey, part single storey rear extension would have a flat roof this part of the proposal is limited in size and given its position would not be widely viewed from neighbouring gardens. The roof form with crown roof and 2no. rear dormers is similar to the roof form of the two storey rear extension previously approved under reference PLAN/2011/0743 and are the subject of a resolution to grant planning permission under PLAN/2017/1048 and PLAN/2017/0436.
11. Overall, the proposed alterations and extensions to the building are considered appropriate and would reflect the wider character and appearance of the street scene. The proposal is therefore considered to comply with Policies CS21 and CS24 of the Woking Core Strategy (2012), Policy DM11 of the DM Policies DPD (2016) and Supplementary Planning Document 'Woking Design' (2015).

16 October 2018 PLANNING COMMITTEE

Impact on Neighbours:

12. 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.
13. The proposed part two storey, part single storey rear extension would not project beyond the rear elevation of the dwelling to be created on the eastern part of the application site and would not therefore result in any adverse impact on the amenities of this property in terms of overbearing, overlooking or loss of daylight or privacy.
14. The proposed part two storey, part single storey rear extension would be sited on the boundary with attached property Smiles Cottage, Lavender Road. No windows are proposed in the side elevation orientated towards Smiles Cottage, Lavender Road. Condition 11 is recommended to restrict the insertion of first floor windows in the west elevation to retain the privacy of Smiles Cottage, Lavender Road. The single storey element sited on the boundary with Smiles Cottage, Lavender Road and would project approximately 1.8m beyond the rear elevation of Smiles Cottage, Lavender Road. There is a ground floor window serving a reception room in the rear elevation of Smiles Cottage, Lavender Road sited close to the boundary, the 45 degree has been applied and passed. It is considered there would not be a significant loss of daylight to the reception room. The first floor element would project approximately 1.8m beyond the rear elevation of Smiles Cottage, Lavender Road and has been set in approximately 2.3m from the boundary with Smiles Cottage, Lavender Road. Due to the depth and separation distance to the west boundary it is considered there would not be a significant loss of daylight to windows in the rear elevation Smiles Cottage, Lavender Road.
15. It is considered the alterations to the front of building which include setting back the front elevation at ground floor and retaining the first floor bay window to create a veranda style structure and alterations to the existing front porch to create an open canopy would not have an impact on neighbouring properties in terms of overbearing, overlooking or loss of daylight or privacy.
16. The proposed front rooflight and two rear dormers would be orientated towards Lavender Road and the rear garden of the application site to avoid overlooking neighbouring properties.
17. The existing building would be separated vertically into two dwellings and neither dwelling is considered to have any adverse impact in terms of amenity e.g. privacy, daylight/sunlight or overbearing impact on the other dwelling. Whilst the proposed ground floor accommodation is deep in terms of daylight provision to the rooms, the ground floors of both dwellings are dual aspect with windows in the front and rear elevations and in any event the proposed situation is no different to the existing situation.
18. Overall, it is considered that the proposed dwellings would achieve a satisfactory relationship to each other and adjoining properties, avoiding significant harmful impact in terms of potential loss of privacy, daylight or sunlight, or overbearing effect due to bulk, proximity or outlook. However it is considered reasonable and necessary to remove 'permitted development rights' in relation to extensions and outbuildings in order to safeguard the amenities of any neighbouring occupiers and given the garden sizes (condition 7). The proposed development is considered to comply Policy CS21 of the Core Strategy (2012), Policy DM11 of the DM Policies DPD (2016), SPD Outlook, Amenity, Privacy and Daylight (2008) and the policies in the NPPF.

16 October 2018 PLANNING COMMITTEE

Transportation Impacts:

19. The proposal would have pedestrian and vehicular access from Lavender Road. The existing vehicular crossover onto Lavender Road will be extended and altered to facilitate the proposed parking.
20. Supplementary Planning Document 'Parking Standards' (2018) requires a dwelling with 3 bedrooms to provide a minimum of 2 on site parking spaces. To comply with minimum parking standards a minimum of 4 on site parking spaces would be required. A total of 3 on parking spaces would be provided; this would result in a shortfall in 1 on site parking space against the current Supplementary Planning Document 'Parking Standards' (2018).
21. PLAN/2017/1084 and PLAN/2017/0436 were resolved to grant planning permission subject to the prior completion of a S106 legal agreement to secure SAMM financial contribution on 12.12.17 and 25.07.17 with the provision of 2 on site parking spaces. When the legal agreements for PLAN/2017/1084 and PLAN/2017/0436 are signed and completed there would be two extant planning permissions for 2no. 3 bed houses with 2 on site parking spaces. It is considered that the current planning permission providing 3 on site parking spaces would represent an increase in provision above the existing situation and planning applications PLAN/2017/1084 and PLAN/2017/0436.
22. Planning Document 'Parking Standards' (2018) requires the provision of 2 cycle spaces per residential dwelling. A total of 4 cycle spaces would be required to serve the 2 proposed dwellings. Two cycle racks providing storage for 4 cycle spaces is proposed. The proposal would comply with cycle parking standards within Supplementary Planning Document 'Parking Standards' (2018). Condition 6 is recommended to ensure the proposed cycle spaces are provided prior to first occupation of the proposal.
23. The County Highway have been consulted and raised no objection subject to conditions 6 and 7.
24. Overall the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), Supplementary Planning Document 'Parking Standards' (2018) and the National Planning Policy Framework (2018).

Impact on Trees:

25. There are three trees within the rear of the application site. Policy DM2 of DM Policies DPD (2016) states the Council will *'require any trees which are to be retained to be adequately protected to avoid damage during construction'* and Policy CS21 of the Woking Core Strategy (2012) requires new development to include the retention of trees and landscape features of amenity value. The Arboricultural Officer has requested Arboricultural Information to be provided and agreed prior to commencement. Subject to a condition (condition 10) to ensure provision of Arboricultural Information produced in line with BS5837 2012, the proposal is considered to have an acceptable impact on trees within the application site. Condition 9 is recommended to secure details of a landscaping scheme.

Flood Risk:

26. The site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. As the site is not within a surface water flood risk area, there are no surface water drainage requirements. The proposal is considered to comply with Policy CS9 of the Core Strategy (2012) and the policies in the NPPF.

16 October 2018 PLANNING COMMITTEE

Sustainability:

27. Policy CS22 of the Woking Core Strategy (2012) relating to sustainable construction does not explicitly state that it relates to conversions of existing buildings. In this case there is limited extension and alteration to the building to facilitate its use as 2no. dwellings. Therefore it is not considered reasonable or necessary to impose any conditions relating to sustainable construction.

Contamination

28. The Council's Scientific Officer has advised that there are no specific contaminated land concerns or recommendations to make on this application. In this regard the application complies with Policies DM5 and DM8 of the DM Policies DPD (2016).

Thames Basin Heaths Special Protection Area (TBH SPA)

29. The Thames Basin Heaths Special Protection Area are internationally important and designated for their interest as habitats for ground nesting birds. Policy CS8 of the Core Strategy requires all new residential development within the 400m-5km zone to make a financial contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM) to avoid adverse effects. The SANG contribution is now encompassed within the Community Infrastructure Levy (CIL) but the SAMM element of the contribution is required to be secured outside of CIL.
30. The applicant has agreed to make a SAMM contribution of **£897** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy as a result of the provision of 1no. additional 3 bedroom dwelling which would result from the proposal. This financial contribution would be secured by a legal agreement.
31. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the TBHSPA and therefore accords with Policy NRM6 of the South East Plan, Policy CS8 of the Core Strategy (2012) and the Thames Basin Heaths Special Protection Area Avoidance Strategy.

Affordable housing

32. 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.
33. 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).
34. Whilst it is considered that weight should still be afforded to Policy CS12 of the Woking Core Strategy (2012) it is considered that more significant weight should be afforded to the policies within the NPPF (2018). The proposal is not major development and therefore no affordable housing contribution is sought.

Community Infrastructure Levy (CIL):

35. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of £2,392.00.

CONCLUSION

36. Overall the proposal is considered an acceptable form of development which would have an acceptable impact on the character of the host building and surrounding area, on the amenities of neighbours and in transportation terms and would not result in any other adverse consequences. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance the proposal is considered to be an acceptable form of development that complies with Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS21, CS22, CS24, and CS25 of the Woking Core Strategy (2012), Policies DM2, DM5, DM8, DM11 of the DM Policies DPD (2016), the guidance in the relevant SPDs and the policies within the NPPF. It is therefore recommended that planning permission is granted subject to the prior completion of a legal agreement and the conditions as set out below.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £897.00	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 S106 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 development hereby permitted shall be carried out in accordance with the approved plans listed below:

Unnumbered plan showing location and block plan received by the Local Planning Authority on 30.07.2018

Unnumbered plan showing proposed site plan received by the Local Planning Authority on 03.07.2018

PH 5017/101 Rev C dated June 11 and received by the Local Planning Authority on 03.07.2018

PH 5017/101 Rev B dated March 2018 and received by the Local Planning Authority on 03.07.2018

16 October 2018 PLANNING COMMITTEE

PH 5017/102Rev B dated March 2018 and received by the Local Planning Authority on 03.07.2018

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

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

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

4. Prior to the first occupation of the development hereby permitted, the refuse and recycling facilities shown on the approved plans shall be made available and thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage and recycling of refuse and to protect the amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

5. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Lavender Road has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

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

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking and cycle areas shall be retained and maintained for their designated purpose.

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

7. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 and Classes A, B, C, D, E, F and G 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 development falling within these Classes shall be carried out within the curtilage of each dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

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

8. ++ Prior to the commencement of any above ground works associated with the development on the site full design details, to a scale of 1:25, of the proposed alterations to the ground floor front elevation, clearly showing the design details and

16 October 2018 PLANNING COMMITTEE

materials of the posts and all decorative features and brickwork 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: To protect the visual amenities of the area in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012 and the policies in the NPPF.

9. ++ Notwithstanding any details shown on the approved plans listed within condition 02, prior to any above ground works associated with the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted and details of materials for areas of hardstanding, 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.

10. ++ Prior to the commencement of the development hereby permitted (including clearance and demolition) tree protection details shall be submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 2012 and shall include details of how trees would be retained and protected during construction. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

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

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

Reason:

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

16 October 2018 PLANNING COMMITTEE

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
2. 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 applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
5. The planning permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
6. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. This decision notice should be read in conjunction with the related S106 Legal Agreement.
9. 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

16 October 2018 PLANNING COMMITTEE

the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), **it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development.** The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at:
<https://www.woking.gov.uk/planning/service/contributions>

Other conditions and requirements also apply and failure to comply with these will lead to claims for relief or exemption being rendered void. The Local Planning Authority has no discretion in these instances.

For full information on this please see the guidance and legislation here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

Please note this informative provides general advice and is without prejudice to the Local Planning Authority's role as Consenting, Charging and Collecting Authority under the Community Infrastructure Levy Regulations 2010 (as amended).