

23 June 2020 PLANNING COMMITTEE

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PLAN/2020/0162

WARD: Heathlands

LOCATION: Woodbank, Holly Bank Road, Woking, Surrey

PROPOSAL: Erection of a greenhouse

APPLICANT: Castleoak

OFFICER: Brooke
Bougnague

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

The proposed development is for a detached greenhouse.

PLANNING STATUS

- Urban Area
- Area Tree Preservation Order
- Hook Heath Neighbourhood Area
- Thames Basin Heaths SPA ZoneB (400m-5km)

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The site is made up of a triangular corner plot situated between Holly Bank Road and Pond Road (private) and lies within the existing urban area. The site boundary along Holly Bank Road and Pond Road is heavily screened by mature trees and vegetation. The application site is covered by an Area Trees Preservation Order. The site is surrounded by residential properties.

PLANNING HISTORY

Most recent:

PLAN/2018/1221: Advertisement consent for display of advertisement hoarding boards around perimeter of site. permitted 09.01.2019

PLAN/2018/1141: Section 73 application to vary condition 2 of PLAN/2015/1064 dated 03.08.2016 for Redevelopment of former Woodbank Care Home to provide a total of 51 retirement living with care units (Use Class C2) in a mix of 1 and 2 bedrooms (50% 2 bedrooms) together with residents facilities and associated vehicle/pedestrian access, parking and landscaping to allow insertion of 18No. balconies at first floor, 18No. balconies at second floor and 1No Juliet balcony at first floor and various internal and external alterations to the building. Pending consideration

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PLAN/2015/1064: Redevelopment of former Woodbank Care Home to provide a total of 51 retirement living with care units (Use Class C2) in a mix of 1 and 2 bedrooms (50% 2 bedrooms) together with residents facilities and associated vehicle/pedestrian access, parking and landscaping. Permitted 03.08.2016

PLAN/2014/0620 - Demolition of the existing 38 bed care home and all other outbuildings and construction of a 40 unit Class C2 Extra Care facility together with associated car parking and landscaping. Refused 05.09.2014

- 1. The proposed development by reason of its mass, scale, bulk and design with the incorporation of a large flat roof would result in a development which is out of character with the surrounding area which would be detrimental to the amenities of the street scene contrary to Policy CS21 of the Core Strategy 2012 and National Planning Policy Framework 2012.*
- 2. The proposed development would not provide 50% of the proposed units to be two bedroom units. This is contrary to Policy CS13 of the Core Strategy 2012.*

PLAN/2013/1306 - Demolition of all existing buildings and construction of an extra care facility comprising 40 units, a central communal services area comprising kitchen, dining room, lounge, laundry, hairdresser, therapy room, assisted bath/spa room and admin offices together with 23 car parking spaces and ancillary landscaping (amended description). Refused 21/03/2014.

- 1. The proposed development by reason of its mass, scale, bulk and design with the incorporation of a large flat roof would result in a development which is out of character with the surrounding area which would be detrimental to the amenities of the street scene contrary to Policy CS21 of the Core Strategy 2012 and National Planning Policy Framework 2012.*
- 2. The proposed development would not provide 50% of the proposed units to be two bedroom units. This is contrary to Policy CS13 of the Core Strategy 2012.*
- 3. The proposed development has not established the full impact on any protected species on the site contrary to Policy CS7 of the Core Strategy 2012, the National Planning Policy Framework 2012 and Planning Practice Guidance: Natural Environment March 2014.*
- 4. The application has not addressed how the development will achieve a BREEAM very good standard in compliance with Policy CS22 of the Core Strategy 2012.*

Appeal dismissed 27/02/2015

PLAN/1991/0905 Erection of a conservatory to rear of existing nursing home. Permitted 17/10/91

Numerous applications relating to the development of the existing care home

0007676 Outline erection of old age pensioners home. Permitted

001850 Detached building for living accommodation. Permitted

CONSULTATIONS

Arboricultural Officer: No objection

Hook Heath Neighbourhood Forum: No comments received

REPRESENTATIONS

None received

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Section 16 - Conserving the historic environment

Woking Core Strategy (2012):

CS20 - Heritage & Conservation

CS21 - Design

CS24 - Woking's landscape and townscape

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM20 - Heritage Assets and Their Settings

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

PLANNING ISSUES

Impact on Character and the adjacent Conservation Area

1. The application site is located to the east of Fishers Hill Conservation Area.
2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering applications within Conservation Areas, Local Planning Authorities shall pay "*special attention...to the desirability of preserving or enhancing the character or appearance of that area*". This is reflected in Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and Section 16 of the NPPF (2019). Policy CS20 advises that new development must respect and enhance the character and appearance of the area in which it is proposed.
3. Policy CS21 of the Woking Core Strategy (2012) states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located.
4. The proposed greenhouse would be approximately 2.6m wide and 5.1m deep with a maximum height of approximately 2.3m. The proposed greenhouse would be sited to the north west of the application site and be well set back from Holly Bank Road and Pond Road. The greenhouse is a typical garden structure and appropriate to the size and character of the host building and plot. It is considered that the proposed greenhouse would preserve the character of the adjacent Conservation Area.

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5. Overall the proposal is considered to preserve the character and appearance of the Fishers Hill Conservation Area. The application is considered to accord with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the DM Policies DPD (2016) and the NPPF.

Impact on Neighbours

6. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
7. The proposed greenhouse would be sited approximately 1.2m from the boundary with The Orchard, Pond Road. There is currently a close boarded fence, hedge and temporary site hoarding along the boundary with The Orchard, Pond Road. Condition 05 of PLAN/2018/1141 requires a new 1.8m close boarded to be installed along the north east boundary with The Orchard, Pond Road prior to the occupation of the retirement living with care units that are currently under construction. Due to the single storey height and relationship with The Orchard, Pond Road it is considered there would not be a detrimental impact on the amenities of The Orchard, Pond Road.
8. Southwood, Holly Bank Road is sited to the north of the application site. The proposed greenhouse would be sited approximately 10.4m from the boundary with Southwood, Holly Bank Road. Due to the separation distance it is considered there would not be an impact on the amenities of Southwood, Holly Bank Road.
9. Due to the siting of the proposed greenhouse it is considered there would not be a detrimental impact on the amenities of other neighbouring properties sited to the east, south and west of the application site.
10. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

Impact on Trees

11. Policy DM2 of DM Policies DPD (2016) states the Council will *'require any trees which are to be retained to be adequately protected to avoid damage during construction'* and Policy CS21 of the Woking Core Strategy (2012) requires new development to include the retention of trees and landscape features of amenity value.
12. The application site is covered by an Area Tree Preservation Order. The Council's Arboricultural Officer has been consulted and raised no objection to the position of the proposed greenhouse.

Community Infrastructure Levy (CIL):

13. The proposal is not liable for Community Infrastructure Levy (CIL).

CONCLUSION

14. 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

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and on the character of the surrounding area. The proposal therefore accords with Policies CS21 and CS20 of the Woking Core Strategy (2012), Policies DM2 and DM20 of the DM Policies DPD (2016), Policy BE1 of the Hook Heath Neighbourhood Plan 2015-2027, Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Woking Design' (2015) and the National Planning Policy Framework and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses

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 development hereby permitted shall be carried out in accordance with the approved plans listed below:

009 received by the Local Planning Authority on 13.03.2020

0658-00-00-PL-A-G1-001-C4 received by the Local Planning Authority on 09.03.2020

Unnumbered plan showing proposed elevations and roof plan received by the Local Planning Authority on 09.03.2020

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

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. 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.