

24 SEPTEMBER 2019 PLANNING COMMITTEE

6F PLAN/2018/0368

WARD: MH

LOCATION: Northaw, Wych Hill Lane, Woking, Surrey, GU22 0AA

PROPOSAL: Proposed part two storey part single side extension to accommodate an additional one-bedroom flat (Amended Plans).

APPLICANT: Mr A Khan

OFFICER: Barry Curran

REASON FOR REFERRAL TO COMMITTEE

The application proposes the creation of a residential unit which falls outside of the scheme of delegated powers.

SUMMARY OF PROPOSED DEVELOPMENT

This is an application for the extension of the existing Northaw for a part two storey part single storey side extension following removal of the two storey bay to accommodate an additional one-bedroom residential unit.

PLANNING STATUS

- Urban Area
- Conservation Area
- SPA Zone B

RECOMMENDATION

GRANT planning permission subject to conditions and S.106 Legal Agreement.

SITE DESCRIPTION

The application site refers to Northaw located on the northern side of Wych Hill Lane on the junction with Mount Hermon Road and within the Mount Hermon Conservation Area. A 3 storey building occupies the site (with accommodation in the roof space) fronting Wych Hill Lane and wraps around onto Mount Hermon Road. The building includes rendered fascias with a large gables on the front and both side elevations adding focal points.

PLANNING HISTORY

PLAN/2002/1397 - Demolition of existing house and the construction of a block of 10 flats with associated off street parking – Refused 16.01.2003

PLAN/2003/0909 - Demolition of existing extensions, erection of an extension and conversion of property into 2 x two bed and 5 x one bed flats.(Amended Plans) – Permitted 02.02.2004

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PROPOSED DEVELOPMENT

The application seeks permission to erect a part two storey part single storey eastern side extension to Northaw following demolition of the existing bay element on this side to accommodate an addition one-bedroom flat with rearrangement of the car parking layout to provide provision for with ground floor parking for 8 cars.

SUMMARY INFORMATION

Site Area:	0.1049 ha
Existing Units:	7
Proposed Units:	8
Existing Density:	67 dph
Proposed Density:	76 dph

CONSULTATIONS

County Highway Authority: No objection subject to conditions (Conditions 4, 5 and 6) (11.06.18)

Arboricultural Officer: Tree protecting details required (10.09.19)

External Conservation Officer: Raises no design or conservation area concerns (02.09.19)

REPRESENTATIONS

There have been 5 third party letter of objection submitted with regards to the proposed development. The letters raises a number of concerns, which are summarised as follows;

- Overdevelopment of the site;
- Proposed extension not in keeping with the character of the surrounding Conservation Area;
- Insufficient car parking provision;
- Reduction in the amount of amenity space;
- Health and safety due to lack of upkeep of the bin storage facilities (*Officer Note: health and safety and upkeep of grounds is not a material planning consideration which would be addressed as part of the assessment of this proposed scheme*)

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2019

Section 5 – Delivering a sufficient supply of homes

Section 11 – Making effective use of land

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Core Strategy Publication Document 2012

CS8 - Thames Basin Heaths Special Protection Area

CS10 – Housing provision and distribution

CS12 – Affordable housing

CS18 – Transport and accessibility

CS20 – Heritage and Conservation

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CS21 - Design
CS22 - Sustainable Design and Construction
CS24 - Woking's Landscape and Townscape
CS25 – Presumption in favour of sustainable development

Development Management Policies DPD (2015)

DM20 – Heritage Assets and their Setting

Supplementary Planning Guidance

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

Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015

Mount Hermon Character Appraisal and Design Guidance

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 streetscene, character of the Conservation Area, layout and creation of acceptable residential development for proposed occupiers, impact on residential amenity, highways and parking implications, impact on trees, sustainability, affordable housing, Local Finance Considerations and the impact on the Thames Basin Heaths Special Protection Area having regard to the relevant policies of the Development Plan.

Principle of Development

2. The National Planning Policy Framework and Policy CS25 of the Woking Core Strategy 2012 promote a presumption in favour of sustainable development. The application site is Previously Developed Land (PDL) within a sustainable location within the defined Urban Area in the West Byfleet Neighbourhood Centre and in a defined High Density Residential Area.
3. Policy CS10 makes provision for 250 dwellings as infill development in the urban area of Woking between 2010 and 2027, at a density of 30-40dph. The Core Strategy implies that these density figures are only to be used as indicative, where it goes on to state that density levels will depend on the nature of the site and will be influenced by design with the aim to achieve the most efficient use of land. Higher densities than these guidelines will be permitted in principle where they can be justified in terms of the sustainability of the location and where the character of the area would not be compromised. This proposal would result in a density of 76dph which is higher than indicative density levels, however, this is considered to be justified by the site's current density at 67dph and the neighbouring site on the adjacent side of Mount Hermon Road which includes a density of 153dph. Further to the mix of density in the area, the proposal is an extension of an existing flatted building where its impact on the character of the area will be discussed in further detail in the following section.
4. The National Planning Policy Framework and Policy CS25 of the Woking Core Strategy 2012 promote a presumption in favour of sustainable development. The proposal involves the erection of a two storey residential

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extension and is located with the Urban Area served by a number of services and feeder routes to Woking and surrounding urban centres. The site is located on a local bus route and has easy access to the main routes from surrounding urban centres. Given this, the site is considered to be a sustainable location.

Design Considerations and Impact on Character of Area and Adjacent Conservation Area

5. Policy CS21 requires new development to pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land; to achieve a satisfactory relationship to adjoining properties. One of the overarching objectives of the National Planning Policy Framework is to seek to secure high quality design. Para 131 echoes the provisions of the Core Strategy Policy CS21 in that Local Planning Authorities should ensure that developments *“are sympathetic to local character and history, including surrounding built environment and landscape setting”*.
6. The National Planning Policy Framework advises that the overall scale, density, layout, materials etc. of development should be guided by neighbouring buildings and the local area. The proposal would project off the side (eastern) elevation of Northaw at two storeys in height adjoining the existing two storey gable albeit with a lowered ridge line which is set down 0.6 metres from the ridge line of the existing gable. Standing at approximately 7.5 metres in height, the extension would form a subordinate element to the host building with the single storey element adopting a lean-to roof at a maximum height of 4 metres and projecting bay window set in line with the predominant front building line. The proposal would stem off the existing two storey bay at a width of 4.6 metres and depth of 4.1 metres where it would adjoin the single storey element which would project a further 3.4 forward including the projecting bay window. Whilst the addition represents a sizable addition on the eastern elevation, it is set within grounds which can accommodate it with ease without appearing cramped or dramatically reducing the soft-landscaping on this side. The Council’s Supplementary Planning Document ‘Design’ 2015 states that facades should complement adjoining properties therefore calling for a form and design to relate to that of the existing building. The extension, particularly on the principal southern elevation, recognises the design undertone of the existing Northaw with examples of bay windows and subordinate lean-to roof elements tying in appropriately with the existing character.
7. It is considered that the addition adopts characteristics to tie in well with the host dwelling with a fenestration pattern and materials to compliment those of the existing. External materials would consist predominantly of matching rendered external walls and plain tiling on the proposed roof slopes. These external materials can be secured by way of condition (Condition 2).
8. The application site lies within the Mount Hermon Conservation Area, new development should respect the characteristics of this area. The Mount Hermon Conservation Areas Character Appraisal and Design Guidance states in section 6.2 that *“New developments should take their design cues from existing period buildings in the conservation area and should be appropriate in size, form, architectural detail and material finish to reinforce its character”*. It is acknowledged the building is of architectural merit within the

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Conservation Area, but it is considered that the proposed addition does not adversely affect the appearance or character of the building as outlined above and ties in with the host building in a subservient manner. In Section 6.3 of the Character Appraisal it is noted that “*extensions to existing buildings should always be subordinate in scale to retain the proportions of the original property.*” It goes on to say that “*new developments should reinforce the existing street pattern by the provision of continuous buildings with positive elevations to all main frontages.*” Policy DM20 of the Development Management Policies DPD 2016 echoes the provisions of this seeking to ensure development preserves or enhances a heritage asset and its setting in terms of quality of design and layout.

9. As previously noted, the proposed development would tie in with the existing Northaw with a form and design considered to respect the host building with an appropriate marriage and subordinate form. Introduction of this extension would result in an addition forming an acceptable feature with a design, massing and scale complimentary to the building which in turn would preserve the character of the Mount Hermon Conservation Area. The Council’s Conservation Consultant has been consulted on this application and raises no objection in design terms.
10. For the above reasons, the design of the proposals is considered to have a positive impact and enhance the character of the area. The proposal is therefore considered to comply with the National Planning Policy Framework, Policies CS20 and CS21 of the Woking Core Strategy 2012, Policy DM20 of the Development Management Policies DPD 2016, Supplementary Planning Document ‘Design’ 2015, and Supplementary Planning Guidance ‘Mount Hermon Conservation Area Character Appraisal and Design Guidance’.

Layout and Creation of Acceptable Residential Development for Proposed Occupiers

11. The proposed unit will be a two storey unit covering approximately 59 sq.m. Given the size of the flat (all below 65 sqm), there is no specific requirement for private amenity space. The flat, however, is considered to achieve an acceptable level of amenity incorporating dual aspect kitchen/living/dining rooms with a north-west facing balcony and south-east windows providing an acceptable level of outlook and adequate privacy levels.
12. The proposed unit will be split between ground and first floor. The Technical Housing Standards - Nationally Described Space Standard (March 2015) identifies a minimum gross internal floor area (GIA sq.m.), for one bedroom, 2 person, 2 storey dwelling, measuring 58 sq.m. The proposed flat would measure approximately 59 sq.m. and would therefore accord with the relevant space standards as required by Policy DM9 of the Development Management Policies DPD 2016.
13. In terms of amenity space Supplementary Planning Document ‘Outlook, Amenity, Privacy and Daylight’ 2008 states that “*dwelling specifically designed not to be used for family accommodation do not require any specific area to be set aside for each as private amenity space. This would apply to one and two bedroom flats and any other forms of dwelling less than 65sq.m. floorspace (but that) all forms of dwelling should seek to incorporate some modest private sunlit area for sitting outside.*” Whilst no private amenity space

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is provided as part of this application, an adequate amount of communal amenity space is provided and retained to the eastern side of the building.

Impact on Residential Amenity

14. Policy CS21 of the Woking Core Strategy 2012 seeks to avoid significant harmful impacts in terms of loss of privacy, daylight or sunlight to adjoining properties. Guidance is also provided in the Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' 2008. The proposed residential block is located on a corner plot on the northern side of Wych Hill Lane on the junction with Mount Hermon Road with the proposed extension sited on the eastern side elevation. Considering the positioning of the proposed extension, along with the heavily vegetated boundaries of the northern, southern and eastern site boundaries, the addition is not deemed to have a material impact on the amenities enjoyed by neighbours.
15. Further to this, the separation between the proposal and the rear (northern shared boundary) would be at least 8.4 metres, which although does not meet the separation requirements of 10 for two storey addition to rear boundaries, back onto a portion of boundary which forms the frontage of No.49 Mount Hermon Road. Given the separation distances, boundary treatments and location of the proposed extension, it is not considered to cause material harm to the amenities enjoyed by surrounding neighbours.
16. Concern has been raised with regards to the existing upkeep of waste storage on site and the potential nuisance it causes/may cause. Under the current proposed scheme, a new waste storage facility is to be provided towards the north-western end of the site which would provide waste storage for the newly proposed flat as well as the existing flats.

Highways and Parking Implications

17. The Council's Supplementary Planning Document 'Parking Standards' 2018 indicates a minimum parking provision of 0.5 parking spaces per 1 bedroom flat/apartment/maisonette. The existing parking layout includes provision for 5 parked cars where under the proposed scheme 8 car parking spaces and 1 visitor space would be provided. This proposed layout meets the parking provision required for the proposal and also an improved layout for the occupants of the existing units. Further to the additional car parking spaces, it is proposed to provide facilities for cycle parking towards the north-western corner of the site which meets and exceeds the requirements of the 'Parking Standards' 2018 SPD.
18. The County Highway Authority have been consulted on this application and raise no objection to the scheme subject to conditions (Conditions 4, 5 and 6).

Impact on Trees

19. The application site is within a Conservation Area and enclosed along the front (southern), rear (northern) and eastern boundaries by mature trees which may be affected as a result of the proposed development. These trees have a significant impact on the character of the area and considering its designation, these trees are required to be protected. The Council's Arboricultural Officer has been consulted on this scheme and recommends

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that tree protection details should be submitted prior to the commencement of development and carried out in line with BS5937 by a suitably qualified arboricultural consultant (Condition 7).

Sustainability

20. The application site is previously developed land. Following amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015 which 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. In the interim period the Local Planning Authority can attach conditions which seek the equivalent water and energy improvements of the former Code Level 4 on new residential developments. Therefore the proposal is required to meet the energy and water improvements measures of the former Code for Sustainable Homes Level 4. This can be secured via Conditions 8 and 9.

Affordable Housing

21. Policy CS12 of the Woking Core Strategy 2012 states that all new residential development will be expected to contribute towards the provision of affordable housing and that, on sites providing between five and nine new dwellings, the Council will require 20% of dwellings to be affordable, or a financial contribution equivalent to the cost to the developer of providing 20% of the number of dwellings to be affordable on site.
22. However, following the Court of Appeal's judgment of 11th May 2016 (Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441), 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 district Council and Reading Borough Council v Department for Communities and Local Government [2015] EWHC 2222 (Admin)), it is acknowledged that the policies within the Written Ministerial Statement of 28th November 2014, as to the 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.
23. 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 less, and which have a maximum combined gross floor space of no more than 1000sqm.
24. Whilst it is considered that 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

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Statement of 28th November 2014 and the Planning Practice Guidance (Paragraph 031 - Revision date: 19.05.2016). As the proposal represents a development of less than 10-units and has a maximum combined gross floor space of no more than 1000sqm, no affordable housing financial contribution is therefore sought from the application scheme.

Local Finance Consideration

25. CIL is a mechanism adopted by the 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 residential development will incur a cost of £125 per sq.metre on the additional 59 sq.m which equates to a contribution of £9,190.38 (59 sq.metres total GIA at 2019 indexation). The proposed development, therefore would be liable to a total CIL contribution of **£9,190.38** which would be payable upon commencement.

Impact on the Thames Basin Heaths Special Protection Area

26. The Thames Basin Heaths Special Protection Area (SPA) is classified for its internationally important bird breeding populations. The designation is made under the Habitats Regulations 2017. It is necessary to ensure that planning applications for new residential developments include sufficient measures to ensure avoidance of any potential impacts on the SPA.
27. The applicant has agreed to make a SAMM contribution of £515 (£515 per 1no bed apartment) in line with the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 as a result of the uplift of 1no residential units that would arise from the proposal. The applicant is prepared to enter into a S106 Legal Agreement to secure this financial contribution.
28. 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 Policy CS8 of the Woking Core Strategy 2012 and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.

Conclusion

29. The proposal is considered to be acceptable development which will provide an acceptable residential environment for its proposed occupiers and is considered to preserving the character of the Mount Hermon Conservation Area. The proposal will not result in significant material harm on the amenities enjoyed by the occupiers of surrounding properties and it is considered that a good standard of residential amenity would be provided to future occupiers. In addition, the proposal is considered to have an acceptable impact on highway safety, waste management and other subsidiary elements which are capable of being addressed via planning condition with a legal agreement necessary to address Thames Basin Heaths Special Protection Area (TBH SPA) mitigation and CIL.
30. The proposal is considered to be an acceptable form of development that complies with Sections 5, 11, 12 and 16 of the National Planning Policy Framework, Policies CS8, CS10, CS12, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Policy DM20 of the Development Management Policies DPD 2016, Supplementary Planning Documents

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'Outlook, Amenity, Privacy and Daylight' 2008, 'Parking Standards' 2018 and 'Design' 2015, Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015 and the Supplementary Planning Guidance of the Mount Hermon Conservation Area Character Appraisal and Design Guidance. Approval is accordingly recommended subject to the recommended conditions and the applicant entering into a legal agreement.

BACKGROUND PAPERS

1. Site visit photographs.
2. Response from Highways Authority (11.06.18)
3. Response from Arboricultural Officer (10.09.19)
4. Response from Conservation Officer (02.09.19)
5. 5 third party letter of objection
6. Site Notice (Conservation Area)(14.06.18)

PLANNING OBLIGATIONS

	Obligation	Reason for Agreeing Obligation
1.	Provision of £515 SAMM contribution to monitoring and management of avoidance measures against the impact of the site on the SPA in accordance with the formula in the Avoidance Strategy.	To accord with the Habitat Regulations and associated Development Plan policies and the Council's Adopted Avoidance Strategy.

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. The materials to be used in the construction of the external surfaces of the development hereby approved shall match those used in the existing building.

Reason:

To ensure that the development protects the visual amenities of the area.

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

Drawing No. E-W237.5-K-10A

Drawing No. E-W237.5-K-02/4B (Amended Plan) (Received 05.08.19)

Drawing No. E-W237.5-K-02/3A

Drawing No. E-W237.5-K-02/2A (Amended Plan) (Received 05.08.19)

Drawing No. E-W237.5-K-02/1C (Amended Plan) (Received 05.08.19)

Reason:

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

4. The development hereby approved shall not be first occupied unless and until space has been 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 area shall be retained and maintained for their designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users

5. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of a minimum of 8 bicycles has been provided, with an area of at least 1m x 1m per bicycle, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users

6. The development hereby approved shall not be first occupied unless and until the existing eastern most vehicular access to Wych Hill Lane has been provided with visibility zones of 43m to a point 1m into the carriageway from the nearside kerb line from a point 2.4m back along the access from the edge of the carriageway, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users

7. ++ No development-related works shall be undertaken on site (including clearance and demolition) until tree protection details have been submitted to and approved in writing by the Local Planning Authority. These details shall adhere to the principles embodied in BS 5837 (2012) and shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method

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Statement. The details shall make provision for the convening of a pre-commencement meeting and Arboricultural supervision by a suitably qualified and experienced Arboricultural Consultant for works within the RPAs of retained trees. Full details shall be provided to indicate exactly how and when the retained trees will be protected during the site works. The development shall be carried out strictly in accordance with the agreed details.

Reason:

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

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:

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.

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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. The development hereby permitted shall be restricted solely to one 1-bedroom residential unit (Class C3 of The Town and Country Planning (Use Classes) Order 1987 (or any orders amending or re-enacting that order)

Reason:

To restrict the use of the premises to one which is compatible with the surrounding area and its size.

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.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

3. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
4. 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.
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.

The applicant is advised that an application will need to be made under the Control of Pollution Act 1974 to Woking Borough Council's Environmental

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Health Team for consent for any proposed additional working hours outside of the normal working hours of 08.00 to 18.00 Monday-Friday and 08.00 to 13.00 on Saturdays.

6. The applicant is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
7. The applicant is advised that the development hereby permitted is subject to a Community Infrastructure Levy (CIL) liability. The Local Planning Authority will issue a Liability Notice as soon as practical after the granting of this permission.

The applicant is advised that, if he/she is intending to seek relief or exemptions from the levy such as for social/affordable housing, charitable development or self-build developments it is necessary that the relevant claim form is completed and submitted to the Council to claim the relief or exemption. In all cases (except exemptions relating to residential exemptions), it is essential that a Commencement Notice be submitted at least one day prior to the starting of the development. The exemption will be lost if a commencement notice is not served on the Council prior to commencement of the development and there is no discretion for the Council to waive payment. For the avoidance of doubt, commencement of the demolition of any existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of CIL regulations. A blank commencement notice can be downloaded

from:
http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf

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

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

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

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

<https://www.gov.uk/guidance/community-infrastructure-levy>
<http://www.legislation.gov.uk/all?title=The%20Community%20Infrastructure%20Levy%20Regulations%20>

8. The application will not be formally approved until the applicant has entered into a legal agreement with the council to secure a provision of **£515** to provide avoidance measures against the impact of the site on the TBH SPA in accordance with the formula in the Avoidance Strategy and pay **£9,190.38** towards CIL.