

13th NOVEMBER 2018 PLANNING COMMITTEE

6d	18/0959	Reg'd:	05.09.18	Expires:	31.10.18	Ward:	HE
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LOCATION: High Gardens, Hook Heath, Woking, Surrey, GU22 0JN

PROPOSAL: Erection of a metal gate and brick walling/pillars at the entrance to a private cul-de-sac.

TYPE: Full

APPLICANT: Mr Jon Yendall

OFFICER: Tanveer
Rahman

REASON FOR REFERRAL TO COMMITTEE

The proposal involves the erection of gates which would be on land outside of residential curtilage and is recommended for permission. It therefore falls outside of the scheme of delegated powers.

RECOMMENDATION

GRANT planning permission subject to conditions.

PLANNING STATUS

- Urban Area
- Hook Heath Neighbourhood Plan Area
- Tree Preservation Order
- Thames Basin Heaths SPA Zone B (400m-5km)

SITE DESCRIPTION

High Gardens is a residential cul-de-sac containing five detached properties. It is located at the corner of Holly Bank Road and Golf Club Road and is accessed from the east via Holly Bank Road. The street is in Hook Heath Neighbourhood Plan Area and is covered by an area TPO.

The application site (delineated by the red outline on the submitted location and block plans) relates to the curtilages of 1 and 5 High Gardens as well as an area of road between them. These two properties are located at the eastern side of High Gardens.

PLANNING HISTORY

5 High Gardens

- PLAN/2009/0730: Erection of a single-storey side extension, single storey front extension and erection of new porch - permitted 27.10.2009.

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- PLAN/2009/0389: Proposed two storey side extension with accommodation in roof space, single storey front extension and erection of new porch - refused 21.07.2009.
- TREE/2008/8088: Reduce back branches on house side for one Indian Bean. (Works subject to TPO 626/076) - permitted 21.04.2008.
- TREE/2002/8152: Crown lift to 6.5m and thin by 15% one Copper Beech. Works subject to Tree Preservation Order 626/076 - permitted 20.06.2002.
- TREE/1999/8258: Fell one Prunus tree in rear garden subject to Tree Preservation Order No 626/076 - permitted 07.10.1999.

High Gardens

- PLAN/1991/0249: Details pursuant to condition 4 (landscaping) of planning permission 89/0433 (demolition of existing dwelling & erection of 5 detached 5 bedroom houses with garages and new access onto Hollybank Road) - permitted 25.04.1991.
- 89/0433: Demolition of High Gardens and erection of five detached five bedroom houses with double garages and provision of a new access road from Hollybank Road - no further action 03.10.1989 - appeal allowed 16.01.1990.

PROPOSED DEVELOPMENT

The application proposes to extend an existing section of curved wall that runs along the eastern section of 5 High Gardens in a northwards direction, to extend an existing section of curved wall that runs along the eastern section of 1 High Gardens in a southwards direction and to insert gates between them that would span the road between the two walls.

Each of the proposed wall extensions would be 2.35m wide and 1.7m high. They are also proposed to have piers with circular cappings to match the existing walls next to them. The height of these pier and capping elements would be 2.2m. The gates are proposed to have an overall width of 4.9m and a height ranging from 1.7m - 2.35m.

According to the submitted application form the walls would be constructed of two different facing brick types to match the existing walls and the gate is proposed to be constructed of galvanized steel with a black finish.

CONSULTATIONS

Hook Heath Neighbourhood Forum: No response received.

LPA Senior Arboricultural Officer: The Officer requested that arboricultural information was requested via condition. The agent was notified of this and decided to submit the information during the application stage. The Officer reviewed this information and considered it acceptable subject to condition.

County Highway Authority (SCC): No objection.

NEIGHBOUR REPRESENTATIONS

Two letters of support were received.

RELEVANT PLANNING POLICIES

National Planning Policy Framework (2018):

Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places
Section 15 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS18 - Transport and accessibility
CS21 - Design
CS24 - Woking's Landscape and Townscape

Development Management Policies DPD (2016):

DM2 - Trees and landscaping

Hook Heath Neighbourhood Plan 2015-2027 (2015):

BE1 - Design of New Developments
BE2 - Off-road Parking
OS5 - Trees

Supplementary Planning Documents

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

PLANNING ISSUES

The main issues to consider in determining this application are impact on character, trees, neighbours and car parking provision and highway safety having regard to the relevant policies of the Development Plan.

Impact on character

1. Policy CS21 of the *Woking Core Strategy (2012)* states that new development should create “*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*”. Policy BE1 of the *Hook Heath Neighbourhood Plan 2015-2027 (2015)* states that development should “*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*”. *Woking Design SPD (2015)* states that “*Boundary treatment should be in keeping with adjacent properties and appropriate to the immediate streetscape condition*”.

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2. The northern section of Holly Bank Road has a verdant and open character. A large contributing factor to the open nature are the front boundary treatments of properties in this section of the street. These boundary treatments consist predominantly of low-level close-board timber fencing low-level brick walling, low level metal gates and hedging (which does not constitute development).
3. While the proposed brick walling would be higher than the majority of the other front boundary treatments in the northern section of Holly Bank Road it is noted that they would not be any higher than the existing walls onto which they are proposed to be attached to. The proposed gates would be higher and wider than other front boundary gates in the northern section of Holly Bank Road. It is noted however that the gates are proposed to serve the access to the cul-de sac which is the only one of its kind in the northern section of Holly Bank Road and is therefore already differentiated from other frontages. Permitting this application would not therefore make it difficult to resist similarly sized proposals at other properties in the northern section of Holly Bank Road. Furthermore, it is noted that the highest point of the gates would only be 0.15m higher than the top of the existing circular cappings of the curved eastern boundary walls at 1 and 5 High Gardens.
4. For these reasons it is considered that on balance the proposed development would have an acceptable impact on the character of Holly Bank Road and High Gardens's street scene.

Impact on neighbours

5. Given the proposed siting, scale, massing and design of the proposed development it is considered that it would not create unacceptable overlooking issues, it would not unacceptably impact sunlight/daylight levels and it would not appear unacceptably overbearing towards neighbouring properties.

Impact on trees

6. The submitted Arboricultural Impact Assessment (received by the LPA on 24.10.2018) states that no trees are proposed to be removed as part of the proposed development. It also states that protective fencing will be erected on the southern side of 1 High Gardens to protect a row of Conifers during construction and that the proposed wall extension at no.1 will use a hand dug method of construction below the tarmac course. The LPA's Senior Arboricultural Officer has raised no objection to the proposed protective measures contained in the report subject to condition 4 which requires this information to be adhered to and for a pre-commencement meeting to take place
7. The proposal development is therefore considered to have an acceptable impact on trees subject to condition.

Impact on car parking provision & highway safety

8. 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.
9. For these reasons it is considered that the proposal would have an acceptable impact on car parking provision and highway safety.

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Local finance consideration

10. The proposal would lead to an increase in floor space and is not therefore liable for financial a contribution to the Community Infrastructure Levy (CIL).

CONCLUSION

Overall it is considered that the proposal would have an acceptable impact on character, trees, neighbours and car parking provision and highway safety. The proposal Sections 9, 12 and 15 of the *National Planning Policy Framework* (2018), Policies CS18, CS21 and CS24 of the *Woking Core Strategy* (2012), Policy DM2 of the *Development Management Policies DPD* (2016), Policies BE1, BE2 and OS5 of the *Hook Heath Neighbourhood Plan 2015-2027* (2015), *Woking Design SPD* (2015), *Outlook, Amenity, Privacy and Daylight* (2008) and *Parking Standards*.

BACKGROUND PAPERS

Site visit photographs (28.09.2018)

PLANNING OBLIGATIONS

None.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the above legal agreement and 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, 1:500 block plan, 1:100 proposed plan and 1:50 elevations Drwg no.JL 02 15 HG/A (received by the LPA on 17.09.2018)

Reason:

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

3. The external finishes of the development hereby permitted shall be those stated on the submitted application form.

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).

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4. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by Mike Savage & Associates (received by the LPA on 24.10.2018). Furthermore, a pre-commencement meeting with the LPA's Senior Arboricultural Officer shall be arranged. 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).

Informatives

01. 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.

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