

14 NOVEMBER 2017 PLANNING COMMITTEE

5c 17/0718 Reg'd: 27.06.17 Expires: 22.08.17 Ward: HE
Nei. 16.08.17 BVPI Minor Number >8 On No
Con. 16.08.17 Target dwellings -13 of Weeks Target? No
Exp: on Cttee'
Day:

LOCATION: Wheelsgate, Wych Hill Way, Woking, GU22 0AE

PROPOSAL: Erection of a two storey detached dwelling (4x bed) with accommodation in the roof space on land adjacent to Wheelsgate following the demolition of part of Wheelsgate and associated external alterations, parking and landscaping. Erection of single storey front, side and rear extensions to Wheelsgate.

TYPE: Full Planning Application

APPLICANT: Mr David Howard

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 dwelling (4x bed) with accommodation in the roof space on land adjacent to Wheelsgate following the demolition of part of Wheelsgate. The proposal also includes the erection of a single storey front, side and rear extension to Wheelsgate and associated external alterations. Wheelsgate would retain the existing vehicular access and a new access onto Wych Hill Way would serve the proposed new dwelling.

Site Area: 0.122ha (1,220 sq.m)
Existing units: 1
Proposed units: 2
Existing density: 8.2 dph (dwellings per hectare)
Proposed density: 16.4 dph

PLANNING STATUS

- Urban 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 relates to a large detached dwelling dating from the 1970s positioned on the inside of curve in the road. Wych Hill Way is a private road originally laid out in the 1940s

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with various later infill developments; the area is characterised by detached dwellings in generally consistently sized plots and a verdant, spacious character is created by mature landscaping, grass verges and tree cover to dwelling frontages.

PLANNING HISTORY

- PLAN/2016/1054 - Erection of 2x two storey detached dwellings (4x bed) with accommodation in the roof space and associated parking and landscaping following demolition of existing dwelling – Resolved to be granted at 10/01/2017 Planning Committee
- 28484 – Detached house and garage – Permitted 01/02/1972
- 2641 – Dwelling plans for estate – Permitted 14/09/1944
- 2631 – Estate layout – Permitted 27/06/1944

CONSULTATIONS

County Highway Authority: No objection subject to conditions.

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

REPRESENTATIONS

9x representations received, including 6x objections and 3x letters of support. The objections raise the following concerns:

- Proposal would be out of character with the area
- Proposed dwelling would have three floors which is out of scale with the area
- Proposal would be a cramped overdevelopment of the plot
- Proposed garage would breach the building line on the road
- Proposal would lead to the loss of a hedge which contributes towards the character of the area
- The proposed gardens would be unduly small and narrow
- Proposal would set an undesirable precedent
- Proposal would be a cramped overdevelopment of the site
- Proposal would cause loss of light and loss of privacy
- Proposal would worsen the existing surface water flooding problem
- Proposal significantly increases the amount of hardstanding to the frontage
- An additional vehicular access would be dangerous as the site is positioned on a bend

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

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CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Areas
CS9 - Flooding and water management
CS10 - Housing provision and distribution
CS11 - Housing Mix
CS12 - Affordable housing
CS18 - Transport and accessibility
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

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:

Planning permission was resolved to be granted at Planning Committee on 10/01/2017 for the demolition of the existing dwelling and the erection of two detached dwellings in its place and the subdivision of the plot. The proposed dwellings were distinctly modern in design. The current application is a revised proposal for the demolition of only part of the existing dwelling and the erection of a detached dwelling adjacent to the retained dwelling and the subdivision of the plot.

PLANNING ISSUES

Principle of Development:

1. The NPPF (2012) and Core Strategy policy CS25 (2012) promote a presumption in favour of sustainable development and policy CS10 seeks to ensure that sufficient homes are built in sustainable locations where existing infrastructure is in place. 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 subdivision of existing plots for additional dwellings can be acceptable provided that the proposal respects the overall grain and character of development in the area. 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:

New Dwelling:

2. Woking DPD (2016) policy DM10 'Development on Garden Land' permits subdivision of plots providing the proposed development "...does not involve the inappropriate

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sub-division of existing curtilages to a size substantially below that prevailing in the area”, “the means of access is appropriate in size and design to accommodate vehicles and pedestrians safely and prevent harm to the amenities of adjoining residents and is in keeping with the character of the area” and “suitable soft landscape is provided for the amenity of each dwelling appropriate in size to both the type of accommodation and the characteristic of the locality”.

3. Dwellings on Wych Hill Way were originally laid out in large plots in the 1940s with various later infill developments. Plot widths in the area are typically in the region of 13m-22m however Tresanton and Dalveen nearby are approximately 31m in width. The neighbours at Hunters Tryst and Langdale House either side of the proposal site are approximately 13m and 22m in width respectively. The proposal site's position on the inside of the curve in the road creates a generous plot width at the front of the site of 30m making the site frontage one of the widest in the area. The width of the plot does however taper considerably to the rear to around 6m creating a 'wedge' shape.
4. The proposed plot subdivision would result in the retained dwelling at Wheelsgate having a maximum plot width of 18m at the frontage of the site, tapering towards the rear of the plot to 15m at the front elevation. The new dwelling would have a smaller plot width of 12m at the site frontage, tapering to 10m at the front elevation of the proposed dwelling. It is acknowledged that the previous application resulted in equal plot widths of 15m each. The plot width of the new dwelling is not considered to be unduly narrow to the extent that it would result in an unacceptable impact on the character of the area and is only 3m narrower than the previous scheme at the site frontage. It is also borne in mind that some plot widths in the area are similar to the proposal such as the adjacent dwelling at Hunters Tryst and Sandy Cove to the south-west which are approximately 13m in width.
5. The relatively narrow plot widths to the rear are not considered to result in material harm to the street scene or the character of the area. When balanced with the benefit of delivering an additional family dwelling within the urban area, the proposal is considered an acceptable form of development in principle in terms of the plot subdivision. It is also borne in mind that the proposal site is unique in the surrounding area in terms of its shape and a relatively small number of plots are as wide as the proposal site at the frontage; the proposal is not therefore considered to set an undesirable precedent for other sites in the area as there are none of a comparable context.
6. The proposed dwelling would be two storeys with accommodation in the roof space which would have a simple dual-pitched roof form. The dwelling would be finished in brick with a white rendered garage and relatively large areas of glazing on the front elevation resulting in a contemporary appearance but with a simple traditional overall form. The previously approved application featured dwellings of a distinctly contemporary design with striking roof forms. The current proposal exhibits simpler more restrained contemporary design approach. The eaves and ridge height would be consistent with that of Wheelsgate but the ridge height would be around 1m taller than the neighbour at Hunters Tryst although this is not considered to result in an unduly large or dominating addition to the street scene. Wych Hill Way features dwellings of a generally traditional form and character; the strong character of the road is considered to be derived from the mature vegetation and verges to the frontages and the set-back of dwellings from the highway, rather than the architectural design of individual dwellings.
7. The proposed dwelling would have a separation distance of 3m with Wheelsgate at first floor level and would be located 1m from the boundary with Hunters Tryst and

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2.6m from this neighbour itself. Overall these separation distances are considered acceptable and would retain sufficient spacing between dwellings. Separation distances vary along Wych Hill Way with separation distances to side boundaries often around 1m. The spacious character of the area is considered to be derived as much from the set-back of dwellings from the highway and the mature boundary vegetation as the separation to side boundaries or between dwellings.

8. Overall the proposed new dwelling is therefore considered to have an acceptable impact on the character of the surrounding area and accords with Woking DPD (2016) policy DM10 'Development on Garden Land', Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Supplementary Planning Document 'Woking Design' (2015), Supplementary Planning Guidance 'Plot Sub-Division: Infilling and 'Backland' Development' (2000) and the NPPF (2012).

Extensions and Alterations to Wheelsgate:

9. The existing dwelling virtually fills the plot with a large single storey attached garage extending to the side. The proposal seeks the demolition of part of the existing dwelling including the attached garage and part of the two storey element of the dwelling. The result would be a smaller dwelling but the proposal is considered to result in a visually acceptable dwelling which reflects the character of the surrounding area. The use of matching materials can be secured by condition.
10. The proposal includes a single storey side and front extension to Wheelsgate forming a single garage projecting 4.2m from the principal front elevation. The garage would feature a hipped roof form and would be located 1m from the side boundary and set-back a minimum of 6.7m from the front boundary of the site. It is acknowledged that this feature would project beyond the building line along this part of Wych Hill Way however considering the set-back from the front boundary and the dense boundary vegetation to frontages which characterises this part of Wych Hill Way, the proposal is not considered to result in an unacceptably prominent or dominating feature in the street scene. It is also borne in mind that the building line varies in places along the road. The single storey rear extension to Wheelsgate would be relatively modest with a maximum depth of 2.4m and is considered a proportionate and visually acceptable addition to the host dwelling.
11. Considering the points discussed above, overall the proposal is considered to have an acceptable impact on the character of the host dwelling and surrounding area in accordance with Core Strategy (2012) policies CS21 'Design' and CS24 'Woking's Landscape and Townscape', Supplementary Planning Document 'Woking Design' (2015) and the NPPF (2012).

Impact on Neighbours:

12. The neighbour at Langdale House is positioned to the east of the proposal site and features ground and first floor side-facing windows. These however serve as secondary windows to habitable rooms. The single storey rear extension to Wheelsgate would have a maximum depth of 2.4m and be positioned 2.6m from the boundary with Langdale House on an existing raised terrace area but would not project beyond the ground floor rear elevation of this neighbour and is not considered to result in an undue loss of light or overbearing impact. The proposal would pass the '45° test' in plan and elevation form as outlined in the Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) and is considered to form an acceptable relationship with this neighbour.

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13. The neighbour at Hunters Tryst is positioned to the south-west of the proposal site and the proposed dwelling would be positioned 2.6m from this neighbour. This neighbour features side-facing ground and first floor windows however these comprise a secondary window to a kitchen, a bathroom window and a staircase window. The two storey element of the proposed dwelling would not project beyond the ground floor rear elevation of Hunters Tryst and would project approximately 2m beyond the two storey rear elevation of this neighbour however the proposal would pass the '45° test' in plan and elevation form with this neighbour. The single storey element to the rear would project 1m beyond the rear elevation of this neighbour however the single storey element would be set-in 1.6m from the boundary with a maximum height of 3.8m. This element would pass the '45° test' in plan and elevation form. The two storey element of the proposed dwelling would project 3.6m beyond the front elevation of Hunters Tryst but would pass the 45° test in plan form. The proposal is not therefore considered to result in an unacceptable loss of light or overbearing impact on this neighbour.
14. The existing and proposed dwelling would feature side-facing windows and rooflights at first floor level and above however these serve non-habitable rooms or are secondary windows and so can be required to be obscurely glazed with restricted opening by condition. Rear-facing windows would face towards the rear garden of the proposed dwelling; rear-facing windows are typical of residential areas and are not considered to result in an unacceptable loss of privacy impact. The front elevation of the proposed dwelling would be positioned 35m from the front elevation of Wych Wood opposite the proposal site at its nearest point which exceeds the minimum recommended separation distances for front-to-front relationships set out in the 'Outlook, Amenity, Privacy and Daylight' SPD (2008) (15m for three storey developments).
15. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in accordance with Core Strategy (2012) policy CS21 'Design' and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' SPD (2008).

Trees and Landscaping:

16. The site currently features a mature beech hedge to the frontage which follows the curve of the road. This would be removed as part of the proposal however the re-provision of a hedge to the frontage as well as other additional landscaping can be secured by condition (Condition 4). The front hedge would be in a more linear form which has benefits in terms of visibility splays and there would be a mixture of hard and soft landscaping to the frontages of both dwellings. There are no mature or protected trees on the site which would be affected by the proposal. Overall the proposal is considered to result in an acceptable level of hard and soft landscaping to the frontage of both dwellings which would be consistent with the character of the area.

Standard of Accommodation:

17. The Council's 'Outlook, Amenity, Privacy and Daylight' SPD (2008) sets out recommended minimum standards for private amenity space in at least matching the footprints of dwellings or matching the internal floor area of larger dwellings (defined as being over 150m² in floor area). The proposed dwelling would have an internal floor area of 208m² which is considered appropriate for a four bedroom family dwelling. The rear garden of the proposed dwelling would have an area of 155m²; whilst the garden area would not match the internal floor area, it would exceed the

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footprint of the dwelling (105m²) and is considered to offer a rear garden of an acceptable size and quality.

18. The retained dwelling at Wheelsgate would have a floor area of 175m² and a rear garden area of 334m² which is considered acceptable. Two existing outbuildings would be retained to the rear of Wheelsgate however these are at the very rear of the garden and are not considered to unduly dominate the space.
19. The proposed rear gardens in this case are considered to offer an acceptable standard of amenity for both dwellings in accordance with the Council's 'Outlook, Amenity, Privacy and Daylight SPD (2008)'. The new dwelling itself and the altered dwelling at Wheelsgate are considered to offer an acceptable size and quality of internal accommodation.
20. Overall the proposal is therefore considered capable of achieving an acceptable standard of accommodation for future residents in accordance with Core Strategy (2012) policy CS21 'Design' and Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' SPD (2008).

Transportation Impact:

21. Wych Hill Way is a private road featuring grass verges to the frontages of properties. The existing dwelling is served by a vehicular access which would be retained. An additional vehicular access is proposed to serve the proposed new dwelling. Wych Hill Way is a no-through road and relatively lightly trafficked; an additional dwelling and vehicular access is consequently not considered to unacceptably impact on highway safety or capacity. The realignment of the front boundary hedge offers improved visibility when leaving the site compared to the existing situation. Each dwelling would be served by an area of hardstanding to the frontage sufficient to accommodate parking and turning space for at least two cars in accordance with the Council's 'Parking Standards' (2006). Each dwelling would also feature an integral single garage. There is capacity within the curtilage of each dwelling to accommodate bin and cycle storage. The County Highway Authority raises no objection to the proposal. Overall the proposal is therefore considered acceptable in transportation terms.

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

22. 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).
23. The SANG and Landowner Payment elements of the SPA tariff are encompassed within the Community Infrastructure Levy (CIL) however the SAMM element of the SPA tariff is required to be addressed outside of CIL. The applicant has agreed to make a SAMM contribution of £1,008 in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the net gain of a four bedroom dwelling which would arise from the proposal. This would be secured through a Section 106 Agreement.
24. 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

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with Core Strategy (2012) policy CS8 and the 'Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015'.

Sustainability:

25. Planning policies relating to sustainable construction have been updated following the Government's withdrawal of the Code for Sustainable Homes. Therefore in applying Core Strategy (2012) policy CS22, the approach has been amended and at present all new residential development shall be required to be constructed to achieve a water consumption standard of no more than 105 litres per person per day indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Planning conditions are recommended to secure this (Conditions 6 and 7).

Affordable Housing:

26. 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.
27. 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 give 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.
28. 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.

Sustainable Urban Drainage Systems (SUDS):

29. Part of the site and part of the neighbouring site is classified as a surface water flood risk area. Consequently the Council's Flood Risk and Drainage Engineer has been consulted but raises no objection subject to conditions securing a sustainable drainage scheme for the development (Conditions 8 and 9). The proposal is therefore considered acceptable in terms of its impact on surface water drainage.

Community Infrastructure Levy (CIL):

30. The proposal would be liable to make a CIL contribution of £16,892.31 on the basis of a net increase in residential floorspace of 122m2 although the applicant has submitted

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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

31. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours, on the character of the area and in transportation terms. The proposal therefore accords with Core Strategy (2012) policies CS1, CS7, CS8, CS10, CS11, CS18, CS21, CS24 and CS25, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008), 'Woking Design' (2015) and 'Plot Sub-Division: Infilling and Backland Development' (2000), Woking DPD (2016) policies DM2 and DM10 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

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 £1,008	To accord with the Habitat Regulations, policy CS8 of the Woking Core Strategy 2012 and The Thames Basin Heaths SPA Avoidance Strategy 2010-2015.

RECOMMENDATION

GRANT planning permission 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:

PA 20 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 21 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 22 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 23 Rev.1 received by the Local Planning Authority on 26/06/2017

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PL 24 Rev.2 received by the Local Planning Authority on 26/06/2017
PL 25 Rev.2 received by the Local Planning Authority on 26/06/2017
PL 26 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 27 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 28 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 29 Rev.1 received by the Local Planning Authority on 26/06/2017
PL 30 Rev.1 received by the Local Planning Authority on 26/06/2017

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

3. ++ Prior to the commencement of the development hereby approved, a written specification of all external materials to be used in the construction of the dwellings 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 first occupation of either of the dwellings hereby approved, a hard and soft landscaping scheme showing details of shrubs, trees and hedges to be planted, including details of a replacement front boundary hedge, details of materials for areas of hardstanding and details of boundary treatments, 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. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1, Classes A, B, D and F 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 extension or enlargement shall be erected within the curtilage of the new dwelling hereby approved or the existing modified dwelling at Wheelsgate, nor any hardstanding provided between the principal front elevation of the dwellings and Wych Hill Way, other than those expressly authorised by this permission, 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.

6. ++Prior to the commencement of the erection of the new dwelling hereby approved, written evidence shall be submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that the new dwelling will:

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- 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.

7. The new dwelling 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 new development has:
 - a. Achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor; and
 - b. Achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of the notice given under Regulation 37 of the Building Regulations.

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

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

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

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 2012.

9. Prior to the first occupation of the new dwelling hereby approved, a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the approved surface water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

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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 2012.

10. The side-facing windows and rooflights in the north-east and south-west facing flank elevations of both the modified existing and new dwellings hereby approved 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 windows 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.

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. 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.

3. 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
4. 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.

5. The applicant is advised that this application is liable to make a CIL contribution of £16,892.31. 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 and right to pay in instalments.