

26th FEBRUARY 2019 PLANNING COMMITTEE

6d	18/0983	Reg'd:	22.10.18	Expires:	28.02.19	Ward:	HE
Nei.	15.11.18	BVPI	Minor	Number of	19/19	On	Yes
Con.		Target	(dwelling)	Weeks on		Target?	
Exp:				Cttee' Day:			

LOCATION: Tall Trees, Wych Hill Lane, Woking, GU22 0AB

PROPOSAL: Proposed demolition of existing bungalow dwelling and erection of a two storey 4 bedroom dwelling and detached garage.

TYPE: Minor

APPLICANT: J Wilson

OFFICER: Barry
Curran

REASON FOR REFERRAL TO COMMITTEE

The proposal is for the erection of a replacement single dwelling which falls outside of the scheme of delegated powers.

SUMMARY OF PROPOSED DEVELOPMENT

The application seeks permission to demolish the existing bungalow dwelling and erect a two storey 4 bedroom dwelling along with a detached two bay garage.

PLANNING STATUS

- Urban Area
- Adjacent to Conservation Area (Mount Hermon)
- Thames Basin Heaths SPA Zone

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

The application site occupies a plot located on the southern side of Wych Hill Lane, the northern side of which is located within the Mount Hermon Conservation Area and stretches back onto Wych Hill Way. Wych Hill Way and Wych Hill Lane are marked primarily by large detached two storey dwellings set on generous plots and of differing appearances. Tall Trees is a detached bungalow dwelling singular in nature adhering to no prevailing building lines. The ground level slopes from West-to-East with the properties towards the West set on slightly higher ground and separated by 2 metre high close timber board fencing. To the East, the neighbouring property is separated by similar fencing towards the north-eastern end and dense trees at 4-6 metres in height along the south-eastern shared boundary.

26th FEBRUARY 2019 PLANNING COMMITTEE

PLANNING HISTORY

PLAN/2018/0986 - Certificate of Proposed Lawful Development for a detached double garage – Permitted 08.11.2018

PLAN/1998/0905 - Conservatory - fully glazed – Permitted 22.10.1998

PROPOSED DEVELOPMENT

Planning consent is sought for the demolition of the existing bungalow and erection of a two storey 4 bedroom dwelling with steep twin gables with accommodation within the roof-space.

CONSULTATIONS

Conservation Consultant: No adverse comments to raise (07.11.18)

Arboricultural Officer: No objection subject to a Tree Protection Plan in line with BS5837 being conditioned (07.12.18)

REPRESENTATIONS

There have been 10 third party letters of objection received in relation to the proposal. The concerns raised are summarised as follows;

- Over-development of the site
- Replacement two storey dwelling out-of-character with the prevailing street-scene contrary to Policy CS21 of the Core Strategy and Policy DM10 of the DPD (*Officer Note: Policy DM10 refers to development on garden land, the proposed development relates to a replacement dwelling largely set on the footprint of the existing dwelling*)
- The proposed replacement dwelling fails to respect the prevailing spacing characteristics of the area
- Loss of privacy
- Wych Hill Way too narrow to accommodate a site access (*Officer Note: Wych Hill Way is an existing highway and there is no change proposed to the existing access point to the site*)
- Impact of the proposed garage on highways safety, neighbour amenities and character of the area (*Officer Note: a similar detached garage in a similar location has received permission by way of Certificate of Proposed Lawful Development PLAN/2018/0986*)

It has to be noted that 2 third party letters of objection, while raising objection to the proposed development, outline a number of proposals/conditions they wish to see/have implemented should the planning permission be granted.

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2018
Section 2 - Achieving sustainable development
Section 12 - Achieving well-designed places

Core Strategy Document 2012
CS1 - A Spatial Strategy for Woking

26th FEBRUARY 2019 PLANNING COMMITTEE

CS8 - Thames Basin Heaths Special Protection Area
CS10 – Housing provisions and distribution
CS16 – Infrastructure Delivery
CS18 - Transport and accessibility
CS20 – Heritage and conservation
CS21 - Design
CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 - Presumption in Favour of Sustainable Development

Supplementary Planning Guidance

Supplementary Planning Document 'Parking Standards' 2018
Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008
Supplementary Planning Document 'Design' 2015

Development Management Policies DPD 2016

DM2 – Trees and Landscaping
DM12 - Self Build and Custom Build Houses
DM20 – Heritage Assets and their Settings

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

PLANNING ISSUES

1. The main issues to consider in determining this application are; the principle of development, design considerations and the impact of the proposal on the character and appearance of the surrounding area, impact on residential amenity, highways and parking implications, impact on trees, sustainability, the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan and local finance considerations.

Principle of Development

2. The National Planning Policy Framework attaches great importance to the design of the built environment throughout Section 12 with emphasis being placed on planning positively for the achievement of high quality and inclusive design for all development. Policy CS21 of the Woking Core Strategy 2012 is generally consistent with this in so far as it expects development proposals to have regard to the general character and quality of the surrounding area. The application site is located within an established residential area with a number of services in close proximity and an arterial route-way (Guildford/Egley Road) located adjacent to the site. Given this, the site's location is considered suitably sustainable in the defined urban area of Woking.
3. In accordance with the Development Plan, new residential development should seek to maximise the efficient use of land by concentrating most new development in urban areas. The proposal makes best use of land, retaining a density which maintains the character of the local area.
4. The principle of erecting one replacement residential dwelling on the site is considered acceptable subject to the further material considerations as set out in this report.

Impact on Character and Appearance of the Area/Conservation Area

26th FEBRUARY 2019 PLANNING COMMITTEE

5. To comply with Policy CS21 of the Woking Core Strategy 2012, the development should be designed so that it reflects the building lines, scale, height, proportions, layout, materials and other characteristics of adjoining buildings and land. The existing dwelling is a single storey detached dwelling dating from the late 1960s/early 1970s with subsequent additions added in the late 80s/early 90s. The neighbours to the north-east, West and on the adjacent side of both Wych Hill Lane and Wych Hill Way are all two storey detached dwellings with the neighbouring dwelling to the south-west a detached bungalow similar to the application dwelling. While there is a mixture of dwelling styles evident in the vicinity, the overarching characteristic is that of sizable two storey detached dwellings.
6. The proposal is for the demolition of the existing single storey dwelling and replacement with a two storey dwelling with low eaves and therefore accommodation in the roof space. As noted, the area is characterised by detached dwellings of a mixed character. Wych Hill Lane and surrounding roads are typically finished in a mixture of brickwork, render and tile hanging with clay roof tiles. The consistent use of materials and building forms gives a strong character to the area despite the mixture of designs.
7. The application site adopts an irregular rectangular shape with the dwelling sited towards the centre of the site, respecting neither the broad building lines along Wych Hill Lane nor Wych Hill Way. Measuring a width of approximately 15 metres along the northern end and approximately 9 metres towards the South where its backs onto Wych Hill Way, the application site covers a generous yet slender plot. Dwellings in the surrounding area hold no particular consistent style or design with examples of Arts and Crafts two storey dwellings and 1960/1970s styles evident. The proposed scheme would result in the removal of the existing bungalow, which while being an established part of the area, does not contribute a level of architectural merit that would require preserving. Erection of a replacement two storey will be shifted northwards tying in with the broadly linear grain of development along Wych Hill Lane. Standing at two storeys in height at 5.8 metres, measuring a width of 10 metres with a total depth of approximately 9 metres, the proposal is considered to stand in harmony with the neighbouring dwellings conforming to the overarching character of two storey dwellings on rectangular shaped plots. Furthermore, the dwelling would be set in off both side boundaries by 1.8 metres on the western boundary and 1.1 metres on the eastern boundary. These separation distances are considered to retain sufficient visual separation between dwellings, particularly along this section of Wych Hill Lane where dwellings contain a similar separation distance and therefore considered consistent with the character of the surrounding area.
8. The proposed dwelling would be two storeys with eaves heights of 3.1 metres and accommodation in the roof space. The dwelling, however, would have the outward appearance of a typical two storey dwelling at 5.8 metres in height with the width offset by the adoption of two dual pitched gabled elements with a central connecting element. The dwelling would be finished in brickwork to match the existing brickwork with clay plain roof tiles thereby reflecting the common materials in the area. Further details of materials can be secured by condition (Condition 2) in order to achieve a visually acceptable development.
9. As previously mentioned, the proposed replacement dwelling would be sited further northwards towards Wych Hill Lane and include a smaller footprint of

26th FEBRUARY 2019 PLANNING COMMITTEE

80sq.m (existing dwelling covers approximately 105sq.m) on a site that covers approximately 700sq.m. There has been concern, expressed in representations, of over-development of the site. With the design of the dwelling incorporating a scale and form consistent with size of the application site and adopting a scale much smaller than other dwellings on similar sized plots, it is considered that the proposed development respects the underlying character of the area covering approximately 11-12% of the site and therefore is not considered to constitute overdevelopment.

10. On the adjacent side of Wych Hill Lane, is the Mount Hermon Conservation Area. Policy CS20 of the Core Strategy 2012 and DM20 of the Development Management Policies DPD 2016 seek to ensure that development protects or enhances the Conservation Area. While the proposed replacement dwelling will be sited closer towards Wych Hill Lane, the boundary treatment along this shared boundary would remain unchanged. Furthermore, the dwelling is considered to adopt a form and design which is typical for dwellings in the vicinity and therefore is considered to preserve the character of the Conservation Area. The Conservation Consultant has been consulted on this application and raises no objection to the scheme.
11. Under PLAN/2018/0986 a Certificate of Proposed Lawful Development was granted for a detached garage at the rear of the application site just off Wych Hill Way. It is proposed to erect a detached garage of a similar footprint and form as the garage permitted under the certificate. It is a material consideration that a certificate has been granted for a detached garage in this location.
12. As previously alluded to, the application site is unique in that it contains a frontage which abuts Wych Hill Lane and backs onto Wych Hill Way where the existing vehicular access point is. Garages towards the rear of residential properties are not considered uncommon even in situations such as this. The principle of a detached building in this location has been established under PLAN/2018/0986.
13. The proposed development is of an acceptable design and would respect the character and appearance of the immediate area as well as tying in with the wider surrounding characteristics. As such, the proposal is in accordance with Section 12 of the National Planning Policy Framework, Policies CS21 and CS24 of the Woking Core Strategy 2012 and Supplementary Planning Document 'Design' 2015.

Impact on Residential Amenities

14. The replacement dwelling will be positioned further north towards Wych Hill Lane in a bid to respect the building line along this stretch of highway. Bound to the East by Silverue, a substantial two storey dwelling which forms a corner plot on the junction of Wych Hill Way and Wych Hill Lane and to the West by Landfall, also a two storey generously sized dwelling which fronts onto Wych Hill Lane and The Darroch which fronts onto Wych Hill Way, the application site is primarily set amongst a mix of large two storey dwellings as well as a bungalow style dwelling.
15. Policy CS21 of the Woking Core Strategy 2012 requires development proposals to *“achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook”*. Landfall to

26th FEBRUARY 2019 PLANNING COMMITTEE

the West, is set back approximately 10-13 metres from Wych Hill Lane and is set along a relatively consistent linear grain of development prevailing from the West. While the proposed dwelling would increase in scale, in terms of height, it would be sited further forward (northwards) in the site and largely opposite the flank elevation of Landfall. This would respect the building line of Wych Hill Lane and reduce the impact of the proposed replacement dwelling on the amenities of Landfall. It is acknowledged that the replacement dwelling would project approximately 3.5 metres beyond the rear building line of Landfall. However, having applied the 45° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008, which passes in plan form, it is considered that no significant loss of light would occur to the ground or first floor windows nearest the application site. Landfall contains a first floor eastern side elevation window which is considered to serve as a secondary window to a bedroom or serve a bathroom. Although the proposed replacement dwelling will be sited largely opposite the eastern flank of Landfall, it is not considered to infringe on this window given the 5 metre separation distance, lower ground level and layout of the replacement dwelling.

16. Also located on the western side of the application site is, a detached bungalow dwelling, The Darroch, which fronts onto Wych Hill Way. The Darroch is set in an irregular plot which forms a wedge shape with a large portion of its private amenity space located towards the north-western corner away from the application site. The proposed replacement dwelling, as noted earlier, will be sited further northwards on the site and therefore the separation distance between both dwellings would increase to a minimum of 17 metres. While this falls 3 metres short of the recommended minimum separation distances outlined in the Council's SPD on 'Outlook, Amenity, Privacy and Daylight' 2008, its angled relationship results in an acceptable impact which is not too different from the existing relationship between The Darroch and Landfall. Set along a similar building line to that of Landfall, the proposed replacement dwelling would include first floor rear elevation windows which would overlook the dwelling but only from an acute angle allowing only splayed views of the principal private amenity space. Furthermore, this amenity space, towards the north-western corner would be sited approximately 18-20 metres from the rear elevation and is not considered to be detrimentally overlooked from the replacement dwelling given the resultant shallow views of the amenity space from these windows.
17. The detached double garage would be sited opposite the flank elevation of The Darroch which contains a number of habitable room windows. Two of the furthestmost northern windows on this elevation serve bathrooms and therefore are not considered to be materially affected given their use which does not require significant outlook or access to light. The window towards the southern end of this elevation serves as a tertiary window to a living room which is served by larger windows on the southern and western elevations. The sole window to the kitchen will be sited primarily opposite the proposed garage, however, the 25° test as per the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 is passed in plan form indicating that no significant loss of light would occur to these rooms. It is a material consideration that the principal of a detached garage has been established in this position under PLAN/2018/0986 and it is considered that the height of 2.5 is not considered to carry a level of detrimental harm on the amenities of The Darroch by which a recommendation for refusal could be substantiated.

26th FEBRUARY 2019 PLANNING COMMITTEE

18. To the East, Silverue forms a corner plot fronting onto Wych Hill Lane and wrapping around onto Wych Hill Way. As existing, the bungalow at Tall Trees is sited on slightly elevated land and opposite a sheltered area of patio enclosed by the 'L' shaped layout of the dwelling and its positioning along the shared boundary with Tall Trees. The proposed replacement dwelling will shift forward in the site but would remain largely opposite this small section of amenity space. It has to be noted that while this space within Silverue is utilised as a sitting out area and patio, a large portion of Silverue's private amenity space is located towards the rear along Wych Hill Way. Standing at 4.5 metres in height with an eaves height of 2.8 metres, the existing bungalow abuts the shared boundary directly opposite a patio area. Positioned at least 0.3 metres further from the shared boundary and standing at 5.8 metres in height with a ridge line at 3.1 metres, just 0.3 metres higher than the existing ridge line with the roof sloping away from the shared boundary, the impact of the replacement dwelling is not considered to be significantly worse than what currently exists. The ridge height of 5.8 metres would be at least 3.7 metres off the shared boundary and while appearing higher from the perspective of Silverue, much of this will be softened by the roof slope rather than the flank wall.
19. A number of windows are sited within the western flank of Silverue. A glazed conservatory has been erected within this rear enclosure (not shown on submitted plans), which as existing is afforded little outlook, given its secluded positioning up against the shared boundary and the drop in ground level. Ground floor windows on this flank elevation are understood to serve a toilet and secondary windows to a living room which contains French doors on the south-western elevation opening out onto the principal rear amenity space. First floor windows on this elevation serve a staircase with a number of bathroom and small secondary windows to a bedroom which is served principally on the south-western elevation. While it is acknowledged that the replacement dwelling will result in a marginally more dominant building from the outlook of these windows, its dominance is not considered significantly worse than that of the existing dwelling and furthermore, the affected windows are considered to be of a secondary nature which would not significantly affect the living conditions of the occupants of Silverue.
20. Concern has been raised from a number of properties on the southern side of Wych Hill Way with regards to overlooking and loss of privacy. The proposed replacement dwelling would be two storey in place of the existing bungalow and therefore become more visually prominent. The distance between the replacement dwelling and the properties on the adjacent side of Wych Hill Way, however, would be at least 50 metres. Considering this separation distance (which meets the recommended distance of 10 metres from rear elevation to boundary), as well as the fact that the front of these properties on Wych Hill Way are open to views from the public domain, the amenities of the properties on the southern side of Wych Hill Way are not considered to be materially affected. Similarly, the properties on the adjacent side of Wych Hill Lane are not considered to be materially affected given the typical front-to-front relationship between properties either side of this highway and separation distance of approximately 35 metres.
21. Considering the points raised above, the development is considered to be acceptable in terms of its relationship with neighbouring properties and will safeguard the outlook, amenity, privacy and daylight of existing and future occupiers of existing dwellings, in accordance with Policy CS21 of the Woking

26th FEBRUARY 2019 PLANNING COMMITTEE

Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008 and the National Planning Policy Framework.

Highways and Parking Implications

22. The Supplementary Planning Document 'Parking Standards' 2018 recommends a minimum of 3 parking spaces per dwelling of 4 or more bedrooms. A detached garage is proposed off Wych Hill Way with adequate turning and additional parking area available to the front of the garage. The minimum requirement of 3 on-site parking spaces is therefore met in this instance.
23. The 'Parking Standards' SPD 2018 also sets out cycle parking standards of 2 cycle spaces per dwelling. There is considered to be sufficient space within the detached garage to provide secure cycle parking to serve the replacement dwelling.
24. The proposal therefore accords with Policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document 'Parking Standards' 2018 and provisions set out in the National Planning Policy Framework.

Impact on Trees

25. The area is mildly sylvan in character with a number of trees along the eastern boundary within Silverue which contribute to the overall character with a number of substantial trees within the site.
26. The trees within and surrounding the site have been surveyed and it is not proposed to remove any of the existing trees as part of this application. The Council's Arboricultural Officer has been consulted on this application and has requested that a Tree Protection Plan be submitted prior to the commencement of development (Condition. 8).

Sustainability

27. The application site comprises previously developed land. Following a Ministerial Written Statement to Parliament on 25 March, 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.
28. 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 permission which seeks the equivalent water and energy improvements of the former Code Level 4. (Conditions 6 and 7)

26th FEBRUARY 2019 PLANNING COMMITTEE

Impact on the Thames Basin Heaths Special Protection Area

29. The proposed development lies beyond the 400m threshold but within 5 kilometres of the SPA boundary which provides a protected habitat for ground nesting birds with new residential developments capable of adversely affecting the SPA. As the proposal constitutes a replacement dwelling, however, it can be determined that it will have no significant impact on the SPA.

Local Finance Considerations

30. CIL is a mechanism adopted by Woking Borough Council which came into force on 1st April 2015, as a primary means of securing developer contributions towards infrastructure provisions in the Borough. In this case, the proposed replacement dwelling development will include a floor area of 155.35sq. m and incur a cost of £125 per sq. m. This results in an uplift in floor space over the existing dwelling of 66.45 sq.m which equates to a contribution of £9,560.55 (2018 indexation) which would be payable upon commencement.

Conclusion

31. The principle of development is considered to be acceptable and the proposal will incorporate a satisfactory design and will not be detrimental to the character and appearance of the surrounding area. The proposal will not detrimentally affect the setting of the adjacent dwellings along Wych Hill Lane or Wych Hill Way and it will preserve the character of the Mount Hermon Conservation Area. The proposal will also have an acceptable impact on neighbouring amenity, highway safety and the surrounding landscape with information provided and considered acceptable in relation to tree protection.
32. The proposal is considered to be an acceptable form of development that complies with Section 2 and 12 of the National Planning Policy Framework, policies CS1, CS8, CS10, CS16, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018 and 'Design' 2015, Policies DM2 and DM12 of the Development Management Policies DPD 2016, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and is accordingly recommended subject to the recommended conditions.

BACKGROUND PAPERS

1. Site visit photographs.
2. Arboricultural Officer's response (07.12.18)
3. Response from Conservation Officer (07.11.18)
4. 10 third party letters of objection
5. Site Notice (Development affecting a Conservation Area)(11.11.18)

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

26th FEBRUARY 2019 PLANNING COMMITTEE

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. ++ (Notwithstanding the material details outlined on the approved plans), the development hereby permitted shall not commence until details and/or samples and a written specification of the materials to be used in the external elevations, hard surfaced areas and boundary walls have been 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 agreed in writing by the local planning authority

Reason:

To protect the visual amenities of the area

3. The development hereby permitted shall be carried out in accordance with approved plans;
 - Drawing No. PL-10d
 - Drawing No. PL-11b

Reason:

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

4. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, E and F of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling(s) or the provision of any other building or hardstanding within the curtilage other than as expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason:

The Local Planning Authority considers that further development of the site or dwelling could cause detriment to the provision of an appropriate amount, and quality, of private amenity space to serve the host dwelling or character of the surrounding area and for this reason would wish to control any future development.

5. The garage hereby approved shall only be used for the parking of vehicles (and storage) ancillary and incidental to the residential use of the dwelling house (Tall Trees) and shall be retained thereafter solely for that purpose and made available to the occupiers of the property at all times for parking

26th FEBRUARY 2019 PLANNING COMMITTEE

purposes unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To preserve the amenities of the neighbourhood and ensure the provision of off-street parking facilities

6. ++ Prior to the commencement of any above ground works to construct the development hereby permitted, written evidence shall be submitted to, and approved in writing by, the Local Planning Authority 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.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources.

7. ++ The development hereby permitted shall not be first 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.

Such details shall be permanently maintained unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To ensure that the development achieves a high standard of sustainability and makes efficient use of resources.

26th FEBRUARY 2019 PLANNING COMMITTEE

8. ++ No development-related works shall be undertaken on site (including clearance and demolition) until tree protection details have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 (2012) and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason:

To ensure the retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development. This condition is required to be addressed prior to commencement in order that the ability to discharge its requirement is not prejudiced by the carrying out of building works or other operations on the site.

9. 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, dormer window, rooflight, door or other additional openings other than those expressly authorised by this permission shall be formed (at first floor level or above in the eastern or western side elevations (including the roof)) without planning permission being first obtained from the Local Planning Authority.

Reason:

To protect the amenity and privacy of the occupiers of adjoining properties.

Informatives:

1. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of the National Planning Policy Framework 2018.
2. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE or, require works to be carried out PRIOR TO THE COMMENCEMENT OF THE USE. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

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.

26th FEBRUARY 2019 PLANNING COMMITTEE

3. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
4. 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 commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded from: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

Claims for relief must be made on the appropriate forms which are available on the Council's website at:

<https://www.woking.gov.uk/planning/service/contributions>

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

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

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

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

5. 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.
6. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.