

17 October 2017 PLANNING COMMITTEE

5a 17/0378 Reg'd: 03.04.2017 Expires: 29.05.17 Ward: MH
Nei. 30.05.17 BVPI Minor Number 28/8 On No
Con. Target dwellings - 13 of Weeks Target?
Exp: on Cttee'
Day:

LOCATION: Kenwood, Bracken Close, Woking, Surrey, GU22 7HD

PROPOSAL: Erection of a two storey four bedroom detached dwelling with new access on land at Kenwood, Bracken Close

TYPE: Full Planning Application

APPLICANT: Ms K Samuel

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The proposal includes the creation of a new dwelling which falls outside the scope of delegated powers as set out by the Management Arrangements and Scheme of Delegation.

PROPOSED DEVELOPMENT

Erection of a two storey four bedroom detached dwelling with new access on land at Kenwood, Bracken Close.

Site Area: 0.08 ha (800 sq.m)
Existing units: 1
Proposed units: 2
Existing density: 12.5 dph (dwellings per hectare)
Proposed density: 25 dph

PLANNING STATUS

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

RECOMMENDATION

Grant planning permission subject to conditions and Section 106 Agreement.

SITE DESCRIPTION

The proposal relates to Kenwood, Bracken Close which is a detached two storey dwelling situated on a substantial plot. The application site is located on a corner plot bounded by Heathside Road and Bracken Close. Vehicular access to the site is via Bracken Close. The Ashwood Road/Heathside Road Conversation Area is sited to the south of the application site.

PLANNING HISTORY

PLAN/2014/0514 - Erection of a two storey 5 bedroom detached house with new access and driveway with associated parking. Withdrawn

BACKGROUND

Amended plans have been received over the course of the application incorporating the following:

- Reduction in footprint of the proposed dwelling, resulting in increased separation to the east and south boundaries
- Reduction in ridge height
- Slight lines included at the new entrance and Bracken Close/Heathside junction
- Alterations to materials and fenestration and dormer design

CONSULTATIONS

County Highway Authority: No objection subject to condition 13

Arboricultural Officer: No objection subject to conditions 6 and 7

REPRESENTATIONS

A total of 12x objections were received including one from Cllr Pengelly in response to the original proposal raising the following concerns:

- Breach the existing building line fronting Heathside Road
- There is a 'ghost' footpath to the north side of heathside Road
- The proposed plot sizes would be small compared to surrounding plots in Bracken Close and Heathside Road
- Reduced amenity space for Kenwood
- Reduced outlook for Kenwood
- Out of keeping with the area
- Overbearing to Heathside Road
- The proposed driveway is extremely close to the Bracken Close/Heathside Road junction
- Loss of trees
- Over development
- Loss of privacy
- Highways safety
- Potential loss of wildlife
- Highway safety
- Set a precedent
- Breach consent that has been put in place
- Increase in density
- The proposed dwelling will be clearly visible
- Overshadowing
- Overlooking

Neighbours were re-consulted on the amended plans on 24.07.2017 and a further 11x objections including one from Cllr Pengelly were received objecting to the proposal raising points already summarised above and the additional points below:

- The building line shown on the plans is misleading
- Removal of the boundary treatment would destroy the character of the area

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2012):

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Woking Core Strategy (2012):

CS1 - A Spatial strategy for Woking Borough

CS7 - Biodiversity and nature conservation

CS8 - Thames Basin Heaths Special Protection Areas

CS10 - Housing provision and distribution

CS11 - Housing Mix

CS12 - Affordable housing

CS18 - Transport and accessibility

CS20 - Heritage and Conservation

CS21 - Design

CS22 - Sustainable construction

CS24 - Woking's landscape and townscape

CS25 - Presumption in favour of sustainable development

Woking Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM10 - Development on Garden Land

DM20 - Heritage Assets and their settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Affordable Housing Delivery (2014)

Climate Change (2013)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

Supplementary Planning Guidance (SPG):

Plot Sub-Division: 'Infilling' and 'Backland' Development (2000)

PLANNING ISSUES

Principle of Development:

1. The NPPF (2012) and Core Strategy (2012) policy CS25 promote a presumption in favour of sustainable development. The site lies within the designated Urban Area and within the 400m-5km (Zone B) Thames Basin Heaths Special Protection Area (SPA) buffer zone. The development of previous garden land for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. Core Strategy (2012) policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. The principle of infill residential development is considered acceptable subject to further material planning considerations, specific development plan policies and national planning policy and guidance as discussed below.

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Impact on Character:

2. Policy DM10 of the DM Policies DPD (2016) states 'Development on Garden Land' permits the sub-division of plots providing the proposed development "...does not involve the inappropriate sub-division of existing curtilages to a size significantly below that prevailing in the area", "the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area" and "suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality".
3. The surrounding area is characterised by detached properties on generous sized plots. The existing plot of Kenwood is approximately 52m in width which is one of the largest in the immediate area. Plot widths along Bracken Close vary from 24m to 52m. Compton sited to the west is approximately 49m and Dunsley sited to the north is approximately 24m. White Walls, Bracken Close sited further to the north is approximately 51m in width. Planning application PLAN/2014/1274 granted planning permission on 17.08.2016 for a detached bungalow within the curtilage of White Walls, Bracken Close. Planning application PLAN/2014/1274 resulted in two plots of approximately 18m and 33m in width. The proposed subdivision would result in two plot widths of approximately 20m and 32m. It is considered the proposed plot widths and sizes which are generally consistent with the grain and pattern of development in the surrounding area. The principle of the proposed plot sub-division is therefore considered acceptable.
4. Bracken Close is characterised by a mixture of single storey and two storey dwellings. The properties immediately adjacent to the site are two storeys. The proposed dwelling adopts a single storey design with accommodation provided in the roof facilitated by dormer windows. The proposed dwelling would have a maximum ridge height of approximately 7.4m. There is a mix of building heights along Bracken Close. Kenwood has a ridge height of approximately 7m, June Orchard has a ridge height of approximately 7.5m, Dunsley has a ridge height of approximately 7.2m and White Walls has a ridge height of approximately 5.6m. In terms of building heights, the proposed difference in ridge heights in the street scene is not considered to result in an unacceptably detrimental impact on the character of the area. The roof form of the proposed dwelling has been designed to reduce the overall bulk and scale of the dwelling in the streetscene.
5. The proposed dwelling would be sited approximately 1m from the boundary with Kenwood and approximately 8m from the boundary with Southbank Cottage, Heathside Road. An approximate 13.4m separation would be maintained to the boundary with Bracken Close and approximate 9.4m separation to Heathside Road. Letters of representation have raised concerns the proposal would breach the building line fronting Heathside Road however there is not an existing strong uniform building line fronting Heathside Road.
6. The proposed dwelling would have a traditional design with a hipped roof and projecting gable end. The traditional form and design of the dwelling is considered reflective of the character of the surrounding area and would preserve the setting of the Ashwood Road/Heathside Road Conversation Area which is sited to the south of the application site. Details of external materials can be secured by condition **(Condition 3)**.
7. Due to highways safety (see paragraph 16) it is proposed to reduce the height of the hedge either side of the proposed new access from Bracken Close to 1.05m and reduce the height of the boundary wall and hedge at the Bracken Close/Heathside

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Road junction to 1.05m. It is considered the reduction in the height of boundary treatment fronting Bracken Close and Heathside Road would not have a detrimental impact on the character of the streetscene. Condition 4 is recommended to secure details of a landscaping plan to ensure that sufficient landscaping is provided further into the site.

8. Overall the proposed replacement dwelling is considered a visually acceptable form of development and is considered to respect the character and appearance of the surrounding area. The proposal therefore accords with Core Strategy (2012) policies CS20, CS21, CS24 and CS25, Woking DPD (2016) policies DM2 and DM9, Hook Heath Neighbourhood Plan (2015) policy BE1, Supplementary Planning Document 'Woking Design' (2015) and the National Planning Policy Framework (2012).

Impact on Neighbours:

9. The proposed dwelling would be sited approximately 1m from the north boundary and retain a 13m separation to Kenwood, Bracken Close. These separation distances comply with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (1m for side to boundary relationships). Due to the separation distance it is considered the proposed dwelling would not have an overbearing or loss of daylight impact on Kenwood, Bracken Close. Two dormer windows serving an ensuite and bedroom are proposed in the north elevation orientated towards Kenwood, Bracken Close. Conditions 8 and 9 are recommended to restrict the insertion of additional windows in the north elevation and require the dormer windows in the north elevation to be obscure glazed and top opening only to retain the privacy of Kenwood, Bracken Close.
10. An approximate 8m separation distance would be maintained to the east boundary and approximate 12.8m to Southbank Cottage, Heathside Road. This separation distance complies with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development (10m for front or back to boundary/flank relationships). There is an existing high mature hedge sited on the boundary. Due to the separation distance it is considered there would not be a detrimental loss of daylight or overbearing impact to Southbank Cottage, Heathside Road. Two first floor windows serving bedrooms are proposed in the east elevation orientated towards Southbank Cottage, Heathside Road. The proposal would result in some oblique views towards the rear garden of Southbank Cottage, Heathside Road, it is considered this would not result in a significant loss of privacy or overlooking to Southbank Cottage, Heathside Road.
11. The proposed dwelling would maintain an approximate 35m separation distance to Compton, Bracken Close sited to the west of the site and an approximate 25m separation distance to No.19 and No.21 Heathside Road sited to the south of the site. This separation distance complies with the recommended minimum distances set out in the Council's 'Outlook Amenity, Privacy and Daylight' SPD (2008) for two storey development. Due to the separation distance it is considered there would not be a detrimental impact on the amenities of Compton, Bracken Close or No.19 and No.21 Heathside Road in terms of loss of privacy or daylight or overbearing impact.
12. Overall the proposed development is considered to have an acceptable impact on neighbours in terms of loss of light, overlooking and overbearing impacts.

Standard of Accommodation:

13. The proposed dwelling is considered to achieve an acceptable size and standard of accommodation with good quality outlooks to habitable rooms and private amenity space. The private amenity space of the proposed dwelling would be approximately

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293m² in area and the private amenity space of the existing dwelling would have a private amenity space of approximately 490m². These areas are greater than the footprint of both dwellings (existing dwelling footprint is approximately 292sqm and the proposed dwelling footprint is approximately 187sqm) and predominately soft landscaped. Overall the private amenity spaces are considered to offer an acceptable level of amenity for family dwellings.

Impact on Trees:

14. There is a mature protected oak tree on the west boundary of the application site. Policy DM2 of DM Policies DPD (2016) states the Council will *'require any trees which are to be retained to be adequately protected to avoid damage during construction'* and Core Strategy (2012) policy CS21 requires new development to include the retention of trees and landscape features of amenity value. The applicant has submitted an Arboricultural Report which details how trees would be protected during construction and the Council's Arboricultural Officer considers the information acceptable in principle but requires further detailed information relating to details of how service runs would connect to the development. Subject to conditions (**condition 6 and 7**) to ensure the submission of additional information and compliance with the submitted information, the proposal is considered to have an acceptable impact on trees within the application site.

Flood Risk:

15. The proposal site is not within a Flood Zone or a surface water flood risk area.

Transportation Impacts:

16. The existing dwelling would be accessed via the existing vehicular access onto Bracken Close. The proposed dwelling would be accessed from a new access onto Bracken Close. It is noted that concerns have been raised from local residents over the creation of a new access onto Bracken Close. The proposed plans include the reduction in the height of the boundary hedge and wall providing adequate visibility at both the new vehicular access and adjacent Bracken Close/Heathside Road junction. The County Highway Authority have been consulted and raised no objections to the proposal on highway safety or capacity grounds subject to **condition 13**.
17. A construction transport management plan condition is recommended (**condition 14**) to minimise disruption to local residents during the build period should planning permission be granted. It should also be noted that the proposal is for 1No. dwelling and would therefore be unlikely to result in long-term disruption during any build period. There is also potential storage space for materials on site during any build period.
18. The site is located within the High Accessibility Zone. Supplementary Planning Document 'Parking Standards' (2006) requires dwellings with 3 or more bedrooms to provide 1.5 off street parking spaces. Each dwelling would be served by a driveway to provide sufficient of street parking. There is sufficient space within the curtilages of both properties for bin and cycle storage.
19. Overall therefore the proposal is considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' (2008) and the National Planning Policy Framework (2012).

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Affordable Housing:

20. Following the recent Court of Appeal judgement of R (West Berkshire District Council and Reading Borough Council) v. Secretary of State for Communities and Local Government [2016] EWCA Civ 441, the policies within the Written Ministerial Statement of 28 November 2014 as to the specific circumstances where contributions towards affordable housing and tariff-style planning obligations should not be sought from small scale and self build development is a material consideration. In line with this statement, as the proposed development involves the creation of one residential unit it is excluded from the affordable housing levy and as such no contribution is sought.

Sustainability

21. Following a Ministerial Written Statement to Parliament on 25 March 2015, the Code for Sustainable Homes (aside from the management of legacy cases) has now been withdrawn. For the specific issue of energy performance, Local Planning Authorities will continue to be able to set and apply policies in their Local Plans that require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of Zero Carbon Homes policy in late 2016. The Government has stated that the energy performance requirements in Building Regulations will be set at a level equivalent to the outgoing Code for Sustainable Homes Level 4.
22. Until the amendment is commenced, Local Planning Authorities are expected to take this statement of the Government's intention into account in applying existing policies and setting planning conditions. The Council has therefore amended its approach and an alternative condition will now be applied to all new residential permissions which seeks the equivalent water and energy improvements of the former Code Level 4 (Conditions 11 and 12).

Impact on the Thames Basin Heaths Special Protection Area (SPA):

23. The SPAs in this area are internationally-important and designated for their interest as habitats for ground-nesting and other birds. Core Strategy (2012) policy CS8 requires new residential development beyond a 400m threshold, but within 5km 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).
24. 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 £1,008 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 1x four bedroom dwelling that would arise from the proposal.
25. In view of the above, the Local Planning Authority is able to determine that the development would have no significant effect upon the SPA and therefore accords with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Community Infrastructure Levy (CIL):

26. The proposal would be liable for Community Infrastructure Levy (CIL) to the sum of £28,500.

CONCLUSION

27. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the surrounding area and on protected trees. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS11, CS18, CS20, CS21, CS24 and CS25, Supplementary Planning Documents ‘Parking Standards’ (2006), ‘Outlook, Amenity, Privacy and Daylight’ (2008), ‘Woking Design’ (2015) and ‘Plot Sub-Division: Infilling and Backland Development’ (2000), DPD (2016) policies DM2 and DM10 and the NPPF (2012) and is recommended for approval subject to conditions and subject to Section 106 Agreement.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £1,008	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

BACKGROUND PAPERS

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

RECOMMENDATION

It is recommended that planning permission be granted subject to the following conditions and a Section 106 Agreement to secure the requisite SAMM contribution of £1008.00.

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

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

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

16037 [P] O1 Rev B dated February 2017 and received by the Local Planning Authority on 29.06.2017

16037 [P] O2 Rev A dated February 2017 and received by the Local Planning Authority on 29.06.2017

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

3. ++Prior to the commencement of the development hereby permitted a written specification of all external materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance

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with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

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

4. Prior to the first occupation of the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted and details of materials for areas of hardstanding, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority. All landscaping shall be carried out in accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development (in that phase) whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

5. The development hereby permitted shall not commence until details of all screen and boundary walls, fences, hedges and any other means of enclosure (including private garden and any 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, ensure adequate screening and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. ++ Prior to the commencement of the development hereby approved, full details of the foul water connections and service runs on the site shall be submitted to and approved in writing by the Local Planning Authority. The method shall adhere to the principles embodied in BS 5837:2012 and the involvement of an arboricultural consultant and engineer will be necessary. The development shall thereafter be carried out strictly in accordance with the agreed details.

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

7. The development hereby approved shall take place in strict accordance with the Method Statement and plans BLC170116 and BLC170121 from Bourne Landscape consultants dated March 2017, including the convening of a pre-commencement

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meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection 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

8. The first floor windows (serving ensuite and bedroom) in the north facing side elevation of the new dwelling hereby approved shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor levels of the rooms in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

9. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A and B of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders amending or re-enacting that Order with or without modification) no extension or enlargement of the new dwelling hereby approved shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of nearby properties and the character of the area and for this reason would wish to control any future development in accordance with Policy CS21 of the Woking Core Strategy 2012.

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 window, rooflight, door or other additional openings at first floor level or above, other than those expressly authorised by this permission, shall be formed in the north facing side elevation of the new dwelling hereby approved without planning permission being first obtained from the Local Planning Authority.

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

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

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Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

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

Development shall be carried out wholly in accordance with the agreed details and maintained as such in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with policy CS22 of the Woking Core Strategy 2012.

13. The development hereby permitted shall not be occupied until the section of boundary wall and hedge shown to be reduced to a height of 1.05m on plan 16037 [P] O1 Rev B dated February 2017 and received by the Local Planning Authority on 29.06.2017 have been reduced to the specified height. The wall and hedge shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

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

14. ++Prior to the commencement of the development hereby permitted a Construction Transport Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - measures to prevent the deposit of materials onto the highway;

Measures will be implemented in accordance with the approved Method of Construction Statement and shall be retained for the duration of the construction period. Only the approved details shall be implemented during the construction works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and in the interests of public safety and amenity in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

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

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

Informatives

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
2. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
3. 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.
4. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.
5. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. This decision notice should be read in conjunction with the related legal agreement.
8. The applicant is advised that this application is liable to make a CIL contribution of £28,500.00. The applicant must complete and submit a Commencement (of development) Notice to the Local Planning Authority, which the Local Planning Authority must receive prior to commencement of the development.