

13th NOVEMBER 2018 PLANNING COMMITTEE

6c	18/0886	Reg'd:	03.09.18	Expires:	29.10.18	Ward:	HE
Nei. Con. Exp:	10.10.18	BVPI Target	13 - Minor	Number of Weeks on Cttee' Day:	10/8	On Target?	No

LOCATION: Compton, Sutton Green Road, Sutton Green, Guildford, Surrey,
GU4 7QD

PROPOSAL: Erection of a four-bedroom chalet bungalow following demolition of an existing three-bedroom bungalow.

TYPE: Full

APPLICANT: Mr And Mrs Jenkins

OFFICER: Tanveer Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of a single dwelling and is recommended for permission. It therefore falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions and legal agreement.

PLANNING STATUS

- Green Belt
- Sutton Park Conservation Area
- Surface Water Flood Risk Area (covers part of the application site)
- Contamination Suspected
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

The application site relates to the curtilage of Compton which in the Green Belt and the Sutton Park Conservation Area. It contains a three-bedroom, pitched roof detached bungalow which is located at the northern end of the site. The house has an overall 15.1m width, 10.5m depth and approximately 4.5m main ridge height. Directly to the north west of the bungalow is a flat roof garage. Between the front of the house and the garage is a gravel driveway which is accessed from the north west corner of the site via Sutton Green Road. The property has a very large garden which wraps around its side elevations and its rear elevation. There are mature trees and vegetation along the site's boundaries with Sutton Green Road to the front, an access road to Wareham Farm to the side (north east), Foxes Path to the rear and Stella Maris to the side (south west).

PLANNING HISTORY

- TREE/2017/8414: T1 and T2 Ash - Fell. T3 Conifer - Fell. (Works Within Sutton Park - Conservation Areas) - no objection 09.01.2018.
- PLAN/2016/0853: Proposed erection of a replacement dwelling following demolition of existing dwelling - permitted 20.10.2016.
- PLAN/2016/0396: Certificate of Proposed Lawful Development for a single storey rear extension and outbuilding - refused 02.06.2016.
- TREE/2008/8220: Crown lift to a height of 4m over driveway one Oak. (Works within the Sutton Park Conservation Area) NOTE : Permission is not required for the removal of dead wood - no objection 02.09.2008.
- 0026770: Proposed bungalow and detached garage - permitted 01.12.1970.

PROPOSED DEVELOPMENT

(Case Officer's note: the LPA raised concerns about the scheme as it was originally submitted due to the proposed volume and floor space being greater than the replacement dwelling approved as part of PLAN/2016/0853. This was considered to result in a disproportionately large replacement dwelling which would be inappropriate development in the Green Belt and by definition harmful to it.)

In response to these comments the agent made the following amendments to the scheme:

- *The side (south west) wall of the accommodation in the roof space was moved inwards by 0.45m.*
- *The side (north east) wall of the accommodation in the roof space was moved inwards by 0.25m.*
- *The walls of the other two elevations were moved inwards by 0.15m.*

It is this amended scheme which will be described below and assessed in the 'Planning Issues' section.)

The application proposes to demolish the existing bungalow and erect a new four-bedroom, pitched roof bungalow with accommodation in its roof space. It would be T-shaped in plan which would be made up of a pitched roof element and another lower pitched roof element at right angles to each other. It would have an overall 17.309m width, 13.137m depth and approximately 7.00m main ridge height. A door, five windows and a high-level circular window are proposed in its front elevation. A chimney is also proposed on the front elevation. A door, a ground floor window, a high-level circular window and two roof lights are proposed its rear elevation. Ground floor glazing, a window and glazed sliding doors leading from accommodation in the roof space onto a terrace are proposed in its side (north east) elevation. Ground floor glazing and glazing serving accommodation in the roof space are proposed in its side (south west) elevation. According to the submitted application form the house is proposed to be clad in timber, brick, render, zinc roofing, aluminium window frames and timber/aluminium doors. The existing garage is proposed to be retained as part of the proposal.

SUMMARY INFORMATION

Site area	0.2915ha
Existing units	1 unit
Proposed units	1 unit
Existing site density	3.43 dwellings/hectare
Proposed site density	3.43 dwellings/hectare

CONSULTATIONS

LPA Heritage & Conservation Consultant: No objection.

LPA Senior Aboricultural Officer: No objection subject to condition

LPA Drainage & Flood Risk Officer: No objection subject to condition

County Highway Authority (SCC): No objection.

Surrey Wildlife Trust: No objection.

NEIGHBOUR REPRESENTATIONS

Two letters of support were received.

RELEVANT PLANNING POLICIES

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 72 - General duty as respects conservation areas in exercise of planning functions

National Planning Policy Framework (2018):

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 13 - Protecting Green Belt land

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Woking Core Strategy (2012):

CS1 - A Spatial Strategy for Woking

CS6 - Green Belt

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Area

CS9 - Flooding and water management

CS10 - Housing provision and distribution

CS11 - Housing mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS20 - Heritage and Conservation

CS21 - Design

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CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 - Presumption in Favour of Sustainable Development

Development Management Policies DPD (2016):

DM2 - Trees and landscaping
DM5 - Environmental Pollution
DM8 - Land Contamination and Hazards
DM10 - Development on Garden Land
DM13 - Buildings Within and Adjoining the Green Belt
DM20 - Heritage Assets and their settings

Supplementary Planning Documents

The Heritage of Woking (2000)
Woking Design SPD (2015)
Outlook, Amenity, Privacy and Daylight (2008)
Parking Standards (2018)
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
Climate Change (2013)
Affordable Housing Delivery (2014)

PLANNING ISSUES

The main issues to consider in determining this application are impact on the Green Belt, character, trees, neighbours, quality of accommodation, flooding, contamination, car parking provision and highway safety, sustainability and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

Impact on Green Belt

1. Paragraph 145 of the NPPF (2018) states that replacement buildings which are *"in the same use and not materially larger than the one it replaces"* are not inappropriate development in the Green Belt. Further to this the 'Reasoned justification' section for Policy DM13 of the Development Management DPD states that as *"a general rule a replacement building that is no more than 20-40% larger than the one it replaces will not be considered to be disproportionate, although this approach may not be appropriate for every site"*.
2. In order to assess whether the proposed dwelling would be considered materially larger than the existing dwelling which it proposes to replace the following table shows proposed uplift figures:

	Existing dwelling (approx)	Dwelling approved as part of PLAN/2016/0853 (approx)	Proposed dwelling (approx)
Footprint	127sqm	178sqm (40% uplift)	154sqm (21% uplift)
Gross floor space	127sqm	244sqm (92% uplift)	244sqm (92% uplift)
Volume	433m ³	783m ³ (81% uplift)	762 m ³ (76% uplift)

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3. The Development Management DPD had been adopted by the time that the decision for PLAN/2016/0853 was issued which makes this permission a material planning consideration in the determination of this current application.
4. The dwelling proposed as part of this current application would lead to a 92% uplift in gross floor space and 76% volume uplift over and above the existing. This exceeds the 20-40% recommended in the Development Management DPD. It is noted however that this uplift in floor space is the same as that approved as part of PLAN/2016/0853 while the uplift in volume would actually be lower. The proposed dwelling would be 0.709m wider than that approved as part PLAN/2016/0853 and its maximum ridge height 0.8m higher however it would be 5.113m less deep. Furthermore, PLAN/2016/0853 proposed to replace the existing garage with a garage of 11m width, 6.2m depth and 4.5m ridge. This is much larger than the existing garage that is being retained as part of this current application which has a 5.8m width, 5.2m depth and approximately 2.5m height. For these reasons it is considered that on balance the proposed dwelling would not be materially larger than the bungalow which it proposes to replace and is not therefore inappropriate development in the Green Belt.

Impact on character

5. Policy CS21 of the *Woking Core Strategy* (2012) states that new development should create *"buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land"*. Section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states that in considering applications within Conservation Areas Local Planning Authorities shall pay *"special attention...to the desirability of preserving or enhancing the character or appearance of that area"*.
6. The street scene in which the proposed dwelling would be located is considered to be the stretch of Sutton Green Road to the east of the junction with New Lane. This street scene consists of two-storey dwellings and bungalows; some have hipped roofs and others have pitched roofs. External materials consist of red brick, white render, timber and clay roof tiles. These dwellings all have a traditional style but vary in character.
7. It is considered that the proposed dwelling would be traditional in its form and the cladding of its external walls however its zinc roof and some of its fenestration proportions would give it some contemporary elements. While this would make it more contemporary than other properties within the street scene and introduce a new roof cladding material it is considered that its scale, form and character would have an acceptable impact on the character of the street scene and would in fact be an improvement on the bungalow which it proposes to replace. Furthermore, it is noted that the proposed dwelling would not be readily visible from outside of the site due to the boundary vegetation which surrounds most of the site. It is therefore considered that the proposal would also enhance the setting of the Sutton Park Conservation Area.

Impact on trees

8. The submitted Arboricultural Report Ref:CC/1939 AR3670 states that five trees are proposed to be felled as part of the proposed development and identifies one

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tree that will require tree protection measures during construction. The LPA's Senior Arboricultural Officer has raised no objection to this subject to condition 4 which requires the development to be carried out in accordance with these measures.

9. The proposal is therefore considered to have an acceptable impact on trees subject to condition.

Impact on neighbours

10. The neighbours potentially most affected by the proposal are Rose Cottage to the east and Stella Maris to the south.
11. In order to prevent unacceptable overlooking issues Woking Council's SPD *Outlook, Amenity, Privacy and Daylight* (2008) recommends that first floor rear windows should be at least 10m from a side boundary. The nearest part of the terrace serving 'Bedroom 1' would be 13m at its closest point with Rose Cottage's north west boundary which exceeds this guideline. However given that this terrace would have a width of 1.4m it is considered that it would be big enough to congregate on and therefore create views towards Rose Cottage. Furthermore while it is noted that there is some screening in the form of trees and other vegetation along Compton's rear (south east) boundary it is noted that these could shed their leaves or die without being replaced. It is therefore considered that the proposed terrace would not create unacceptable overlooking issues towards Rose Cottage but only subject to a condition 5 which requires 1.7m high privacy screen on its rear (south east) elevation. The two proposed rear roof lights would be approximately 15m from the Rose Cottage's north west boundary. This exceeds guidelines in the SPD and it is therefore considered that they would not create unacceptable overlooking issues. The proposed rear circular window would also exceed guidelines in the SPD and in any case it is noted that it is a high-level window intended to serve the kitchen. It is therefore considered that it would not create unacceptable overlooking issues towards Rose Cottage either. The proposed terrace serving 'Bedroom 1' would be 25m at its closest point with Quaves Hatch to the front. It is considered that this distance would be great enough for it not to create unacceptable overlooking issues towards Quaves Hatch. The proposed terrace serving 'Bedroom 1' would be 23m at its closest point with Warehams Farm to the north. It is considered that this distance would be great enough for it not to create unacceptable overlooking issues but in any case it would be looking directly at fields rather than residential amenity space. 'Bedroom 2' and 'Bedroom 3' would be approximately 45m from the side (south west) boundary with Stella Maris. This far exceeds guidelines contained in the SPD and it is therefore considered that they would not create unacceptable overlooking issues towards Stella Maris either.
12. Given the proposed siting, scale, massing and design of the proposed dwelling it is considered that it would not unacceptably impact sunlight/daylight levels and would not appear unacceptably overbearing towards neighbouring properties.

Quality of accommodation and private amenity space

13. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with acceptable quality of outlook to habitable rooms.
14. *Outlook, Amenity, Privacy and Daylight* (2008) recommends that houses should have private amenity space that is at least equal in area to the footprint of the

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house and also in scale with the house. The proposed dwelling would have an area of private amenity space which would far exceed the footprint of the proposed dwelling.

15. The proposed development is therefore considered to be acceptable in terms of quality of accommodation and private amenity space.

Impact on flooding

16. According to the Council's records an area along the application site's front (north west) boundary is within areas of very high (1 in 30 year event), high (1 in 100 year event) and medium (1 in 1,000 year event) Surface Water Flood Risk.
17. The LPA's Drainage & Flood Risk Officer has assessed the application and raised no objection subject to condition 6 which requires surface water drainage details.
18. The proposal is therefore considered to have an acceptable impact on flooding subject to condition.

Impact on contamination

19. According to the Council's records the site may be contaminated. However the LPA's Contaminated Land Officer has raised no objection subject to condition 7 which requires an asbestos survey.
20. The proposal is therefore considered to have an acceptable impact on contamination subject to condition.

Impact on car parking provision & highway safety

21. Woking Council's SPD *Parking Standards* (2018) recommends that a dwelling with four bedrooms should have parking provision for at least three cars. It also goes on to state that where a garage contributes to this provision it should be at least 6m x 3m. The existing garage falls below this space standard however it is considered that there would still be space to park three cars on the property's front driveway.
22. Furthermore, the County Highway Authority (SCC) has assessed this application in terms of parking provision and highway safety and has raised no objection and has not recommended any conditions.
23. For these reasons it is considered that the proposal would have an acceptable impact on car parking provision and highway safety.

Sustainability

24. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore in applying Policy CS22 of the Core Strategy, the approach has been amended and at present all new residential development shall be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Condition 8 has been recommended to secure this.

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Local finance consideration

25. The proposal would lead to a gross internal area of 219.71sqm outside of the designated town centre. As the existing dwelling which is proposed to be demolished has a gross internal area of 147.06sqm a contribution to the Community Infrastructure Levy (CIL) will be liable on the 116.56sqm net additional floorspace. It will therefore be liable to a contribution to the Community Infrastructure Levy (CIL) of **£17,988.34** according to the current financial year's price index.

Impact on the Thames Basin Heaths Special Protection Area

26. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Policy CS8 of the Core Strategy requires new residential development beyond a 400m threshold but within 5 kilometres of the SPA boundary to make an appropriate contribution towards the provisions of Suitable Alternative Natural Greenspace (SANG) and the Strategic Access Management and Monitoring (SAMM).
27. Suitable Alternative Natural Greenspace (SANG) and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the Strategic Access Management and Monitoring (SAMM) element of the SPA tariff is required to be addressed outside of CIL.
28. As the proposal would not result in a net uplift in the number of dwellings a SAMM contribution is not required.

CONCLUSION

Overall it is considered that the proposal would have an acceptable impact on the Green Belt, character, trees, neighbours, quality of accommodation, flooding, contamination, impact on car parking provision and highway safety, sustainability and the impact on the Thames Basin Heaths Special Protection Area. The proposal therefore accords with Section 72 of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, Sections 5, 9, 11, 12, 13, 15 and 16 of the *National Planning Policy Framework* (2018), Policies CS1, CS6, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS20, CS21, CS22, CS24 and CS25 of the *Woking Core Strategy* (2012), Policies DM2, DM5, DM8, DM10, DM13 and DM20 of the *Development Management Policies DPD* (2016), *The Heritage of Woking* (2000), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008), *Parking Standards* (2018), *Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015*, *Climate Change* (2013) and *Affordable Housing Delivery* (2014).

BACKGROUND PAPERS

Site visit photographs (28.09.2018)

PLANNING OBLIGATIONS

None.

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 drawings listed below:

- 1:1250 location plan Drwg no.PL-01 (received by the LPA on 17.08.2018)
- 1:200 proposed block plan Drwg no.PL-03a (received by the LPA on 11.10.2018)
- 1:100 proposed plans and elevations Drwg no.PL-02f (received by the LPA on 11.10.2018)
- 1:50 proposed plans Drwg no.sk-08i (received by the LPA on 11.10.2018)

Reason:

For the avoidance of doubt and to ensure that the development is completed in accordance with the approved drawings.

3. ++ Prior to the commencement of the development hereby approved samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To protect the visual amenities of the area in accordance with the principles set out in the NPPF and Policy CS21 of the *Woking Core Strategy* (2012).

4. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by Challice Consulting Ltd Ref: CC/1939 AR3670 (received by the LPA on 09.10.2018) 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 reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself to comply with Policy CS21 of the *Woking Core Strategy* (2012).

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5. Prior to the first occupation of any part of the development hereby permitted, a 1.7 metre high opaque screen above the finished floor level of the balcony shall be erected along the whole rear (south east) elevation of the proposed roof terrace serving 'Bedroom 1' in accordance with details which shall be first submitted to and approved in writing by the Local Planning Authority. The development shall then be implemented in accordance with the approved details and the balcony screen shall thereafter be maintained to the height and position as approved.

Reason:

In the interest of the amenities and privacy of the occupiers of adjoining residential properties, and the occupiers of the properties the subject of this permission in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

6. ++ No development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme should demonstrate the surface water run-off generated up to and including the 1 in 100 plus climate change critical storm will not exceed the run-off from the existing site following the corresponding rainfall event.

The drainage scheme details to be submitted for approval shall also include:

- I. Calculations demonstrating no increase in surface water runoff rates and volumes discharged from the site compared to the existing scenario up to the 1 in 100 plus climate change storm event.
- II. Calculations demonstrating no on site flooding up to the 1 in 30 storm event and any flooding between the 1 in 30 and 1 in 100 plus climate change storm event will be safely stored on site ensuring no overland flow routes.
- III. Detail drainage plans showing where surface water will be accommodated on site,
- IV. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The surface water drainage scheme shall be implemented in accordance with the approved details prior to the first occupation of the development hereby permitted and thereafter it shall be managed and maintained in accordance with the approved details in perpetuity.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality and to ensure the future maintenance of these in accordance with NPPF and Policies CS9 and CS16 of the *Woking Core Strategy* 2012.

7. ++ Prior to the commencement of development evidence that the building was built post 2000 or an intrusive pre-demolition asbestos survey in accordance with HSG264 shall be submitted to and approved in writing by the Local

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Planning Authority. The survey shall be undertaken and a report produced by a suitably qualified person and shall include any recommendations deemed necessary. The development shall then be undertaken in accordance with the approved details. Upon completion of demolition works, the applicant shall provide in writing to the Local Planning Authority suitably detailed confirmation that demolition works were carried out with regard to the aforementioned pre-demolition asbestos survey and recommendations contained therein.

Reason:

To order to safeguard the environment, the surrounding areas and prospective occupiers of the site in accordance with Policies CS9 and CS21 of the Woking Core Strategy 2012, Policies DM5 and DM8 of the DM Policies DPD 2016 and the policies in the NPPF.

8. Above-ground works on the development hereby permitted shall not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of not more than 105 litres per person per day maximum indoor water consumption and not less than a 19% CO₂ improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated in perpetuity, unless otherwise 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 and to comply with Policies CS21 and CS22 of the *Woking Core Strategy* (2012).

9. Above ground works shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden and sub-station enclosures) have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure will be implemented fully in accordance with the approved details prior to the occupation of any part of the development and thereafter maintained to the height and position as approved unless otherwise agreed in writing by the Local Planning Authority. Any hedges and planting which die or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced during the next planting season with specimens of the same size and species unless the Local Planning Authority gives written consent to any variation.

Reason:

To ensure that the proposed development does not adversely affect the amenities at present enjoyed by the occupiers of the adjoining and nearby properties and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the *Woking Core Strategy* (2012).

10. Notwithstanding the provisions of Article 3 of *The Town and Country Planning (General Permitted Development) Order 2015* (as amended) (or any order revoking and re-enacting that Order with or without modification) no building, structure, extension or other alteration permitted by Class A to E of Part 1 of

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Schedule 2 of that Order shall be erected on the application site without the prior written approval of the Local Planning Authority of an application made for that purpose.

Reason:

To protect the amenity and privacy of the occupants of neighbouring properties and to preserve the openness of the Green Belt in accordance with Policies CS6 and CS21 of the *Woking Core Strategy* (2012) and Policy DM13 of the *Development Management Policies DPD* (2016).

11. Above ground works shall not commence until full details and samples of the materials to be used for the hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure, car parking layouts, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The works shall be carried out in accordance with the approved details and completed before the first occupation of the development.

Reason:

In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the *Woking Core Strategy* (2012).

Informatives

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

02. Site Inspections:

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.

03. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
04. 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 full 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

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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).

05. 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:

0800 - 1800 Monday to Friday

0800 - 1300 Saturday

and not at all on Sundays and Bank/Public Holidays.