REASON FOR REFERRAL TO COMMITTEE

The application is required to be referred to Planning Committee as it involves the creation of a new dwelling.

SUMMARY OF PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the existing dwelling and erect a pair of semi-detached 5 bedroom dwellings and garages. (Amended description and plans)

PLANNING STATUS

- Urban Area
- Conservation Area
- Thames Basin Heaths SPA Zone B

RECOMMENDATION

GRANT subject to conditions and unilateral undertaking to secure SAMM dated 21st June 2015

SITE DESCRIPTION

The application site comprises of a chalet style bungalow that fronts onto White Rose Lane. The site slopes upwards from east to west and south to the north and is higher than the adjacent road and footpath. The plot is surrounded by mature trees and planting on the north, east and southern boundaries. A mature hedge is situated on the western boundary and there is a grass verge / bank adjacent to the public footpath. A single vehicle access is located to the south of site onto White Rose Lane. The site is within the Ashwood Road Conservation Area.
28th July 2015 PLANNING COMMITTEE

PLANNING HISTORY

- PLAN/1994/0419 – Erection of double garage to the side of the property – Approved 07.07.1994

- PLAN/2014/0765 – Demolition of existing dwelling and erection of 2 detached 4 bedroom dwellings and associated landscaping – Refused 09.10.2014 however this application is currently subject to a live written representation appeal, the decision is currently pending.

This application was refused for the following reasons:

1. The proposed development by reason of its design, siting, size, spacing, mass, bulk and tall boundary treatment would result in a cramped, incongruous, prominent and contrived form of development out of keeping the spatial characteristics and the appearance of the area and would fail to preserve the Ashwood Road Conservation Area, contrary to policy CS20 and CS21 of the Woking Core Strategy (2012), BE9 and HSG22 of the Woking Borough Local Plan (1999), Supplementary Planning Guidance 'Plot Subdivision - Infilling and Backland Development' (2000), 'The Heritage of Woking' (2000) and 'Ashwood Road Conservation Area' (2003) and section 7 'requiring good design' and 12 'conserving and enhancing the historic environment' of the National Planning Policy Framework (2012).

2. The proposed development by reason of the small rear gardens, embankment, trees and mature planting would have disproportionately small amenity areas that would afford limited natural daylight and direct sunlight and result in an unsatisfactory living environment for the occupiers of the 4 bedroom family size dwellings, contrary to policy CS21 of the Woking Core Strategy (2012), HSG22 of the Woking Borough Local Plan (1999), Supplementary Planning Guidance 'Plot Subdivision - Infilling and Backland Development' (2000), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and section 7 'requiring good design' of the National Planning Policy Framework (2012).

3. By reason of the proposed Conifer hedge along the eastern boundary being outside of the application site, a condition cannot be imposed to ensure the boundary treatment remains in situ that would prevent overlooking and a loss of privacy to both the proposed dwellings and the apartments in the building called 'Whiteheath'. As such the privacy of the existing apartments and the proposed dwellings cannot be secured indefinitely which would have a detrimental impact on the occupants of the buildings and is symptomatic of an incompatible spatial relationship between the existing and proposed properties, contrary to policy CS21 of the Woking Core Strategy (2012), HSG22 of the Woking Borough Local Plan (1999), Supplementary Planning Guidance 'Plot Subdivision - Infilling and Backland Development' (2000), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and section 7 'requiring good design' of the National Planning Policy Framework (2012).

4. The application fails to demonstrate that the development would meet level 5 of the Code for Sustainable Homes, contrary to policy CS22 of the Woking Core Strategy (2012), the Supplementary Planning Document 'Climate Change' (2013) and section 7 'requiring good design' and 10 'meeting the challenge of climate change, flooding and coastal change' of the National Planning Policy Framework (2012).
5. The proposed development fails to provide avoidance measures against its impact on the Thames Basin Heaths Special Protection Area contrary to policy CS8 of the Woking Core Strategy (2012), the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2016 and section 11 'conserving and enhancing the natural environment' of the National Planning Policy Framework (2012).

6. The proposed development fails to make any provision towards affordable housing contrary the objectives of policy CS12 of the Woking Core Strategy (2012), the draft 'Affordable Housing' Supplementary Planning Guidance (2014) and section 6 'delivering a wide choice of high quality homes' of the National Planning Policy Framework (2012).

PROPOSED DEVELOPMENT

The proposed development is for the demolition of the existing dwelling and the construction of a pair of 5 bedroom semi-detached two storey dwellings and attached garages. The existing access is to be retained and a new access is to be created in the north western corner of the site. 2 car parking spaces are to be provided for each dwelling.

Amended plans have been received over the course of the application incorporating the following changes:

- the relocation of the entrance door of the southern plot to the side and shifting of the garage towards the rear
- a cat slide roof and tile hanging to the front elevations
- additional screening to the rear boundary

CONSULTATIONS

County Highway Authority: None received to date, will be reported as update to committee.

Arboricultural Officer: The proposed indicates the removal of a line of overbearing, overgrown conifers, even though they have good screening potential their loss could be mitigated for with a suitable hedge as part of a landscaping requirement, arboricultural information provided is considered acceptable and should be complied with in full.

Officer Response: Conditions have been recommended

REPRESENTATIONS

No comments received to date, however as the re-consultation period of the amended plans and description does not expire until the 16th July, any further comments received will be reported as an update to committee.

RELEVANT PLANNING POLICIES


- Section 2 Ensuring the vitality of town centres
- Section 4 Promoting Sustainable Transport
- Section 7 Requiring Good Design
• Section 10 Meeting the challenge of climate change, flooding and coastal change
• Section 12 Conserving and enhancing the natural environment

Adopted Local Plan 1999(Saved Policy):
• HSG22 Plot Sub-div Infilling and Backland
• BE9 General Policy on Conservation Area

Woking Borough Core Strategy (2012)
• CS8: Thames Basin Heaths Special Protection Area
• CS9: Flooding and water management
• CS10: Housing provision and distribution
• CS12: Affordable Housing
• CS18: Transport and accessibility
• CS20: Heritage and conservation
• CS21: Design
• CS22: Sustainable Construction
• CS25: Presumption in Favour of Sustainable Development

Supplementary Planning Documents / Guidance’s (SPDs & SPGs)
• Outlook, Amenity, Privacy and Daylight SPD (2008)
• Parking Standards SPD (2006)
• Design SPD (2015)
• Climate Change SPD (2013)
• Plot Sub-div Infilling and Backland Dev
• Ashwood Road Conservation Area Statement
• Affordable Housing
• Heritage of Woking Borough Council
• Thames Basin Heaths SPA Avoidance Strategy

PLANNING ISSUES

Principle of Development

1. The National Planning Policy Framework (2012) and policy CS25 of the Woking Core Strategy (2012) promote a presumption in favour of sustainable development. The application site is within a sustainable location in the defined urban area of Woking. The principle of residential development is considered acceptable subject to the other material considerations as set out in this report.

Design and impact on the character and appearance of Ashwood Road Conservation Area

2. The Council must pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The NPPF states that any proposal for demolition in a conservation area needs to consider the importance of the Heritage Asset affected and the impact of the proposed development on the Heritage Asset. In this instance the Heritage Asset is Ashwood Road Conservation Area.
3. At a local level, Policy CS2 of the Core Strategy states that new development should make a positive contribution to the character, distinctiveness and significance of the historic environment. Policy CS21 goes on to say that new development should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

4. The Supplementary Planning Guidance on the Ashwood Road Conservation Area (2003) sets out the context of the area: ‘As a planned estate plot characteristics are regular. Generally the plot sizes are 0.08 ha to 0.1 ha. Frontages are between 17 to 20 metres wide and depth of frontages are generally 5 to 9 metres. Buildings are spaced at 3 to 10 metres apart. However, some individual properties have much larger dimensions with plot sizes up to 0.2 ha. Some of these properties have frontages up to 43 metres, depth of frontages up to 34 metres, with a spacing up to 31 metres. There are unlikely to be any further opportunities for plot subdivision and infilling in the Ashwood Road conservation area’.

5. Saved policy HSG22 of the Woking Borough Local Plan (1999) cites that the proposed layout and spacing of dwellings should ‘reflect the prevailing pattern of housing development in the area’. Supplementary Planning Guidance Plot ‘Sub-Division Infilling and Backland Development’ (2000) further advises ‘building plots should normally be of a similar size and shape to those prevailing in the immediate area’.

6. In terms of the existing dwelling, it is noted that it is a chalet bungalow with limited architectural merit and as such its demolition is considered acceptable. However the replacement of the building is considered necessary to continue the plot form and pattern of the street.

7. In this instance it is acknowledged that the proposed development would result in a higher density at approximately 28 dwellings per hectare from what is found in the surrounding area and the widths of the plots would be narrower at 12 metres. However given the sympathetic design of the proposed dwellings, these would appear as one dwelling and as such the actual plot size and density would not be visibly apparent.

8. A separation distance between 1.5 and 2 metres to the northern and southern boundaries would be maintained, in addition the flat roof garages would extend the separation distance by another 3 metres which would ensure that a good degree of visual separation would be retained in particular from the tall boundary treatments which would help to ensure that the proposed development would be in keeping with the spacious character of the surrounding area.

9. In comparison to the previously refused scheme under reference PLAN/2014/0764, the overall bulk and scale of the dwellings have been greatly reduced through a reduction in height, removal of dormer windows from the front elevation, reduction in the amount of roofing and incorporation of cat slide roofs and use of different materials. The resultant building is one of an acceptable bulk and scale which relates to its plot, street scene and immediate surroundings.

10. In terms of the aesthetics of the proposed dwellings, these have taken cues from the prominent building types found within Ashwood Road Conservation Area as described in the Ashwood Road Conservation Area SPG. The proposed dwellings have elements from the ‘Arts and Crafts’ period incorporating cat slide roofs, large chimney and tile hanging on the gables and traditional detailing. It is considered that the proposed
dwelling is of a high quality design that would preserve the character and appearance of the conservation area.

11. For these reasons it is therefore considered that the proposed development would make a positive contribution to the street scene and would preserve the character and appearance of Ashwood Road Conservation Area in accordance with the NPPF, Policies CS20 and CS21 of the Core Strategy, BE9 and HSG22 of the Local Plan, Plot Subdivision - Infilling and Backland Development SPG, ‘The Heritage of Woking’ 2000 and ‘Ashwood Road Conservation Area’ (2003). As such it is considered that the first reason for refusal on planning application reference PLAN/2014/0375 has been sufficiently addressed.

Impact on the living conditions of future occupants and the amenity of neighbouring properties

12. The core principle of the NPPF is to secure a good standard of amenity for existing and future occupants of land and buildings. Furthermore Policy CS21 goes onto state that new developments 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 and should ensure that developments provide appropriate levels of private amenity space.

13. Concern was raised with the previously refused application ref PLAN/2014/0765 that the proposed dwellings would have disproportionately small amenity areas that would be afforded limited daylight/sunlight resulting in an unsatisfactory living environment for future occupiers. It is noted that whilst the rear amenity spaces would have an area larger than the building footprint as advised by the ‘Outlook, Amenity, Privacy and Daylight' SPD, the amount of actual useable space would be reduced given the presence of the tree and conifer screening along the northern, eastern and southern boundaries and the embankment along the eastern boundary. However with the amended scheme the northern plot would have a larger area than that previously refused given the relocation of the garage. In addition works are proposed to the boundary treatments including the cutting back of the conifer screens along the eastern and southern boundaries and removal of the overgrown Leyland cypress along the northern boundary. These works would increase the amount of useable space and improve the level of daylight and sunlight that the rear gardens would receive. In respect to the embankment along the eastern boundary, whilst this would not be ideal, it would be apparent to any prospective occupiers before purchasing whether this would hinder the use of the amenity space for them. For these reasons it is considered that the proposed development would provide a suitable level of private amenity space.

14. It is acknowledged that the third reason for refusal cited that as the retention of the conifer hedge along the eastern boundary cannot be secured, the proposed development would result in overlooking and a loss of privacy to both the proposed dwellings and the apartments within ‘Whiteheath’ 11 Heathside Road which would be detrimental to their amenity. The amended scheme has now reduced the number of rear facing windows at first floor level to the same number that presently exists on the dwelling with the exception of the roof lights. Taking account of this and the fact that the proposed dwellings would result in a greater separation distance from 11 Heathside Road than the existing dwelling (from 12 metres to 15 metres), it is not considered that there would be any greater degree of overlooking or loss of privacy from what presently exists. In addition whilst the applicant proposes to cut back the cypress screen, the existing trees are to be retained along with two additional trees to be planted, which would help to ensure that a sufficient screen is maintained between properties. For these reasons it is considered that the third reason for refusal has been overcome.
15. To the south of the site would be the ‘Lanesway’ property which would be approximately 11 metres away flank wall to flank wall from the proposed development. Given this separation distance and the fact the building lines would be similar and the presence of substantial mature planting along the boundary, it is considered that the proposed development would not appear overbearing. It is important to note that even if the boundary planting was to be removed, it is considered that the relationship would still be considered acceptable. It is acknowledged that there is one first floor side window on the proposed dwelling closest to the southern boundary, however this window serves the stair well and as such condition 13 has been recommended for it to be obscurely glazed to avoid any issues with overlooking and loss of privacy.

16. To the north of the site lies the car park for the Church and as such there are no issues in respect to amenity.

17. In light of the above, the proposed is considered to maintain a good standard of amenity for future and existing occupiers of adjoining properties in accordance with the NPPF, Policy CS21 of the Core Strategy, Policy HSG22 of the Local Plan and the ‘Outlook, Amenity, Privacy and Daylight’ SPD.

Impact on Parking and Highway Safety

18. The proposed development would have capacity to accommodate at least two car parking spaces for each property which is an acceptable amount for 5 bedroom dwellings in this location. The proposed development would result in an additional vehicular access being located in the North West corner of the site onto White Rose Lane. The existing site access will remain in situ. Whilst no consultation response has been received from the County Highway Authority, it is acknowledged that no objection was raised on the previously refused scheme which included the same access arrangements as the current application. It is therefore considered that the proposal would be acceptable from a highway safety and parking perspective. Conditions have been recommended for the car parking layout and access arrangement. The proposal complies with Policy CS18 of the Woking Core Strategy (2012), the Supplementary Planning Document ‘Parking Standards’ (2006) and Section 4 ‘promoting sustainable transport’ of the National Planning Policy Framework (2012).

Affordable Housing

19. Taking account of recent changes in National Planning Policy Guidance which states that affordable housing should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1000 sq m (gross internal area), an affordable contribution is no longer required for the proposed development and as such the sixth reason for refusal is no longer applicable.

Sustainability

20. In line with Policy CS22 of the Woking Core Strategy (2012) the proposed development is required to meet level 5 of the Code for Sustainable Homes. However it is acknowledged on the 25th March 2015, a ministerial statement was issued which said, “from the date the Deregulation Bill 2015 is given Royal Assent, Local Planning Authorities should not set in their emerging Local Plan, neighbourhood plans or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable
Homes to be achieved by new development; the government has now withdrawn the Code (aside from the management of legacy cases)."

21. For the specific issue of energy performance, Local Planning Authorities will continue to be able to and apply policies in their Local Plans which 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.”

22. “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 not set conditions with requirements above a Code Level 4 equivalent.” On this basis, it is considered that the proposed development is no longer required to meet Code Level 5 and as such the fourth reason for refusal is no longer applicable; however a condition is recommended for the development to achieve the equivalent water and energy improvements of the former Code Level 4. This condition has been recommended.

Drainage and flooding

23. The site is not within flood zones 2 or 3 and has no known critical drainage problems. A drainage ditch runs along the front of the site. The development will result in an intensification of the use of the plot and will diminish amount of permeable soft landscaping on the site. It is considered that adequate on site drainage could be reasonably secured by the recommended condition 15.

Trees and landscaping

24. The site is enclosed by matures trees and planting. Part of the development is to remove a group of Conifers along the northern boundary. The Arboricultural Officer has raised no objection to this in principle as replacement planting more appropriate to the Conservation Area can be secured. Whilst it is acknowledged that the removal of the conifers will open up the site and make it more prominent, as illustrated above the proposed development is considered to have an acceptable impact on the street scene and the character and appearance of Ashwood Road Conservation Area. A landscaping and tree protection condition has been recommended. (Conditions 3 and 14)

Community Infrastructure Levy (CIL) and Thames Basin Heaths Special Protection Area

25. In line with the Council’s Charging Schedule the proposed development would now be CIL liable. The appellant has submitted the required forms including the assumption of liability for payment on the net increase in gross internal floorspace. The required CIL payment for the proposed development would be £36,150.00 on the basis of a net increase of 289.2 sq.m. No further action is required until prior to commencement of the development if the proposal is subsequently approved.

26. The application site is located within 400m-5km of the Thames Basin Heaths Special Protection Area (SPA). Within this location avoidance measures must be provided against the impact of the proposed development on the SPA. Part of the CIL charge includes a contribution towards Suitable Accessible Natural Greenspace (SANG) as specified with the Council’s Community Infrastructure Levy Charging Schedule October
28th July 2015 PLANNING COMMITTEE

2014. As the applicant has assumed liability for the proposed development provision can be made towards the SANG.

27. Furthermore in order to effectively mitigate the impacts of residential development on the SPA a contribution is also required towards The Strategic Access Management and Monitoring (SAMM) to monitor and manage the impact of people using the SPA. In accordance with the Updated April 2015 Avoidance Strategy Tariff a payment of £963.00 would be required for a net increase of one five bedroom dwelling. A completed unilateral undertaking has submitted to secure this.

28. In light of the above, it is considered that the fifth reason for refusal can be addressed through the CIL payment and the submission of a completed unilateral undertaking which would accord with Policy CS8 of the Woking Core Strategy (2012), the Council’s adopted Thames Basin Heaths SPA Avoidance Strategy 2010-2015 and Section 11 ‘conserving and enhancing the natural environment’ of the National Planning Policy Framework (2012).

CONCLUSION

29. The proposal is considered to be of a high quality design that would make a positive contribution to the street scene and would preserve the character and appearance of Ashwood Road Conservation Area. The proposal would maintain a good level of amenity for future occupiers of the dwellings and existing occupiers of adjoining properties and would be acceptable in terms of car parking and highway safety. In addition the proposed development would mitigate against the impact on the SPA through the completion of a unilateral undertaking to secure SAMM. The proposed development is therefore considered to accord with the Policies CS20 and CS21 of the Woking Core Strategy (2012), HSG22 and BE9 of the Woking Borough Local Plan (1999), Supplementary Planning Guidance 'Plot Subdivision - Infilling and Backland Development' (2000), 'The Heritage of Woking' (2000) and ‘Ashwood Road Conservation Area’ (2003), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008), 'Affordable Housing' (draft) (2014) and ‘Climate Change’ (2013), the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2016, provisions of the NPPF.

BACKGROUND PAPERS

1. Site visit photographs
2. Arboricultural Officer Consultation Response

RECOMMENDATION

GRANT subject to conditions and unilateral undertaking to secure SAMM dated 21st June 2015

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).
28th July 2015 PLANNING COMMITTEE

2. Prior to the commencement of the development hereby permitted details and/or samples and a written specification of the materials to be used in the external elevations, hard surfaced areas and 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.

Reason: In the interests of the visual amenities of the area and in accordance with Policies CS20, CS21 of the Woking Core Strategy 2012.

3. Prior to the commencement of the development hereby permitted a soft and hard landscaping scheme including replacement planting and additional screening along the eastern boundary shall be submitted to and approved in writing by the Local Planning Authority; such a scheme to include materials, the planting of trees, hedges, shrubs, plants and areas to be grassed. The soft landscaping shall be carried out in the first planting season (November-March) after completion of the development unless otherwise first agreed in writing by the Local Planning Authority. 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: In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. No trees which are shown as being retained on the approved plans shall be cut down, uprooted or destroyed nor shall any retained tree be pruned or reduced other than those works approved without the prior written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development.

Reason: To protect the trees to be maintained on the site and safeguard the character and appearance of the surrounding area in accordance with Policies CS20 and CS21 of the Woking Core Strategy 2012.

5. Prior to the commencement of the development hereby permitted details of the siting and means of enclosure of refuse and recycling bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling stores shall thereafter be provided in accordance with the approved details prior to first occupation and retained thereafter.

Reason: In the interests of amenity in accordance with Policy CS21 of the Woking Core Strategy 2012.

6. The development hereby approved shall not commence until details have been submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of using not more than 105 litres per person per day maximum indoor water consumption and not less than a 19% CO2 improvement over the 2013 Building Regulations TER Baseline (Domestic). Such details as may be approved shall be installed prior to the first occupation of the development and maintained and operated in perpetuity, unless otherwise 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 and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
   (a) parking for vehicles of site personnel, operatives and visitors
   (b) loading and unloading of plant and materials
   (c) storage of plant and materials
   (d) programme of works (including measures for traffic management)
   (e) provision of boundary hoarding behind any visibility zones
   (f) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CS18 of the Woking Core Strategy 2012.

8. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to White Rose Lane has been constructed in accordance with the approved plans and retained as such thereafter.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CS18 of the Woking Core Strategy 2012.

9. 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. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CS18 of the Woking Core Strategy 2012.

10. Irrespective of the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or subsequent modifications thereof), the garage accommodation on the site shall be kept available for the parking of vehicles associated with the development at all times.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CS18 of the Woking Core Strategy 2012.

11. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B, C, D and E of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any orders amending or re-enacting that Order with or without modification) no extension, enlargement or other alteration of the dwelling houses or the provision of any other building or hardstanding within the curtilages other than as expressly authorised by this permission shall be carried out without planning permission being first obtained from the Local Planning Authority.
Reason: To ensure that the development retains an appropriate level of private amenity space to serve the dwellings and in the interests of preserving the residential amenity and privacy of neighbouring dwellings in accordance with Policy CS21 of the Woking Core Strategy 2012.

12. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no window, dormer window, roof light, or other additional openings shall be formed at first floor level or above on the southern elevation of the building (other than those expressly authorised by the approved drawings) hereby permitted without planning permission being first obtained from the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

13. The first floor window in the southern elevation of the building hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Once installed the window shall be permanently retained in that condition unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

14. Protective measures shall be carried out in strict accordance with the Arboricultural Information provided within the Tree Protection Plan (PRI19282-03A) and Arboricultural Method Statement received on 3rd April 2015 including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective 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 in accordance with Policies CS20 and CS21 of the Woking Core Strategy 2012.

15. The development hereby permitted shall not commence until details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been completed in accordance with the approved details.

Reason: To ensure provision of the infrastructure required to make the development acceptable in accordance with Policy CS16 of the Woking Core Strategy 2012.

16. The development hereby permitted shall be carried out in accordance with the approved plans listed in this notice.

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

**Informatives**
1. The plans relating to the development hereby approved are plans numbered:

   Location plan dated 05.12.2013
   Block Plan A received by the Local Planning Authority 2\textsuperscript{nd} July 2015
   P.100 Rev B received by the Local Planning Authority 19\textsuperscript{th} June 2015
   P.101 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015
   P.102 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015
   P.103 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015
   P.104 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015
   P.105 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015
   P.106 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015
   P.107 Rev A received by the Local Planning Authority 12\textsuperscript{th} June 2015

2. 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.

3. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.