

14 NOVEMBER 2017 PLANNING COMMITTEE

5b 16/1350 Reg'd: 12.12.16 Expires: 06.02.17 Ward: MH
Nei. 02.01.17 BVPI Minor Number >8 On No
Con. Target dwellings -13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: Foxcroft, 7 Friars Rise, Woking, GU22 7JL

PROPOSAL: Erection of a two storey detached dwelling (3x bed) on land to the rear of No.7 Friars Rise and associated vehicular access, parking and landscaping

TYPE: Full Planning Application

APPLICANT: Mr A. Smith

OFFICER: David Raper

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.

SUMMARY OF PROPOSED DEVELOPMENT

The proposal is for the erection of a two storey detached three bedroom dwelling on land to the rear of No.7 Friars Rise following subdivision of the plot. The dwelling would be accessed via a single access drive between No.7 and the neighbour at No.1 with parking provided within the curtilages of both the existing and proposed dwellings. An octagonal brick built garden structure would be retained as part of the proposal.

Site Area: 0.26 ha (2,600 sq.m)
Existing units: 1
Proposed units: 2
Existing density: 3.8 dph (dwellings per hectare)
Proposed density: 7.6 dph

PLANNING STATUS

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

RECOMMENDATION

GRANT planning permission subject to conditions and Section 106 Agreement to secure a SAMM contribution.

SITE DESCRIPTION

The proposal site is characterised by a two storey detached dwelling dating from the 1960s; the property features a large rear garden which is primarily flat for approximately 30m and then there is a distinct change in ground levels to the rear which is characterised by mature

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tree cover and vegetation. Friars Rise is a residential cul-de-sac characterised by a large locally listed Edwardian 'Tarrant House' which has been subdivided into a terrace of three dwellings and the remaining properties on the road are two storey detached dwellings. The proposal site is within the urban area and is not within a Conservation Area but borders the Hockering Conservation Area to the east.

PLANNING HISTORY

- PLAN/2016/0963 – Single storey rear extension and retention of decking to rear – Permitted 12/10/2016
- PLAN/1996/0029 - Single storey rear and first floor side extension – Permitted 07/03/1996
- 11911 – Detached house and garage – Permitted 01/05/1959

CONSULTATIONS

County Highway Authority: No objection.

Arboricultural Officer: No objection subject to conditions.

Conservation Consultant: No objection.

Flood Risk and Drainage Engineer: No objection subject to conditions.

Surrey Wildlife Trust: No objection subject to conditions and mitigation measures being implemented.

REPRESENTATIONS

11x representations received objecting to the proposal raising the following concerns:

- Proposal would be incongruous and out of character with the area
- The proposal would cause overlooking and loss of privacy
- Proposal would impact on wildlife on the site
- Proposed access would harm the street scene on Friars Rise and would be too close to the boundary and neighbouring property
- Access Road is too long for service vehicles
- Proposal would risk the stability of the land due to the steep slope and past use as a quarry
- Proposal would impact on land drainage and add to the risk of flooding
- Proposal could lead to overflow parking on Friars Rise
- Covenants on Friars Rise restrict the creation of new dwellings

Neighbours were re-consulted on the amended plans and additional information and 8x additional representations were received reiterating objections already summarised above as well as the following additional points:

- Submitted visualisations and photographs are misleading
- The submitted ecology information is not thorough enough
- Proposed access would lead to

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

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)

BACKGROUND:

Amended plans were received during the course of the application which altered the design of the proposed dwelling and additional information was submitted by the applicant in the form of a Phase 1 Ecological Survey. The proposal has been assessed based on the revised plans and information.

PLANNING ISSUES

Principle of Development:

1. The NPPF (2012) and Core Strategy policy CS25 (2012) 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

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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.

Impact on Character:

2. Policy DM10 'Development on Garden Land' permits subdivision 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". The proposal relates to large plot characterised by a detached dwelling fronting Friars Rise with a large garden area to the rear, part of which forms a relatively flat garden area with the area to the rear more overgrown in nature characterised by mature trees and vegetation. There is a significant change in ground levels from front to rear and properties to the rear of the site on Barrens Park are positioned on lower ground relative to Friars Rise and the part of the proposal site in question is characterised by a steep gradient.
3. The host dwelling along with neighbours to the east at No.1-3 Friars Rise have particularly long plots with rear gardens of between 105m and 110m in depth. The rear garden of the proposal site has a depth of up to 105m tapering to 49m due to the shape of the plot. The overall size of the plot is 2,600sq.m (0.26ha). The neighbours to the east fall within the Hockering Conservation Area and are characterised by long and relatively narrow plots; the neighbour at No.1 Friars Rise has been granted planning permission (PLAN/2015/1309) for the subdivision of the plot which halved the width of the plot but retained the overall depth. The proposal would result in the rear of the plot being subdivided and would create an overall plot size of 1,511m² (excluding the access drive) for the proposed dwelling and 861m² for the existing dwelling.
4. Plot sizes and shapes in the area vary considerably, for example Conifers, Foyers and Tilestead to the north-west on Friars Rise have overall plot depths of around 30m and are around 493sq.m, 564sq.m and 621sq.m in area respectively which are considerably smaller than the proposal site. There is not therefore a strong grain or pattern of development in the area which the proposal would conflict with and the proposal site is a particularly large plot and the largest in the area.
5. Although neighbours to the east at No.1-3 Friars Rise have consistently long and relatively narrow plot widths, these fall within the Hockering Conservation Area. The neighbours to the west have consistently sized rear gardens of around 50m however this is about half the overall rear garden depth of the proposal site which extends to over double this depth. The proposal site is therefore relatively unique with regards to properties outside the Conservation Area due to its large size and depth. Allowing a subdivision here is not considered to set a precedent for similar developments in the area as none have the same characteristics as the proposal site and dwellings to the east are constrained by the designation of the Conservation Area. The proposed development is considered to result in plot sizes which are considered reflective of the varied pattern and grain of development in the area and is considered acceptable.
6. Due to the change in levels the proposed dwelling would be partially set into the ground; the result of this is that the dwelling appears as a single storey dwelling when viewed from the north at the front of the dwelling and two storeys to the rear when

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viewed from the south. The proposed dwelling itself adopts a distinctly contemporary design and responds to the terrain of the site by adopting a mono-pitch roof which slopes from front to rear following the gradient of the land. The indicative materials are identified as being a slate cladding material and render; this is considered consistent with the contemporary design approach and the use of high quality natural material like slate is considered to result in a visually acceptable form of development which respects the natural context of its immediate surroundings. It is considered that the design and form of the proposed dwelling responds innovatively to its context and limits its visual impact on the surrounding area.

7. Given the position of the proposed dwelling to the rear there would be a limited visual impact from public vantage points. The vehicular access to the proposed dwelling would be adjacent to the existing dwelling however this area of the existing frontage already features hardstanding and parking and there is scope to provide soft landscaping on both sides of the access drive to soften its appearance. It should also be borne in mind that the frontage of No.1-3 Friars Rise is characterised by hardstanding and parking. The vehicular access is not considered to impact unduly on the character of the street scene on Friars Rise.
8. The proposal site is not within a Conservation Area but the eastern boundary of the site borders the Hockering Conservation Area. Although the dwelling would be visible from parts of the Conservation Area, its design and siting is considered acceptable from a visual amenity perspective and the proposal is not considered to impact detrimentally on the special character of the Conservation Area or its setting or be unduly prominent or dominant in views to and from it.
9. Overall, considering the points discussed above, the proposal is considered a visually acceptable form of development which would result in a plot subdivision which is appropriate given the mixed grain and pattern of development in the area. The proposal is therefore considered to have an acceptable impact on the character of the surrounding area.

Impact on Neighbours:

Neighbours in Barrens Park and Barrens Brae:

10. The proposed dwelling would have a rear-to-rear relationship with the neighbour at No.8 Barrens Park to the south. This neighbour's rear garden borders the rear boundary of the site which comprises dense mature vegetation. The proposed dwelling would have two levels of accommodation and a roof terrace area; the ground floor rear elevation of the dwelling and the edge of the roof terrace would be positioned 10m from the boundary with No.8 and the first floor windows would be positioned 13m from the boundary. The ground and first floor windows themselves would have a 'back-to-back' separation distance with the principal rear elevation of No.8 of 32m and 34m respectively. There is a pronounced change in levels on the site meaning the proposed dwelling would inevitably be in an elevated position relative to this neighbour and other neighbours to the south; the ground floor level would be positioned approximately 8.2m above that of No.8. However the rear-to-rear separation distances involved would exceed the recommended minimum for two storey developments of 20m. A more generous recommended minimum separation of 30m is recommended for three storey developments which can be regarded as a more appropriate test in this case when considering the changes of levels involved and the proposed development still exceeds this. It is also borne in mind that there is dense, mature boundary vegetation between the two properties which significantly limits visibility between the two properties, even in winter months. The existing

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boundary screening can be reinforced through the submission of a landscaping scheme required by condition (Condition 4).

11. Considering the relationship described above, the proposal is not considered to result in an unacceptable overbearing or overlooking impact on No.8 Barrens Park. The separation distances and the position of the proposed development to the north of this neighbour would ensure no undue loss of daylight or sunlight to this property. Other neighbours on Barrens Brae are positioned further away from the proposal site and are considered a sufficient distance away to not be unduly impacted upon in terms of loss of light, overbearing and overlooking impacts.
12. Neighbours on Barrens Park to the south-west have a rear-to-side relationship with the proposal site however these neighbours are located a minimum of 48m away from the proposed dwelling which is considered a sufficient separation distance to avoid an undue neighbour amenity impact.

Neighbours in Friars Rise:

13. In terms of the relationship with the existing dwelling at Foxcroft, when viewed from this property the proposed dwelling would have the appearance of a single storey dwelling due to the change in levels on the site. Front-facing ground floor windows would be positioned a minimum of 7m from the rear boundary with Foxcroft and at least 24m from the rear elevation of the dwelling itself; this is considered an acceptable relationship in terms of overlooking. The maximum height of the proposed dwelling when viewed from Foxcroft would be 4.2m; given the relationship discussed above, the proposal is considered to have an acceptable impact on Foxcroft in terms of loss of light and overbearing impacts. A landscaping scheme would also provide visual screening on the boundaries.
14. The proposed dwelling would be located a minimum of 2.8m from the side boundary of No.6 Friars Rise to the west however the proposal would have a similar relationship with Foxcroft as discussed above whereby the proposed dwelling would appear as a single storey structure. The front elevation of the proposed dwelling would be around 28m from this neighbour at its nearest point and there is existing vegetation on the boundary which would further limit the visibility of the proposed development. The proposed dwelling incorporates a roof terrace to the rear which would be positioned 4m from the side boundary; notwithstanding the position of the roof terrace close to the southern extremity of No.6's rear garden, it is considered appropriate for a privacy screen to be provided on the side of the terrace to restrict overlooking (Condition 9) and a screen is identified on the submitted plans. Side-facing windows can be restricted to be obscurely glazed with restricted opening by condition to avoid undue overlooking. The proposal is therefore considered to have an acceptable impact on this neighbour in terms of loss of light, overbearing and overlooking impacts.
15. The proposed dwelling would be positioned a minimum of 12m from the boundary with the neighbour at No.1 Friars Rise to the east and the proposed dwelling would feature side-facing windows and an external staircase to the side. The separation distance would however comply with the recommended separation distances set out in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008). It should also be born in mind that due to the changes in levels within the site, the ground level of the garden at No.1 is higher than that of the proposal site meaning the windows and staircase would not be elevated above the neighbouring garden. The proposed access drive would be positioned between No.1 and No.7 and would be positioned 0.5m from the boundary with this neighbour and 2m from the neighbour itself; a fence and landscaping would separate the access from this neighbour. Considering the

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screening of the access drive and its function in serving a single dwelling, the proposal is not considered to result in an undue neighbour amenity impact.

16. Considering the points discussed above, overall the proposal is considered to form an acceptable relationship with neighbours in terms of loss of light, overlooking and overbearing impacts.

Impact on Trees and Landscaping:

17. There are mature trees on the site and on neighbouring sites to the east and west although these are not protected. The property to the south is covered by an area-wide Tree Preservation Order. Most of the trees on the site including the largest trees would be retained as part of the proposal and the applicant has provided a detailed Arboricultural Report detailing how trees would be retained and protected during construction. The Council's Arboricultural Officer has reviewed the proposal and raises no objection subject to conditions. A detailed landscaping scheme can be secured by condition (Condition 4) in order to ensure soft landscaping and tree planting within the site to help integrate the development with the area and soften the boundaries with neighbours. Subject to conditions the proposal is considered acceptable in terms of its impact on trees and landscaping.

Standard of Accommodation:

18. The existing dwelling would retain the existing relatively flat garden area to the rear which would be between 17m and 21m in depth and 20m in width and would have a total area of 353m². This would exceed the footprint of the dwelling (198m²) and the internal floor area (approx. 320m²). The amenity space would be flat, south-facing and good quality and the garden size would also be reflective of the mixed grain and pattern of development in the area.
19. The proposed dwelling would have a total rear garden area of around 937m². Notwithstanding the pronounced change in levels, the proposal site becomes relatively flat to the rear of the site which would provide a relatively flat, useable area of amenity space. It is also borne in mind that the proposed dwelling includes a roof terrace area. The flatter part of the garden to the rear alone still equates to approximately 400m² in area which comfortably exceeds the internal floor area of the proposed dwelling (199m²). Overall the resulting amenity spaces for the existing and proposed dwellings are considered acceptable in terms of their size and quality.
20. Overall the proposal is considered capable of achieving an acceptable standard of accommodation for future residents.

Transportation Impact:

21. The proposed dwelling would be accessed via a 42m long access drive measuring a minimum of 3m in width. The County Highway Authority's Standing Highway Advice for Minor Development recommends that accesses to single drives should normally be a minimum of 2.75m in width; the proposed access is therefore considered of a sufficient width for access to a single dwelling. The County Highway Authority raises no objection. The length and width of the access drive would necessitate special arrangements with regards to Building Control requirements and fire safety however this is addressed under separate legislation.
22. There would be space within the curtilages of both the existing and proposed dwellings for parking for at least two vehicles in accordance with the Council's Parking

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Standards (2006). The addition of a single dwelling is not considered to result in a materially harmful impact on traffic congestion or highway capacity in the area. There is sufficient room for bin storage within the curtilage of the proposed dwelling; the distance between the dwelling and the highway exceeds the maximum carry distance for waste operatives of 25m however occupants of the proposed dwelling would need to present bins within 25m of the highway; details of the proposed waste management arrangements can be secured by condition.

23. Overall the proposal is therefore considered to result in an acceptable transportation impact.

Drainage and Flood Risk:

24. The proposal site is not within a designated Flood Zone however part of the site is designated as at risk from surface water flooding along with properties to the south. The Council's Drainage and Flood Risk Engineer has reviewed the proposal and raises no objection subject to a condition requiring submission of a scheme to deal with surface water drainage (Condition 12). Subject to this condition, the proposal is considered acceptable in terms of its impact on drainage and flood risk.

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

25. 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).
26. 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 **£838** in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of a 3x bedroom dwelling which would arise from the proposal.
27. 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'.

Sustainability:

28. 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.

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29. 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 10 & 11).

Affordable Housing:

30. Following the Court of Appeal's judgment of 11th May 2016, wherein the Secretary of State for Communities and Local Government successfully appealed against the judgment of the High Court of 31st July 2015 (West Berkshire and Reading Borough Council v Secretary of State for Communities and Local Government), officers accept that, subsequent to the Court of Appeal's judgment, the policies in the Written Ministerial Statement of 28th November 2014 by the Minister of State for Housing and Planning which sets out specific circumstances where contributions for affordable housing and tariff-style planning obligations should not be sought from small scale and self build development, must once again be treated as a material consideration in development management decisions.
31. Additionally the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016) sets out that there are specific circumstances where contributions for affordable housing planning obligations should not be sought from small scale and self-build development. This follows the order of the Court of Appeal judgment dated 13th May 2016, which again gives legal effect to the policy set out in the Written Ministerial Statement of 28th November 2014 and should be taken into account. These circumstances include that contributions should not be sought from developments of 10 units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm.
32. Whilst weight should still be afforded to Policy CS12 'Affordable housing' of the Woking Core Strategy (2012) it is considered that greater weight should be afforded to the policies within the Written Ministerial Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 – Revision date: 19.05.2016). No affordable housing contribution is therefore sought for this application.

Impact on Ecology:

33. The rear of the proposal site is undeveloped and characterised by mature trees and vegetation and therefore has potential to support wildlife including protected species. The applicant has provided an Extended Phase 1 Habitat Survey identifying the likely presence of wildlife including protected species. The report concludes the ecological value of the site is relatively low however trees and buildings on the site do have the potential to support bat roosts. The buildings and mature trees on the site however would not be removed as part of the proposal. The report recommends various mitigation measures to enhance biodiversity on the site. Surrey Wildlife Trust has been consulted and raises no objection subject to mitigation measures being secured and a sensitive lighting strategy being submitted designed to limit the potential impact on bats. Considering the above and subject to conditions, the proposal is considered to have an acceptable ecological impact.

Community Infrastructure Levy (CIL):

34. The proposal would be liable to make a CIL contribution of £27,553.85 on the basis of a net increase in residential floorspace of 199m², although the applicant has

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submitted a Self-Build Exemption Form. Notwithstanding this, a self-build exemption must be granted prior to the commencement of the development. Additionally 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, in order to benefit from relief from the levy.

CONCLUSION

35. 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 and on the character of the surrounding area. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS18, CS20, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015), Woking DPD (2016) policies DM2, DM10 and DM20 and the NPPF (2012) and is recommended for approval subject to conditions and subject to Section 106 Agreement.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representations
4. Conservation Area Site Notice

PLANNING OBLIGATIONS

The following obligation has been agreed by the applicant and will form the basis of the Legal Agreement to be entered into.

	Obligation	Reason for Agreeing Obligation
1.	SAMM (SPA) contribution of £838	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

PERMIT subject to the following conditions and S106 Agreement:

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:

HA/1739/2 'Elevations (proposed)' received by the LPA on 19/10/2017

HA/1739/3 'Plans (proposed)' received by the LPA on 19/10/2017

HA/1739/6 'Site & Location Plans' received by the LPA on 20/10/2017

Unnumbered drawing named 'Site Survey Rev.B' received by the LPA on 30/11/2016

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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 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 commencement the development hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, details of materials for areas of hardstanding, details of boundary treatments and retaining walls, 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 approved shall take place in strict accordance with the Arboricultural Impact Assessment, Tree Survey and Method Statement from Chalice Consulting Ltd dated 27/07/2017 ref: CC/23AR2891 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 to comply with Policy CS21 of the Woking Core Strategy 2012.

6. 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.

7. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B and E 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

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modification) no extension or enlargement of the dwelling hereby approved nor any area of raised decking or patio shall be installed on the site 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.

8. The windows in west-facing side elevation of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor levels of the rooms in which the windows are 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. ++Prior to the commencement of any above ground works in connection with the development hereby approved, details of privacy screening and balustrades to the roof terrace of the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter take place in accordance with the agreed details and shall be permanently retained in the agreed 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.

10. ++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.

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.

11. 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

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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.

12. ++Prior to the commencement of the development hereby permitted, a scheme for disposing of surface water by means of a sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in full accordance with the approved details prior to the first occupation of the development and retained thereafter.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

13. Prior to the first occupation of the development hereby approved details of the measures for the enhancement of biodiversity on the site, in accordance with the recommended actions within the 'Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) of residential property' by CGO Ecology Ltd dated 09/08/2017 and the recommendations of Surrey Wildlife Trust, and a timetable for their provision on the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full accordance with the agreed details prior to the first occupation of the development hereby approved thereafter permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to enhance the biodiversity on the site in accordance with Policy CS7 of the Woking Core Strategy 2012 and the NPPF 2012

14. Prior to the installation of any external lighting including floodlighting, details of the lighting (demonstrating compliance with the recommendations of the Bat Conservation Trusts' "Bats and Lighting in the UK – Bats and The Built Environment Series" guidance) shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall be installed and maintained in accordance with the agreed details thereafter.

Reason: To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties in accordance with Policies CS18 and CS21 of the Woking Core Strategy 2012.

15. No trees which are shown as being retained on the tree protection plan (ref: TPP-CC/23 AR2891 Rev.2 prepared by Challice Consulting Ltd) shall be cut down, uprooted or destroyed nor shall any retained tree be pruned or reduced without the prior written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development.

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Reason: To protect the trees to be maintained on the site and safeguard the character and appearance of the surrounding area in accordance with Policy CS21 of the Woking Core Strategy 2012

16. ++Prior to the commencement of the development hereby permitted, a Construction Method Statement 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.

17. Prior to the first occupation of the development hereby approved, details of the proposed waste and recycling management arrangements for the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be implemented and retained thereafter.

Reason: In the interests of amenity and to ensure the appropriate provision of infrastructure in accordance with Policy CS16 of the Woking Core Strategy 2012.

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 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.
3. 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).
4. 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

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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.

5. The provisions of The Party Wall Act 1996 may be applicable and relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. An explanatory booklet setting out your obligations can be obtained from the Communities and Local Government website www.communities.gov.uk
6. The applicant is advised that under the Control of Pollution Act 1974, works which will be audible at the site boundary will be restricted to the following hours:-
 - 8.00 a.m. - 6.00 p.m. Monday to Friday
 - 8.00 a.m. - 1.00 p.m. Saturday
 - and not at all on Sundays and Bank Holidays.
7. The applicant is advised that this application is liable to make a CIL contribution of £27,553.85. 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, otherwise the applicant will lose their exemption or right to pay in instalments.