

## 11 DECEMBER 2018 PLANNING COMMITTEE

|                      |          |                |                            |   |          |               |    |
|----------------------|----------|----------------|----------------------------|---|----------|---------------|----|
| 6f                   | 18/0929  | Reg'd:         | 07.09.18                   | Expires:                                | 02.11.18 | Ward:         | HE |
| Nei.<br>Con.<br>Exp: | 03.10.18 | BVPI<br>Target | 13<br>(Minor<br>dwellings) | Number<br>of Weeks<br>on Cttee'<br>Day: | >8 wks   | On<br>Target? | No |

**LOCATION:** The Beeches, Wych Hill Lane, Woking, GU22 0AA

**PROPOSAL:** Erection of part two storey, part single storey side and rear extension following the demolition of existing garages to provide x2 additional two-storey, two-bedroom flats; together with other minor internal alterations and roof-lights.

**TYPE:** Full Application

**APPLICANT:** Mr B Johnson

**OFFICER:** Benjamin  
Bailey

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

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

### **SUMMARY OF PROPOSED DEVELOPMENT**

This is a full planning application for the erection of a part two storey, part single storey side and rear extension following the demolition of existing garages to provide x2 additional two-storey, two-bedroom flats; together with other minor internal alterations and roof-lights.

|                   |                                |
|-------------------|--------------------------------|
| Site Area:        | 0.0902 ha (902 sq.m)           |
| Existing units:   | 3                              |
| Proposed units:   | 5 (+2)                         |
| Existing density: | 33 dph (dwellings per hectare) |
| Proposed density: | 55 dph                         |

### **PLANNING STATUS**

- Urban Area
- Locally Listed (Building of Townscape Merit)
- Thames Basin Heaths Special Protection Area (SPA) Zone B (400m-5km)
- Surface Water Flood Risk (1 in 1000 year / 1 in 100 year - Partial)

### **RECOMMENDATION**

**Grant** planning permission subject to recommended conditions and SAMM (TBH SPA) contribution secured by S106 Legal Agreement.

### **SITE DESCRIPTION**

The site contains a substantial detached Edwardian villa, which is Locally Listed as a building of Townscape Merit. A gravelled area to the frontage and western side provides on-site car parking. A substantial evergreen hedge demarcates the majority of the front boundary of the site with Wych Hill Lane. The rear amenity space is predominantly laid to

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lawn, with limited areas of patio hardstanding and timber decking. Non-original detached garages are located to the western side.

### **RELEVANT PLANNING HISTORY**

PLAN/2017/0323 - Erection of a dormer and two roof lights in the rear elevation. Insertion of two porthole windows and two roof lights in the front elevation.  
Permitted subject to conditions (31.05.2017)

PLAN/2016/0378 - Proposed erection of a single storey rear extension to ground floor flat following demolition of existing single storey element to rear.  
Permitted subject to conditions (31.05.2016)

PLAN/2016/0363 - Proposed subdivision of ground floor 4x bedroom flat into two 2x bedroom flats and erection of single storey rear extension following demolition of existing single storey structure (amended plans and description).  
Permitted subject to conditions and S106 Legal Agreement (12.07.2016)

31659 - The conversion of existing house into two self-contained dwelling units and erection of a garage at The Beeches, Wych Hill Lane.  
Permitted subject to conditions (13.08.1973)

### **CONSULTATIONS**

**Heritage & Conservation Consultant:** Initially I was concerned that the large side extension might disturb the composure of the current front and side elevation, however I see the new wing is set well back and is slightly lower than the original; this, in my view, is sufficient to ensure that the extension is subordinate to the bulk of this Locally Listed building, which makes the proposal acceptable on design grounds.

**Senior Arboricultural Officer:** There are no arboricultural implications associated with the proposed; therefore no objections are raised.

**County Highway Authority (CHA) (SCC):** No objections subject to recommended conditions 06, 09 and 10.

**Natural England:** Natural England have no comments to make on this application, as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.

### **REPRESENTATIONS**

x2 letters of representation (x1 objection and x1 neutral) have been received raising the following main points:

- The Beeches was originally built as a single family house
- Will increase number of flats from 3 to 5
- The access passes within 10 metres of the front of Sparrows; the additional number of people and cars will cause more disturbance to Sparrows
- More bins will be unsightly and will obstruct the exit from Sparrows driveway on bin collection day
- Visibility is poor on exit to Wych Hill Lane, about 40 metres from Turnoak Roundabout
- Will result in an increase in the number of residents vehicles, visitors and delivery vehicles using the access

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- The parking area would not be sufficient to serve five households and their visitors
- Will block evening sunlight from the west, spoiling the enjoyment of the garden of Sparrows
- Will block light from other neighbouring properties, particularly Homeleigh
- Important that screening be put in place and maintained along both the north and west boundaries of The Beeches to manage the impact of overlooking
- Any screening would need to be evergreen and not of a variety that would cause issues with nearby foundations or drainage
- Concerned that any screening will result in loss of light to the garden of Kesteven
- Concerned that the proposal will prejudice the intention of Kesteven to develop space above the garage at a date in the future

### **COMMENTARY**

During consideration of the application the applicant (at the request of the case officer) has submitted amended drawings making the following changes to the proposal as initially submitted:

- Reduction in width of window within first floor level rear elevation from 4 panes to 3 panes
- Visibility splays now shown on block plan
- Removal of existing internal partition wall between reception room and kitchen within existing easterly ground floor apartment to create open-plan kitchen/dining room

Due to the nature of these amendments it was not considered necessary to undertake further public consultation on amended plans.

### **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 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 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

CS20 - Heritage and conservation

CS21 - Design

CS22 - Sustainable construction

CS25 - Presumption in favour of sustainable development

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

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DM2 - Trees and landscaping  
DM10 - Development on garden land  
DM20 - Heritage assets and their settings

### Supplementary Planning Documents (SPD's)

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

### Supplementary Planning Guidance (SPG)

Heritage of Woking (2000)

### 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**

01. The main planning issues to consider in determining this application are:
- Principle of development
  - Family accommodation / Housing mix
  - Impact upon the Locally Listed host building and the character of the area
  - Impact upon neighbouring amenity
  - Amenities of future occupiers
  - Parking and highways implications
  - Thames Basin Heaths Special Protection Area (TBH SPA)
  - Affordable housing
  - Energy and water consumption
  - Flooding and water management
- having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

### Background

02. 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

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03. 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. Paragraph 68 of the NPPF (2018) states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly, and that to promote the development of a good mix of sites local planning authorities should, inter alia, support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes.
04. Policy CS10 of the Woking Core Strategy (2012) sets out an indicative density range of between 30 - 40 dph (dwellings per hectare) for infill development within the rest of the Urban Area (ie. those areas outside of Woking Town Centre, West Byfleet District Centre and Local Centres), as in this instance, stating that density will not be justified at less than 30 dph unless higher densities cannot be integrated into the existing urban form.
05. The existing site density is 33 dph, and therefore currently makes relatively inefficient use of land within the Urban Area. The proposed site density is 55 dph. Whilst this section of Wych Hill Lane is predominantly characterised by substantial detached dwellings the application site contains flatted development as existing. There are also other examples of flatted development within close proximity to the site, such as West Hill, West Hill Road (x12 flats circa 90 metres to the west) and Sunningdale, Wych Hill Lane (x4 flats circa 127 metres to the south-east). For comparison the density of these existing nearby developments is 65 dph (West Hill) and 50 dph (Sunningdale). Taking these combined factors into account the resulting site density of 55 dph is considered to be acceptable and would increase the existing site density, thus making more efficient use of land within the Urban Area.
06. The site comprises the curtilage associated with the existing flatted development of The Beeches. The site is situated within the Urban Area, outside of fluvial flood zones, and outside of the 400m (Zone A) exclusion zone of the Thames Basin Heaths Special Protection Area (TBH SPA), where the impacts of new residential development upon the TBH SPA are capable of mitigation through the provisions of the adopted TBH SPA Avoidance Strategy. For these reasons the principle of residential development is considered to be acceptable in this location. Policy DM10 of the Development Management Policies DPD (2016), notes that such development may not be considered favourably if it has a significant adverse impact upon the character or the amenities of existing housing areas. This is assessed in further detail within the paragraphs below.

### Family accommodation / Housing mix

07. Family accommodation is defined within the Woking Core Strategy (2012) as 2+ bedroom units, which may be houses or flats, exceeding 65 sq.m in floorspace. Policy CS11 of the Woking Core Strategy (2012) states that "*the Council will not permit the loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss*".
08. As existing The Beeches contains x3 two bedroom flats (x2 flats at ground floor level and x1 flat split across first and second floor levels), all of which exceed 65 sq.m in floorspace, and therefore constitute 'family accommodation'. The x2 existing flats at

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ground floor level would remain unaffected by the proposal in terms of floorspace. The existing flat split across first and second floor levels would 'donate' a reception room (approx. 22 sq.m) to one of the x2 proposed flats. Whilst this would be the case the retained existing two bedroom flat split across first and second floor levels would retain two bedrooms and remain in excess of 65 sq.m floorspace such that no loss of 'family accommodation' would arise. The proposal would comply with Policy CS11 in this respect.

09. Policy CS11 of the Woking Core Strategy (2012) states that all residential proposals will be expected to provide a mix of dwelling types and sizes to address the nature of local needs, as evidenced in the latest Strategic Housing Market Assessment, to create sustainable and balanced communities. Policy CS11 does however state that the appropriate percentage of different housing types and sizes for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme. In this case the proposal would result in 100% of two bedroom units.
10. Whilst it is noted that the proposal consists of two bedroom units it is acknowledged that not every development site will deliver a mix of unit sizes and in this case only x2 new dwellings are proposed. It is also noted that Policy CS11 operates, and is monitored, Borough wide. Taking into account these factors it is considered that the provision of x2 two bedroom dwellings is acceptable in this instance in terms of housing mix.

### Impact upon the Locally Listed host building and the character of the area

11. The Beeches is Locally Listed as a Building of Townscape Merit. For the purposes of the NPPF (2018) Locally Listed buildings are a non-designated heritage asset. In relation to non-designated heritage assets Paragraph 197 of the NPPF (2018) states that in weighing applications that directly or indirectly affect non-designated heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policy CS20 of the Woking Core Strategy (2012) and Policy DM20 of the Development Management Policies DPD (2016) both relate to heritage assets and Policy DM20 states that proposals will be required to preserve and/or enhance the heritage asset, including its setting. The proposal would directly affect the non-designated heritage asset.
12. 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.
13. The proposed extension would necessitate the demolition of existing detached garages to the west. These garages appear to date from the mid-1970s (PP Ref: 31659) and therefore no objection to their proposed demolition is raised as they are not an original feature of the Locally Listed building or its curtilage.
14. This section of Wych Hill Lane is predominantly characterised by substantial detached dwellings, although the application site contains flatted development as existing. The buildings on the northern side of this section of Wych Hill Lane are set on varying front building lines and The Beeches is one of the most deeply set buildings in relation to the vehicular carriageway. This factor would not alter as a result of the proposal.

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15. The Beeches is a substantial detached Edwardian villa which retains much of its original character, displaying prominent decorative brick chimney stacks, steeply pitched roofs with gable ends, wooden balconies edged with railings, bay windows and multi-paned sashes and casements. The building is set back into the site from Wych Hill Lane; a substantial hedge along the front boundary of the site largely screens the building from Wych Hill Lane although the roof of the building and particularly its decorative brick chimney stacks are apparent in views from Turnoak Roundabout in particular.
16. A relatively substantial part two storey, part single storey extension is proposed to the side (west) and rear. Whilst this is the case the extension would be set substantially (approximately 4.0m) back from the predominant two storey front elevation such that it would retain sub-ordinance to the host building. A front gable would reflect the proportion and design of the existing two 'bookending' front gables, albeit would be set back from these such that the existing front gables would retain predominance to the front elevation. The eaves height of the extension would reflect the predominant eaves height of the host building and the roof would be resolved in a wholly satisfactory manner without resorting to the use of any elements of flat or 'crown' roof other than at single storey level. The 'barn' style hip utilised to the rear would reflect the existing roof form. The design and proportion of window openings would reflect those within the host building and external materials are proposed to match the existing.
17. The proposed extension would be set back in excess of 20.0m from the front boundary of the site (with Wych Hill Lane), and approximately 7.4m back from the southern elevation of adjacent Homeleigh. These factors, combined with the substantial hedge along the front boundary of the site, would preclude the proposed extension appearing unduly prominent from Wych Hill Lane. Whilst the proposed extension would be apparent in a small 'arc' of visibility in the gap between adjacent Homeleigh and Kesteven (to the north) it would not appear harmful in these views and would be viewed against the backdrop of the substantial Edwardian host building.
18. Adjacent Homeleigh is a low profile dwelling, providing accommodation within the roof space. Whilst the proposed extension would partially 'close the gap' between existing The Beeches and adjacent Homeleigh the level of set back of the extension from the southern building line of Homeleigh (approx. 7.4m), combined with the low profile of Homeleigh, and the significant set back from the front boundary of the site (20.0m+), it is not considered that the proposed extension would result in an unduly cramped appearance in relation to Homeleigh.
19. Condition 03 is recommended to secure samples of external materials to ensure that the proposed extension integrates into the Locally Listed host building. Overall, whilst the proposal would directly affect the non-designated heritage asset, the proposal is not considered to result in any harm or loss to the significance of the non-designated heritage asset. The proposal would therefore accord with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Section 16 of the NPPF (2018), SPD Design (2015) and SPG Heritage of Woking (2000).

### Impact upon neighbouring amenity

20. 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, loss of daylight or sunlight, or an overbearing effect due to bulk, proximity or loss of outlook. Detailed

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guidance on assessing neighbouring amenity impacts is provided within SPD Outlook, Amenity, Privacy and Daylight (2008). The key neighbouring amenity impacts in this instance are Homeleigh, Kesteven, Sparrows and existing apartments within The Beeches.

21. The impact of the proposed development upon Homeleigh has been assessed by the applicant within a daylight and sunlight report by Schroeders Begg (UK) LLP (dated September 2018) carried out in compliance with the methodology outlined within the Building Research Establishment (BRE) Guide 'Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice (2011)', a recognised industry tool for assessing these effects (hereafter referred to as the BRE Guide). The BRE guide is however a guide and compliance is not mandatory, since the actual effect can be influenced by other factors. The BRE Guide is referred to within SPD Outlook, Amenity, Privacy and Daylight (2008).
22. Where the BRE guidelines are exceeded then daylighting and/or sunlighting may be adversely affected. The BRE Guide provides numerical guidelines although emphasizes that advice given is not mandatory and the BRE Guide should not be seen as an instrument of planning policy; the (numerical guidelines) are to be interpreted flexibly since natural lighting is only one of many factors in site layout and design.
23. Rooms in adjoining or nearby housing where daylight is required include living rooms, kitchens and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed as daylight is not required to these rooms. Vertical Sky Component (VSC) and Daylight Distribution (DD) are the primary tests used to assess the impact of new development upon the daylighting of existing buildings.

### Vertical Sky Component (VSC)

24. Vertical Sky Component (VSC) quantifies the amount of skylight falling on a vertical wall or window, measured on the outer pane of the window. According to the BRE Guide if the VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. If the VSC, with the new development in place, is both less than 27% and less than 0.8 times (ie. a greater than 20% reduction) of its former value (pre-development), occupants of the existing building will notice the reduction in the amount of skylight. The maximum VSC value obtainable at a flat window in a vertical wall is effectively 40%. Clearly 'noticeable' is a different test than that set out within Policy CS21 of the Woking Core Strategy (2012), which refers to 'significant' harm rather than a 'noticeable' effect.

### Daylight Distribution (DD)

25. Where room layouts are known, the impact on the daylighting distribution in existing buildings can be found by plotting the 'no sky line' in each of the main rooms. For housing this would include living rooms, dining rooms and kitchens; the BRE Guide states that bedrooms should also be analysed although they are less important. The no sky line divides points on the working plane (in housing assumed to be horizontal and 0.85m high) which can and cannot see the sky. The BRE Guides states that if, following construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct daylight, is reduced to less than 0.8 times its former value (ie. a greater than 20% reduction) this will be noticeable to the occupants, and more of the room will appear poorly lit. However the BRE Guide also states that the guidelines need to be applied sensibly and flexibly; if an existing

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building contains rooms lit from one side only and greater than 5.0m deep, then a greater movement of the no sky line may be unavoidable.

### Sunlight impacts

#### Sunlight impact to windows

26. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on the orientation of the window, or area of ground, being assessed relative to the position of due south. The BRE guide recommends that all main living rooms facing within 90° of due south (ie. facing from 90° to 270°) should be checked for potential loss of sunlight. Kitchens and bedrooms are less important.
27. The BRE Guide states that sunlight availability may be adversely affected if the centre of the window receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of APSH between 21 September and 21 March (for ease of reference this period is referred to as 'winter months') and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of APSH. In this context 'Probable sunlight hours' means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloudiness for the location in question.

#### Homeleigh

28. Homeleigh is a low profile detached dwelling, providing accommodation within the roof space, situated to the west. Its garden area is located to the south of the dwelling with a detached double garage located to the north.
29. Homeleigh demonstrates x4 ground floor windows within its eastern (side) elevation, which abuts the application site. The x2 central ground floor windows (W2 and W3) serve a w/c and bathroom and are obscured-glazed; these room uses are non-habitable and as such any potential overbearing, loss of outlook and loss of daylight and sunlight impacts to these non-habitable rooms is not be considered to be significantly harmful.
30. The most southerly window (W1) within the eastern (side) elevation of Homeleigh serves an open plan kitchen/living room (a habitable room) which is also served by windows within both the southern and western elevations, and which would remain materially unaffected by the proposed extension. Notwithstanding this, given the set back of the proposed extension in relation to window W1, window W1 is not considered to be significantly adversely affected by the proposed extension, in terms of potential loss of outlook and overbearing effect.
31. The most northerly window (W4) within the eastern (side) elevation of Homeleigh serves a bedroom (a habitable room) which is also served by a window (W5), within the northern elevation. The proposed extension would affect W4 however, whilst this would be the case, this 'rear' bedroom would retain outlook from the northern window (W5). It should also be noted that the existing common boundary treatment appears to adversely affect window W4, which is located very close to the common boundary and is very largely reliant upon outlook and daylight across third party land (the application site). The two relevant habitable rooms within the ground floor of Homeleigh will be addressed in turn:

#### Ground floor - kitchen / open-plan living room:

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32. The submitted daylight and sunlight report (hereafter referred to as the report) analyses kitchen window W1, within the eastern (side) elevation, albeit this open-plan kitchen / living room is also served by windows within the south and west facing elevations / is multiple aspect. The report establishes that the VSC reduction for W1 would be 18%, thus not greater than a 20% reduction and meeting the BRE Guide criteria such that occupiers are unlikely to notice the reduction in skylight. In terms of daylighting distribution the submitted report establishes that this multiple aspect room would undergo a reduction in daylight distribution of 8%, thus not greater than a 20% reduction and meeting the BRE Guide criteria, such that occupants are unlikely to notice a reduction in daylighting distribution within this room. The submitted daylight and sunlight report establishes that the open-plan kitchen / living room would suffer no adverse loss of sunlight (as defined in the BRE Guide). The impact upon this kitchen / open-plan living room is therefore considered to be acceptable.

### Ground floor - rear bedroom:

33. The submitted report analyses the dual aspect 'rear' bedroom, which is served by both window W4 (within the east (side) elevation) and window W5 (within the north elevation). Paragraph 2.2.6 of the BRE Guide states that "*if a room has two or more windows of equal size, the mean of their VSCs may be taken*". Whilst the VSC reduction would be much greater for window W4 (54%) than window W5 (10%), having regard to the guidance within paragraph 2.2.6 of the BRE Guide, the mean VSC reduction is considered, which would be 33%. This mean VSC reduction (33%) is considered to constitute a moderate harmful impact. However, it is important to note that VSC is a measure of daylight at the centre of windows and relates to more the availability of daylight to a room but does not consider how internally, that daylight is performing for the given room use and layout. Equally, windows that are placed close to and / or facing the boundary to a neighbouring property, as is the case with window W4, will inherently have greater potential for larger VSC reductions to occur as a result of any development on adjoining land.
34. In terms of daylighting distribution, paragraph 2.2.8 of the BRE Guide states that bedrooms should also be analysed although they are less important than living rooms, dining rooms and kitchens. The submitted report establishes that the rear (dual aspect) bedroom would sustain a negligible reduction in daylight distribution of 2%, thus not greater than a 20% reduction and meeting the BRE Guide criteria, such that occupants are unlikely to notice a reduction in daylighting distribution within this room. Indeed, the rear bedroom would still achieve, with the proposed development in place, a daylight distribution of circa 98% at the working plane, which is considered an 'excellent' level for daylight distribution / almost the whole room area at the working has access to direct skylight.
35. Furthermore, and notwithstanding the results for daylight distribution within the rear bedroom, internal daylight to the rear bedroom has also been considered by the submitted report in terms of the Average Daylight Factor (ADF). Whilst it is acknowledged that ADF is primarily used for calculating daylight in new (as opposed to existing) rooms the use of ADF is considered to be acceptable in this instance as supplementary to the VSC and DD assessments also undertaken.
36. The ADF takes into account the VSC value, i.e. the amount of skylight received on windows, the size and number of windows serving a single room, the diffuse visible transmittance of the glazing used, the maintenance factor and the reflectance of the room surfaces. Therefore ADF is considered as a more detailed and representative measure of the daylight levels within rooms. Where there are multiple windows

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serving a single room the ADF due to each one can be added together. BS 8206-2 Lighting for buildings - Part 2: Code of practice for daylighting recommends, for housing, minimum values of ADF of 1% for bedrooms. With the proposed development in place the report demonstrates that an ADF of almost 3% would be retained to the rear bedroom. This represents almost three times the minimal requirement of an ADF target of 1% for bedrooms, such that sufficient daylight would be retained. This finding supplements the results of the daylighting distribution tests that this rear bedroom would not suffer a significantly harmful loss of daylight overall, albeit that a harmful loss of skylight would occur to window W4.

37. In terms of sunlight to bedrooms, the BRE Guide recognises that bedrooms are less important, although care should be taken not to block too much sunlight. For the rear bedroom, the report established that the resulting APSH, with the proposed development in place, would be 19%; this would still be relatively close to the 25% BRE Guide target. In terms of winter sunlight hours, at 9% this would remain significantly in excess of the BRE Guide target of 5%, such that good winter sunlight would be maintained. Accordingly, reasonable sunlight availability to the rear bedroom would still be maintained, with the proposed development in place, in terms of both APSH and 'winter months' sunlight hours. Whilst a reduction in sunlight to this rear bedroom is therefore likely to be noticeable to occupiers taking into account that this room serves as a bedroom, and having regard to the retained APSH and 'winter months' sunlight hours, this factor is not considered to result in significantly harmful impact contrary to Policy CS21.
38. There are x2 rooflights within the east-facing roof slope of Homeleigh although these serve a secondary function to the master bedroom, which is also served by windows within both the south and west elevations and roof slopes which would remain materially unaffected by the proposed development. Any impact upon these east-facing rooflights is therefore not considered to be significantly harmful to the master bedroom within the roof space.
39. A single ground floor window (serving a w/c) and an entrance door (beyond a recessed entrance porch) are proposed within the side (west) elevation of the proposed extension facing directly towards the common boundary with Homeleigh. These openings would remain in excess of 1.0m from the common boundary, in accordance with the relevant guidance within SPD Outlook, Amenity, Privacy and Daylight (2008), and would remain largely screened from Homeleigh by common boundary treatment. Whilst x3 rooflights would occur within the western roof slope these would serve the x2 staircases and bathroom at high-level and would not facilitate overlooking towards Homeleigh as a consequence.
40. It is acknowledged that the location of the pedestrian entrance door to the x2 proposed apartments would result in future occupiers passing close to the common boundary with Homeleigh. Whilst this would be the case it must be noted that the area in which the proposed extension would be constructed has been utilised for car parking by existing occupiers of the x3 apartments within the host building. Given this factor this area is already subject to some noise and disturbance associated with vehicle movement, car doors slamming etc. The pedestrian movement of future occupiers accessing the x2 proposed apartments is likely to result in a reduced level of noise and disturbance in comparison to the existing, established situation. Overall the impact of the proposal upon Homeleigh is considered to be acceptable.

Kesteven

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41. Kesteven is a two storey detached dwelling situated to the rear (north), demonstrating a subordinate element to its southern side which provides a garage, attached to the dwelling via a ground floor link containing a utility room.
42. At two storey level the proposed extension would remain approximately 10.0m from the common (northern) boundary with Kesteven, and approximately 5.7m at ground floor level. The two storey element would demonstrate a rear eaves height measuring approximately 6.5m. Above this eaves height the rear roof slope would pitch away from the common (northern) boundary with Kesteven, which would serve to reduce the impact of bulk and mass upon Kesteven. Excluding the roof lantern the ground floor element of the extension would measure approximately 3.5m to a flat roofed height (and approximately 4.1m including the roof lantern). Having regard to these combined factors no significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, or loss of daylight and sunlight, is considered to occur to Kesteven contrary to Policy CS21.
43. SPD Outlook, Amenity, Privacy and Daylight (2008) contains a recommended minimum separation distance for achieving privacy in two storey back elevation-to-boundary relationships of 10.0m. The rear-facing first floor level window (serving a bedroom) would comply with this guidance and therefore no significantly harmful loss of privacy is considered to occur to Kesteven contrary to Policy CS21. Furthermore the submitted proposed site plan annotates that "*reinforced planting (evergreen trees or similar)*" is proposed along this part of the common (northern) boundary. The provision of such planting can be secured via recommended condition 04 and would assist in further reducing any potential overlooking towards Kesteven. The ground floor level opening would remain approximately 5.7m from the common (northern) boundary and is therefore not considered to give rise to a significantly harmful loss of privacy to Kesteven due to the combined factors of the ground floor level of this opening and the retained separation to the boundary.
44. At first floor level the proposed extension would not encroach beyond the southern building line of the subordinate attached garage at Kesteven. At ground floor level it would encroach beyond this line by approximately 1.0m although would remain approximately 1.0m from the common (western) boundary at this point and would not encroach across any openings within the rear elevation of this garage (non-habitable) or the utility room (also non-habitable). Overall the impact of the proposal upon Kesteven is considered to be acceptable.

### Sparrows

45. Sparrows is a two storey detached dwelling located to the east. Due to the tapering nature of the common boundary the proposed extension would be located between approximately 13.0m and 13.5m west of the common boundary. Whilst the proposed extension would be readily apparent from the rear garden of Sparrows having regard to the scale and form of the proposed extension, combined with these retained levels of separation, it is considered that no significantly harmful impact, by reason of potential overbearing effect due to bulk, proximity or loss of outlook, or loss of daylight, sunlight or privacy, would occur to Sparrows contrary to Policy CS21.
46. Whilst it is acknowledged that the proposed addition of x2 net apartments will result in an increase in vehicular trip generation to and from the application site this increase in vehicular trips would not be so significant such as to result in potential significant harm to the amenity of Sparrows arising from noise, light or other releases as a consequence of increased vehicle movements, over and above the existing situation.

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### Existing apartments within The Beeches

47. The proposed extension would not have significant implications for x2 of the x3 existing apartments within The Beeches because the rear (north) and side (west) elevations primarily provide circulation areas (ie. hall / landing) and bathrooms (all non-habitable).
48. The habitable room within an existing apartment which would be most affected is the reception room within the easterly ground floor apartment. This reception room currently demonstrates a single aspect window which faces east, towards the area of the proposed extension. However, the proposed ground floor plan shows an existing internal wall between this reception room and the adjacent kitchen to be removed; the removal of this internal wall would result in the creation of a larger open-plan living/kitchen/dining room, which would benefit from daylight and outlook from the two existing windows within the eastern elevation, which would be entirely unaffected by the proposal, in addition to the window within the western elevation.
49. Nonetheless the submitted daylight and sunlight report analyses the impact of the proposal upon the daylight of the east-facing reception room window as though the existing internal wall separating the reception room and the adjacent kitchen were to remain, and the east-facing window were to serve as single aspect to the reception room. Appendix F of the BRE Guide sets out that, whilst the use of the ADF for loss of light to existing buildings is not generally recommended, there are some situations where meeting a set ADF target value with the new development in place could be appropriate as a criterion for loss of light. One of these situations, as set out within paragraph F8 (iv) of the BRE Guide, is "*where the developer of the new building also owns the existing building nearby building and the affected rooms are either unoccupied or would be occupied by different people following construction of the new building*". Whilst the easterly ground floor apartment is within the subject building, the applicant owns this apartment, which is currently unoccupied. Therefore this is a situation in which Appendix F of the BRE Guide sets out that meeting a set ADF target value with the new development in place could be appropriate as a criterion for loss of light.
50. The ADF takes into account the VSC value, i.e. the amount of skylight received on windows, the size and number of windows serving a single room, the diffuse visible transmittance of the glazing used, the maintenance factor and the reflectance of the room surfaces. Therefore ADF is considered as a more detailed and representative measure of the daylight levels within rooms. BS 8206-2 Lighting for buildings - Part 2: Code of practice for daylighting recommends, for housing, minimum values of ADF of 1% for bedrooms. With the proposed development in place the report demonstrates that an ADF of 1.72% would be retained to this reception room, above the minimum of 1.50% for living rooms. This finding demonstrates that, with the proposed development in place, sufficient daylight would be retained to the reception room. In reality however the removal of the existing internal wall between this room and the adjacent kitchen would improve the daylighting of the resulting larger open-plan living/kitchen/dining room as this larger room would benefit from daylight from the existing west-facing windows.
51. SPD Outlook, Amenity, Privacy and Daylight (2008) states that "*outlook from a principal window will generally become adversely affected when the height of any vertical facing structure exceeds the separation distance from the window*". Whilst the proposed extension would be readily apparent from the reception room window the eaves height of the facing two storey element would measure approximately 6.0m, pitching away from the reception room window above this height, and would remain

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approximately 7.6m from this window. Similarly the eaves height of the facing single storey monopitched element would measure approximately 3.0m, pitching away from the reception room window above this height, and retaining approximately 5.6m separation to the reception room window. In both instances the retained separation distance to the reception room window would therefore exceed the height of the vertical facing structure of the proposed extension in accordance with the SPD guidance. The proposed extension is therefore not considered to result in a significantly harmful impact, by reason of overbearing effect due to bulk, proximity or loss of outlook, to the existing easterly ground floor apartment. Overall the impact upon existing apartments within The Beeches is considered to be acceptable.

### Amenities of future occupiers

52. Both proposed apartments would comply with the relevant minimum gross internal floor areas set out by the Technical housing standards - nationally described space standard (March 2015), although these standards are not locally adopted. The proposal is therefore considered to provide a good standard of amenity, in terms of the size of accommodation, to future occupiers. Whilst the kitchens would be located towards the centre of the floor plans the layout of both proposed apartments is such that these would be small galley-type kitchens which would be directly linked to the living/reception rooms, which are likely to be well daylight. Whilst the existing apartment split across first and second floor levels would 'donate' a reception room (approx. 22 sq.m) to one of the x2 proposed apartments this existing apartment would remain in excess of the relevant minimum gross internal floor areas set out by the Technical housing standards - nationally described space standard (March 2015), such that the residential amenity of this retained apartment would not be adversely harmed.
53. The proposal would achieve good levels of daylight and outlook to all habitable rooms and landscape buffer planting has been shown outside of the two ground floor bedrooms, further details of which can be secured via recommended condition 04.
54. Both proposed apartments would provide two bedrooms and more than 65 sq.m floorspace. The northerly apartment would benefit from direct access (from the living room) to a private amenity space measuring approximately 36 sq.m. The southerly apartment would benefit from a south-facing balcony at first floor level (accessed off the reception room), which would provide a sunlit area of external private amenity space. In addition the southerly apartment would have access to the existing, albeit reduced, rear communal amenity space measuring approximately 114 sq.m. Whilst the existing rear communal amenity space would be reduced this resulting area would measure approximately 114 sq.m, and remain to also serve the x2 existing unaffected ground floor apartments. With regard to communal amenity space SPD Outlook, Amenity, Privacy and Daylight (2008) states that "*it is suggested that an area of approximately 30 sq.m for dwellings up to two storeys high and 15 sq.m for each dwelling thereafter up to four storeys high would be sufficient for this purpose*". The level of communal amenity space would comply with this guidance. Overall, the approach to external amenity provision is considered to be acceptable.

### Parking and highways implications

55. The NPPF (2018) promotes sustainable transport. Paragraph 109 sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy CS18 of the Woking Core Strategy (2012) aims to locate most new development within the main urban areas, served by a range of sustainable transport modes, such as public transport, walking and cycling.

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56. Existing vehicular access is from Wych Hill Way, and would remain unaffected by the proposal. The applicant has submitted a proposed block plan showing visibility splays onto Wych Hill Lane. Following submission and review of this proposed block plan the County Highway Authority (CHA) (SCC) raise no objection with regard to visibility onto Wych Hill Lane.

### Car Parking

57. SPD Parking Standards (2018) sets out that flats have a lower average level of car ownership in comparison to a house/bungalow with a corresponding number of bedrooms and sets out the following minimum residential parking standards, including the existing apartments to be retained (x3) in addition to the x2 net apartments proposed under this application:

| <b>Number of bedrooms</b> | <b>Vehicle parking spaces per flat, apartment or maisonette (i)</b> | <b>Number of flats, apartments or maisonettes in proposal (ii)</b> | <b>Overall vehicle parking standard (ie. i x ii)</b> |
|---------------------------|---|--|--|
| 2 bedroom                 | 1   | 5  | 5  |
| <b>Total</b>              |   |  | <b>5</b>   |

58. The submitted proposed site plan shows x6 parking spaces on the existing area laid to gravel to the site frontage. The resulting car parking provision would therefore exceed the minimum standard set out by SPD Parking Standards (2018) by x1 space, representing 120% provision in comparison to the minimum standard.
59. In proposing x6 parking spaces the proposal falls below the threshold, with regard to flats and housing with communal facilities, of 20 or more parking spaces in which SPD Climate Change (2013) requires the provision of electric vehicle (EV) charging points. Furthermore the proposal would re-utilise existing parking spaces serving The Beeches. No conditions are therefore recommended in relation to the provision of EV charging points as there is no policy basis to recommend such conditions.

### Cycle Parking

60. SPD Parking Standards (2018) requires x2 cycle parking spaces per dwelling, regardless of bedroom provision. The submitted plans make provision for the provision of x4 cycle parking spaces within a cycle store; this equates to x2 spaces to serve each of the apartments proposed under the current proposal in line with the requirements of SPD Parking Standards (2018). This provision can be secured via recommended condition 06.

### Trip Generation

61. Whilst it is acknowledged that the proposed addition of x2 net apartments will result in an increase in vehicular trip generation to and from the application site this increase in vehicular trips would not be so significant such as to result in unacceptable impact on highway safety, or to result in severe residual cumulative impacts on the road network, contrary to Paragraph 109 of the NPPF (2018). The proposal has been considered by the County Highway Authority (CHA) (SCC) who, having assessed the application on safety, capacity and policy grounds, raises no objection subject to recommended conditions 06, 09 and 10.

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62. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car/cycle parking provision and accords with Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the NPPF (2018).

### Thames Basin Heaths Special Protection Area (TBH SPA)

63. The Thames Basin Heaths Special Protection Area (TBH SPA) has been identified as an internationally important site of nature conservation and has been given the highest degree of protection. Policy CS8 of the Woking Core Strategy (2012) states that any proposal with potential significant impacts (alone or in combination with other relevant developments) on the TBH SPA will be subject to Habitats Regulations Assessment to determine the need for Appropriate Assessment. Following recent European Court of Justice rulings, a full and precise analysis of the measures capable of avoiding or reducing any significant effects on European sites must be carried out at an 'Appropriate Assessment' stage rather than taken into consideration at screening stage, for the purposes the Habitats Directive (as interpreted into English law by the Conservation of Habitats and Species Regulations 2017 (the "Habitat Regulations 2017")). An Appropriate Assessment has therefore been undertaken for the site as it falls within 5 kilometres of the TBH SPA boundary.
64. Policy CS8 of Woking Core Strategy (2012) requires new residential development beyond a 400m threshold, but within 5 kilometres of the TBH SPA boundary to make an appropriate contribution towards the provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM), to avoid impacts of such development on the SPA. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL), however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £1,364 in line with the Thames Basin Heaths SPA Avoidance Strategy tariff (April 2018 update). This would need to be secured through a S106 Legal Agreement. For the avoidance of doubt, sufficient SANG at Brookwood Country Park has been identified to mitigate the impacts of the development proposal.

| <b>Size of dwelling (bedrooms)</b> | <b>SAMM contribution per dwelling (i)</b> | <b>Number of dwellings in proposal (ii)</b> | <b>Overall SAMM contribution (ie. i x ii)</b> |
|------------------------------------|---|---|---|
| 2 bedroom                          | £682                                      | 2   | £1,364  |
| <b>Total SAMM contribution</b>     |   |   | <b>£1,364</b>                                 |

65. Subject to securing the provision of the SAMM tariff (through a S106 Legal Agreement) and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects. The development therefore accords with Policy CS8 of Woking Core Strategy (2012), the measures set out in the Thames Basin Heaths SPA Avoidance Strategy, and the requirements of the Habitat Regulations 2017.

### Affordable housing

66. 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

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require a financial contribution equivalent to the cost to the developer of providing 10% of the number of dwellings to be affordable on site.

67. 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).
68. 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.

### Energy and water consumption

69. Policy CS22 of the Woking Core Strategy (2012), relating to energy and water consumption, does not explicitly state that it relates to extensions to existing buildings. Therefore it is not considered reasonable or necessary to recommend any planning conditions relating to energy and water consumption.

### Flooding and water management

70. The application site is located within Flood Zone 1 (low risk) and no issues relating to fluvial flood risk are raised. Parts of the application site, including the area of the proposed extension, are identified as being at a 1 in 1000 year and 1 in 100 year risk of surface water flooding respectively within the Council's Strategic Flood Risk Assessment (November 2015). Given these factors surface water flood risk is not considered to represent a planning constraint although condition 08 is recommended to ensure that no increased risk of surface water flooding arises as a result of the proposed development. Subject to this recommended condition the proposal is 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.

### Residual waste and recycling provision

71. The Council's guidance document 'Waste and recycling provisions for new residential developments' identifies that developments of 12 or less apartments are expected to utilise x2 240 litre wheeled bins (x1 residual waste and x1 recycling) per apartment, in addition to a x1 23 litre kitchen caddy per apartment. In this case x2 net additional apartments are proposed. An indicative bin store location has been shown on the proposed site plan. Whilst this is the case condition 11 is recommended to secure details of residual waste and recycling provision.

## **LOCAL FINANCE CONSIDERATIONS**

72. The development would be liable for Community Infrastructure Levy (CIL) to the sum of **£18,365** (119 sq.m net floorspace) (including the April 2018 Indexation).

## **CONCLUSION**

73. Overall the principle of development is considered to be acceptable. Furthermore, subject to recommended conditions, the development is considered to result in acceptable impacts with regard to design and the character of the area, including upon the Locally Listed host building, neighbouring amenity, amenities of future occupiers, parking and highways implications, affordable housing, energy and water

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consumption and flooding and water management. Thames Basin Heaths Special Protection Area (TBH SPA) secured via S106 Legal Agreement and through CIL. Subject to securing the provision of the SAMM tariff (through a S106 Legal Agreement) and an appropriate CIL contribution, and in line with the conclusions of the Appropriate Assessment (as supported by Natural England), the Local Planning Authority is able to determine that the development will not affect the integrity of the TBH SPA either alone or in combination with other plans and projects in relation to urbanisation and recreational pressure effects.

74. The proposal is therefore considered to accord with Sections 2, 5, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework (NPPF) (2018), Policies CS1, CS7, CS8, CS9, CS10, CS11, CS12, CS18, CS20, CS21, CS22 and CS25 of the Woking Core Strategy (2012), Policies DM2, DM10 and DM20 of the Development Management Policies Development Plan Document (DMP DPD) (2016), Supplementary Planning Documents (SPD's) Design (2015), Parking Standards (2018), Outlook, Amenity, Privacy and Daylight (2008), Climate Change (2013) and Affordable Housing Delivery (2014), SPG Heritage of Woking (2000), the Planning Practice Guidance (PPG), South East Plan (2009) (saved policy) NRM6 and Thames Basin Heaths Special Protection Area Avoidance Strategy.

### **BACKGROUND PAPERS**

Site visit photographs

Consultation response from County Highway Authority (CHA) (SCC)

Consultation response from Heritage and Conservation Consultant

Consultation response from Senior Arboricultural Officer

x2 Letters of representation

### **PLANNING OBLIGATIONS**

|    | <b>Obligation</b>                          | <b>Reason for Agreeing Obligation</b>   |
|----|--|---|
| 1. | <b>£1,364</b> SAMM (TBH SPA) contribution. | To accord with the Habitat Regulations, Policy CS8 of the Woking Core Strategy (2012) and The Thames Basin Heaths Special Protection Area (SPA) Avoidance Strategy. |

### **RECOMMENDATION**

**Grant** planning permission subject to the following conditions and SAMM (TBH SPA) contribution secured by way of S106 Legal Agreement:

01. 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).

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02. The development hereby permitted shall be carried out in accordance with the following approved plans numbered/titled:

814\_01\_001 Rev A (Existing Location Plan), dated 22.08.18 and received by the Local Planning Authority on 27.08.2018.

814\_02\_001 Rev A (Existing Block Plan), dated 22.08.18 and received by the Local Planning Authority on 27.08.2018.

814\_02\_101 Rev C (Proposed Block Plan), dated 05.10.18 and received by the Local Planning Authority on 05.10.2018.

814\_02\_102 Rev B (Proposed Site Plan), dated 23.08.18 and received by the Local Planning Authority on 27.08.2018.

814\_03\_001 Rev D (Existing Ground Floor Plan), dated 23.08.2018 and received by the Local Planning Authority on 06.09.2018.

814\_03\_002 Rev D (Existing First Floor Plan), dated 23.08.2018 and received by the Local Planning Authority on 06.09.2018.

814\_03\_003 Rev D (Existing Loft Plan), dated 23.08.2018 and received by the Local Planning Authority on 06.09.2018.

814\_03\_004 Rev D (Existing Roof Plan), dated 23.08.2018 and received by the Local Planning Authority on 06.09.2018.

814\_03\_101 Rev E (Prop. Ground Floor Plan), dated 28.11.2018 and received by the Local Planning Authority on 28.11.2018.

814\_03\_102 Rev E (Prop. First Floor Plan), dated 18.10.2018 and received by the Local Planning Authority on 18.10.2018.

814\_03\_103 Rev D (Prop. Loft Plan), dated 23.08.2018 and received by the Local Planning Authority on 27.08.2018.

814\_03\_104 Rev D (Prop. Roof Plan), dated 23.08.2018 and received by the Local Planning Authority on 27.08.2018.

814\_04\_001 Rev D (Existing Section AA), dated 23.08.18 and received by the Local Planning Authority on 06.09.2018.

814\_04\_101 Rev D (Prop. Section AA), dated 23.08.2018 and received by the Local Planning Authority on 27.08.2018.

814\_05\_001 Rev D (Existing Front & Rear Elevations), dated 23.08.2018 and received by the Local Planning Authority on 06.09.2018.

814\_05\_002 Rev E (Existing Side Elevations), dated 06.09.2018 and received by the Local Planning Authority on 06.09.2018.

814\_05\_101 Rev E (Prop. Front & Rear Elevations), dated 18.10.2018 and received by the Local Planning Authority on 18.10.2018.

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814\_05\_102 Rev D (Prop. Side Elevations), dated 23.08.2018 and received by the Local Planning Authority on 27.08.2018.

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

03. ++ Notwithstanding the external material details annotated on the approved plans/documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the development hereby permitted details and a written specification of the materials to be used in the external elevations of the development hereby permitted (including colours/materials for window/door frames) shall be submitted to and approved in writing by the Local Planning Authority. This shall include the provision of a sample panel measuring at least 1.2m x 1.2m on the application site for the approval of the Local Planning Authority showing the proposed external materials, including the proposed brickwork, mortar and roofing tiles. The development shall be carried out and thereafter permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the character, appearance and visual amenities of the Locally Listed host building and surrounding area in accordance with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016), SPD Design (2015), SPG Heritage of Woking (2000) and the provisions of the NPPF (2018).

04. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the application/installation of any external facing materials to the development hereby permitted a detailed planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The detailed planting scheme shall specify species, planting sizes, spaces and numbers of trees/shrubs/hedges to be planted. The detailed planting scheme shall include full details of any tree pits (including sections) as may be required. All new planting shall be carried out in accordance with the approved scheme within the first planting season (November-March) following the first occupation of the dwellings or the completion of the development, 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 first agreed in writing by the Local Planning Authority.

Reason: To protect the character, appearance and visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

05. ++ Notwithstanding any details outlined on the approved plans and documents listed within condition 02 of this notice, or within the submitted application form, prior to the installation of any facing 'hard' landscape works hereby permitted full details and/or samples of the facing materials to be used for the 'hard' landscape works shall be submitted to and approved in writing by the Local Planning Authority. The 'hard' landscape works shall be carried out in accordance with the approved details and completed before the first occupation of any of the dwellings hereby permitted and permanently retained thereafter.

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Reason: To protect the character, appearance and visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

06. ++ Prior to the application/installation of any external facing materials to the development hereby permitted plans and elevations at 1:100 scale (including details of external finishes) of secure, covered cycle storage (accommodating a minimum of x2 cycles for each of the x2 net apartments hereby permitted) shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be permanently retained for use by future occupiers at all times.

Reason: To ensure that satisfactory facilities for the storage of cycles are provided and to encourage travel by means other than the private car in accordance with the principles set out within Policy CS18 of the Woking Core Strategy (2012), SPD Parking Standards (2018) and the provisions of the NPPF (2018).

07. Prior to the first occupation of the development hereby permitted all means of enclosure shall be fully implemented in accordance with the approved plan numbered/titled 814\_03\_101 Rev E (Prop. Ground Floor Plan), dated 23.08.2018 unless otherwise first agreed in writing by the Local Planning Authority. The development shall thereafter be permanently retained in accordance with these details.

Reason: To ensure adequate security and a satisfactory appearance of the completed development in accordance with Policy CS21 of the Woking Core Strategy (2012), Policy DM2 of the Development Management Policies DPD (2016), SPD Design (2015) and the provisions of the NPPF (2018).

08. ++ Prior to the commencement of the development hereby permitted (with the exception of any requisite demolition and site preparation works) details of a scheme for disposing of surface water by means of a sustainable drainage system shall be 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 either of the x2 net apartments hereby permitted and shall be permanently maintained thereafter.

Reason: To ensure that the development does not increase surface water flood risk in accordance with Policy CS9 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

09. The development hereby permitted shall be first occupied unless and until the proposed modified vehicular access to Wych Hill Lane has been constructed and provided with visibility zones in accordance with the approved plan numbered/titled 814\_02\_101 Rev C (Proposed Block Plan), dated 05.10.18. Thereafter the visibility zones shall be kept permanently maintained.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

10. The development hereby permitted shall not be first occupied until space has been laid out within the site in accordance with the approved plan numbered/titled

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814\_02\_102 Rev B (Proposed Site Plan), dated 23.08.18, 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 permanently retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS18 of the Woking Core Strategy (2012) and the provisions of the NPPF (2018).

11. ++ Prior to the application/installation of any external facing materials to the development hereby permitted plans and elevations at 1:100 scale (including details of external finishes) of covered residual/recycling bin storage (capable of accommodating x2 240 litre wheeled bins, and x1 23 litre kitchen caddy, for each of the x2 net apartments hereby permitted) shall be submitted to and approved in writing by the Local Planning Authority. The approved residual/recycling bin storage facilities shall be fully implemented and made available for use prior to the first occupation of the development hereby permitted and shall thereafter be permanently retained for use by future occupiers at all times unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory facilities for the storage of recycling and residual waste and to protect the general amenity of the area in accordance with Policy CS21 of the Woking Core Strategy (2012), SPD 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).
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 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

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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](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 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.

## 11 DECEMBER 2018 PLANNING COMMITTEE

08. This decision notice should be read in conjunction with the related S106 Legal Agreement.
09. The applicant is advised that this decision has been based solely upon the amended plans submitted during consideration of the application as referred to in condition 02.
10. The applicant is reminded that flats do not benefit from 'permitted development' rights and therefore that any potential future alterations and/or extensions will require planning permission.
11. The 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.  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)