

## 23 JULY 2019 PLANNING COMMITTEE

6f 19/0119 Reg'd: 05.03.19 Expires: 26.07.19 Ward: PY  
Nei. 18.06.19 BVPI Minor Number of >8 On Yes  
Con. Target (dwelling) Weeks on Target?  
Exp: Cttee' Day:

LOCATION: Providence Field, Thorley Close, West Byfleet, Surrey, KT14 6JE

PROPOSAL: Proposed demolition of existing house and garage and erection of new dwelling with attached annex and garage (Amended Plans).

TYPE: Minor

APPLICANT: Mr & Mrs Snelgrove

OFFICER: Barry Curran

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

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

### **SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks permission to demolish the existing dwelling and erect a two storey 5 bedroom dwelling along with an adjoining 1 bedroom annex and garage.

### **PLANNING STATUS**

- Urban Area
- Thames Basin Heaths SPA Zone B

### **RECOMMENDATION**

GRANT planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site relates to Providence Field a substantial rectangular shaped plot on the eastern side of Thorley Close. This residential enclosure is characterised by large detached properties on sites of 0.5ha and greater. The buildings in the street have retained a spacious separation distance to the side boundaries and are generally set back from the street frontage by approximately 15 metres along a relatively linear rain of development. Deep grassed verges and tree lined boundaries contribute to a pleasant and semi-Sylvan setting.

A detached 1950s dwelling with attached rear annex occupies the site which appears run-down with a large extent of the soft landscaping having been removed, although a number of significant trees remain along the front, side and rear boundaries. Hedging at approximately 2 metres in height also form along these boundaries enclosing the site in all directions.

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### PLANNING HISTORY

No recent relevant planning history

### PROPOSED DEVELOPMENT

Planning consent is sought for the demolition of the existing dwelling and attached annex and erection of a two storey 5 bedroom dwelling with adjoining annex to the rear and adjoining garage to the front.

### CONSULTATIONS

Arboricultural Officer: No objection subject to compliance with the submitted Arboricultural Information (24.06.19)

Pyrford Neighbourhood Forum: No comments raised

### REPRESENTATIONS

There have been 3 third party letters of representation received in relation to the proposal. 1 of these letters support the proposed scheme whilst 2 raise concerns which are summarised as follows:

- Potential impact of the replacement dwelling on the outlook from the principle amenity space of The Little House
- Replacement dwelling out-of-character with the prevailing street-scene and character of Thorley Close specifically the characteristic deep frontages and adjoining garages
- The overall massing, height and bulkiness of the replacement dwelling result in an incongruous feature in Thorley Close
- Uncharacteristic materials
- Loss of trees prior to the submission of the application (*Officer Note: the site is not covered by an area Tree Preservation Order nor was there any TPOs on site. The removal of any trees within the application site, whilst unfortunate and not encouraged is not a matter which can be dealt with under this application nor did it require a tree removal application*)
- Ecology issues

It has to be noted that subsequent to these letters of representation being received, an amended scheme in line with officer recommendations has been submitted. Neighbours have been re-notified with no additional letters of representation received.

### RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019  
Section 2 - Achieving sustainable development  
Section 12 - Achieving well-designed places

Core Strategy Document 2012  
CS1 - A Spatial Strategy for Woking  
CS8 - Thames Basin Heaths Special Protection Area  
CS18 - Transport and accessibility  
CS21 - Design

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

### Development Management Policies DPD 2016

DM2 – Trees and Landscaping  
DM9 – Flats above Shops and Ancillary Accommodation  
DM12 - Self Build and Custom Build Houses

### Supplementary Planning Guidance

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

### West Byfleet Neighbourhood Development Plan 2017

BE1 – Development Character  
BE2 – New Housing Quality  
BE6 – Residential Parking Provision

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-ways (Pyrford Road, Old Woking Road and the M25) located close 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. Similar to the existing dwelling, it is proposed to include an adjoining annex off the rear elevation of the dwelling. Policy DM9 of the Development Management Policies DPD 2016 seeks to ensure that annexes "...are designed in such a way that renders them incapable of being occupied separately from the main dwelling". The design of the annexe has been made

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in such a way that access to it now needs to be through the front of the main dwelling or alternatively around the side of the building. This proposed layout of the replacement dwelling, which includes an outdoor rear swimming pool and fenestration indicates that the annexe would be reliant on the front door on the host dwelling in order to gain access. In a bid to ensure that the long term use of this addition is secured as an ancillary accommodation, a condition is attached to prohibit the change of fenestration type on the proposed annexe and that it remain in ancillary use to the enjoyment of the main dwelling (Condition 7).

5. Taking the above into account, it is considered that the proposed annexe has been designed to result in a feature which would be reliant on the front entrance point of the main dwelling to gain access and is therefore considered to be compliant with Policy DM9 of the Development Management Policies DPD 2016.
6. The principle of erecting one replacement residential dwelling with adjoining annex 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

7. 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 style within Thorley Close is quite eclectic but the style most prominent is Arts and Crafts with more recent dwelling adopting architectural cues from this style. Thorley Close includes sites which are generous considering their Urban Area location and are 2-3 times the scale of typical sites outside of the enclosure. The application site itself measures 31 metres in width and approximately 95 metres in depth which reflects the prevailing character. An arterial route with round-about terminus is quite wide with deep grass verges towards the front with dwellings typically set back approximately 10-15 metres from the highway, although there are exceptions to this towards the southern end of the close.
8. The existing dwelling is a 1950s style 2 storey dwelling which has recently fallen into a state of disrepair over the passage of time with no recent additions or alterations evident. Section 12 of the National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. The proposed scheme would result in the removal of this existing dwelling which, while being an established part of Thorley Close, no longer contributes a level of architectural merit that would require preserving. Policy BE2 of the West Byfleet Neighbourhood Plan 2017 states that *“proposals for new residential development should demonstrate good design and should contribute positively to creating a sense of place. Garden and/or amenity space should be commensurate with the size and type of dwelling and in keeping with the character of the Housing Character Zone in which it is located. Where possible, proposals should preserve existing grass verges. The provision of new grass verges in keeping with local character will be supported”*. Erection of this new dwelling would be in keeping with the pattern of development in the area with the adjoining garage set back approximately 13 metres from the highway and the principal built element set back a further 7 metres.

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9. It is proposed to construct the replacement dwelling in a traditional style with characteristics including front central gabled portico, 1 ½ storey dual pitched gables on the rear and varied ridge heights. Policy BE1 of the West Byfleet Neighbourhood Plan 2017 states that “*residential development should complement the character of the Housing Character Zone in which it is located*”. Whilst the style of the architecture will not be wholly in keeping with the underlying vernacular of Thorley Close, the design makes a bid to closely reflect the traditional character of some of these properties incorporating defining characteristics with a twin hipped roof form with central portico and projecting single storey garage offering articulation on the principal elevation. Two dwellings of similar design have been permitted close to the application site (Planning Ref PLAN/2007/0504 and PLAN/2011/1021) and it was considered that these properties would not detract from the existing character of the area and would be an appropriate form of development to complement the existing character.
10. Sited atop the footprint of the existing dwelling, the proposed replacement dwelling would reduce its overall depth by approximately 5 metres towards the front and 3 metres towards the rear albeit, the bulk of development and height would increase from 6.5 metres to 8.5 and 9.4 metres respectively. The proposed replacement dwelling would span across the site rather than stem back along the northern boundary like the existing dwelling and would also include a much wider and deeper footprint. Measuring a total of 24.5 metres in width and 34.5 metres in overall depth, the scale of the proposal is deceiving as much of this depth and width is broken up or alleviated with design mechanisms including step backs in the building along and a number of single storey elements to reduce the overall bulk and mass, particularly along the flank elevations. Whilst there would be an increase in width, generous spacing between the boundaries is retained with a 4-6 metre gap to the southern boundary and a 4 metre gap to the northern boundary.
11. Adopting a ‘Z-shaped’ layout with a single storey garage projecting approximately 9 metres forward and a single storey adjoining annex projecting 10 metres off the rear elevation, the main body of the 2 storey dwelling would measure approximately 14 metres in depth which is comparable and even below the typical depth of dwellings within the enclosure. Subordinate design mechanisms have also been adopted in the form of a lowered ridge height to the northern part of the dwelling as well as a step back in the front elevation and single storey garage denoting its secondary nature. These features along with the incorporation of a front bay and front central portico offer articulation along the front elevation with a fenestration pattern and fenestration proportions to tie in accordingly with the built form.
12. The height of the building is consistent with many others along Thorley Close and the mass and bulk of the proposed dwelling, whilst being considerably greater than the current property, is considered to be appropriate to a site of this size. Built elements projecting beyond the principal elevation is a common feature within Thorley Close with similar additions seen on Steyning, Foxgloves on the western side as well as Willowhale towards the South. The projecting garage would remain subservient to the main dwelling and, as previously noted, would offer relief along the front elevation which spans a substantial width.

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13. The wider locality includes properties of varying designs, form and materials contributing to a range of styles. The development is set to replace an existing dwelling which no longer holds architectural merit with a dwelling of traditional character taking design cues from a number of dwellings surrounding the site.
14. 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, Policies BE1 and BE2 of the West Byfleet Neighbourhood Plan 2017 and Supplementary Planning Document 'Design' 2015.

### Impact on Residential Amenities

15. The replacement dwelling will be positioned atop the footprint of the existing dwelling at Providence Field albeit with a much deeper and wider footprint. The nature of Thorley Close, particularly on the eastern and western sides, is of a linear row of detached two storey properties with deep frontages. Providence Field is bound to the East by dwellings which back onto the site from within Old Acre. Given the significant depth of the application site, a separation gap of approximately 50 metres would be retained and therefore the amenities of these properties within Old Acre are not considered to be materially affected. The application site is also bound to the North and South by two similar detached dwellings set on spacious plots with generous spacing between the buildings and side boundaries. As such, these dwellings will be assessed accordingly in terms of the proposals impact on their amenities.
16. To the South, the dwelling at Wood Knoll would be set behind the predominant front building line and largely opposite the proposed flank elevation. This proposed southern flank elevation would stretch for a depth of approximately 24 metres but 9 metres towards the front of this would be set at single storey whilst a further 3.5 metres towards the rear would be at 1 ½ storey (6 metres in height) to offset the potential detrimental effect of this depth. The proposed replacement dwelling would be positioned between 4-6 metres off this shared boundary respecting the generous separation distances evident in Thorley Close with a total separation between the dwelling at Wood Knoll and the replacement dwelling of approximately 15 metres.
17. Fenestration patterns on this side of the replacement dwelling include 2 first floor windows which are to serve a dressing room and en-suite to the Master Bedroom and can be conditioned to include obscure glazing and be non-openable below 1.7 metres to mitigate issues of loss of privacy or overlooking. Boundary treatments along this side boundary consist of dispersed semi-mature trees and 2 metre high hedging which would screen some of the additional bulk along this proposed elevation. It is acknowledged that the bulk and level of development will increase significantly from the perspective of this neighbouring property but it also has to be borne in mind that the proposed replacement dwelling would remain off the shared boundary by 4-6 metres and would adhere to the 45° and 25° tests as per the Council's Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008. Further to this, the proposed replacement dwelling is

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positioned due North of Wood Knoll and is, therefore, not seen to cause significant harm, in terms of access to sunlight.

18. In relation to the dwelling to the North, The Little House, it is proposed to erect the replacement dwelling atop the footprint of the existing dwelling which is sited predominantly along this shared northern boundary. The replacement dwelling, however, reduce the amount of built form along this boundary by reducing its depth by approximately 5 metres towards the front and 3 metres towards the rear albeit these are single storey elements as existing. Standing at a height of 8.5-9.5 metres, however, the dwelling would increase by 2-3 metres over the height of the existing dwelling.
19. Following submission of amended plans, the proposed level of bulk and mass along this shared boundary has been reduced significantly but would nevertheless increase over the existing situation. Positioned 4 metres off the shared northern boundary, the proposal would be set off this boundary by a further 1-2 metres over the existing dwelling with a depth of approximately 23 metres. Similar to the southern side elevation, 10 metres of this would be set at single storey to include the adjoining annex towards the rear, much of which would be screened by the existing boundary treatments along this side. A large section of the principle amenity space of The Little House occurs just off the southern flank elevation where French doors open out onto a patio area. The siting of the proposed replacement dwelling has been amended to be set back approximately 6 metres from this space to mitigate or limit any potential significant overbearing or loss of sunlight to this space. The two storey element of the proposed replacement dwelling nearest the northern boundary adopts a reduced ridge height of 8.5 metres with a depth of 9.5 metres which would limit the effect of the significant rise in ridge level. The 45° test as per the Outlook SPD has been applied to the rear elevation window nearest the application site and this passes in plan form indicating that there would be no significant loss of light to this room. A first floor northern elevation window is proposed which is to serve an en-suite that can be conditioned to include obscure glazing and be non-openable below 1.7 metres to mitigate issues of loss of privacy or overlooking on The Little House.
20. It is acknowledged that, similar to Wood Knoll, the perspective from The Little House would change, due to the increase in bulk, mass and height, but it has to be noted that the nature of the site allows for a replacement dwelling of this scale. Amended plans have incorporated a number of design mechanisms to reduce the effect of this increase in bulk and mass with large portions of the flank elevations set at single storey, reduced ridge height as well as respecting the spacious separations between boundaries.
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 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

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bedrooms. A large area of hardstanding as well as an adjoining garage to proposed as part of this scheme which would provide on-site parking which would meet the minimum requirements of the SPD.

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 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, Policy BE6 of the West Byfleet Neighbourhood Plan 2017 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 shared northern and southern boundaries within The Little House and Wood Knoll which contribute to the overall character with a number of substantial trees within the site. Policy CS21 of the Woking Core Strategy 2012 requires proposals to incorporate landscaping, including the retention of any trees of amenity value and other features. Policy DM2 of the Development Management Policies Development Plan Document 2016 sets out that the Council will not normally permit development proposals which would result in the loss of trees of amenity value. Policy DM2 of the Development Management Documents DPD 2016 states that the Local Planning Authority will *"require any trees which are to be retained to be adequately protected to avoid damage during construction"*.
26. Arboricultural Information carried out by Dryad has been submitted as part of the application. The Council's Arboricultural Officer has been consulted on this information and finds it to be acceptable and comments that it should be carried out in accordance with this info including a pre-commencement on-site meeting (Condition 10).

### 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 8 and 9).

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### 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 536.8 sqm, an increase of 317.4 over the existing dwellinghouse and incur a cost of £125 per sq. m. This results in an uplift in floor space over the existing dwelling of 317.4 sq.m equates to a contribution of £48,983.37 (2019 indexation) which would be payable upon commencement.
31. It is noted, however, that the application is a self-build dwelling and would therefore be exempt provided they meet the criteria laid down by Regulations 42A and 42B of The Community Infrastructure Levy (Amendment) Regulations 2014. A Self Build Exemption Claim form has been submitted to the Local Planning Authority with a commencement form and CIL Assumption of Liability form required prior to the commencement of development.

### Conclusion

32. 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 and would not detrimentally affect the adjacent dwellings within Thorley Close. 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.
33. 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, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM2, DM9 and DM12 of the Development Management Policies DPD 2016, Policies BE1, BE2 and BE6 of the West Byfleet Neighbourhood Plan 2017, Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018 and 'Design' 2015, 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 (24.06.19)
3. 3 third party letters of representation

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### RECOMMENDATION

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

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. SP02 Rev A (Amended Plan)(Received 03.06.19)
  - Drawing No. SP01 Rev H (Amended Plan)(Received 03.06.19)
  - Drawing No. X01A Rev A (Amended Plan)(Received 03.06.19)

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 and B 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) 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 character of the surrounding area and amenities of neighbouring properties and for this reason would wish to control any future development.

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5. The first floor windows in the northern and southern floor elevations hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room 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.

6. 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.

7. The annexe addition hereby permitted shall only be used for purposes ancillary and incidental to the residential use of the dwelling house 'Providence Field' unless otherwise first agreed in writing by the Local Planning Authority.

Reason:

To ensure the property remains in single occupation and to protect the amenities of neighbours in accordance with Policy CS21 of the Woking Core Strategy 2012.

8. ++ 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:

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

9. ++ 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.

10. Protective measures shall be carried out in strict accordance with the arboricultural Information provided by Dryad ref: D2613.REV2.0.TS.AIA.AMS received on 14<sup>th</sup> June 2019 including the convening of a pre-commencement 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.

### **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 2019.
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.

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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. 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](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.