The application is for the erection of a replacement dwelling which falls outside the scheme of delegation.

**SUMMARY OF PROPOSED DEVELOPMENT**

The application seeks planning permission for the erection of a detached dwelling following the demolition of the existing property.

*(Officer Note: Amended plans have been received which; make minor alterations to fenestration, alter material/colour of proposed roof tiling and omit the initially proposed detached double garage and front gates and railings. Due to the nature of these amendments it was not considered necessary to undertake further public consultation on amended plans).*

**PLANNING STATUS**

- Green Belt
- Thames Basin Heaths Special Protection Area (SPA) Zone A (Within 400m)

**RECOMMENDATION**

Grant planning permission subject to conditions.

**SITE DESCRIPTION**

Touchstone House is a detached two storey dwelling situated within the extent of the Green Belt within the Brookwood area of the Borough. The property benefits from a single storey attached garage to the eastern side. The property is set within a substantial plot with the rear amenity space predominantly laid to lawn although some area of hardstanding is evident.

**RELEVANT PLANNING HISTORY**

PLAN/2015/1003 - Erection of a 1 ½ storey front side, side (east) and rear (including 1No front and 1No rear dormer), 1 ½ half storey side (west), 2 storey front and rear extension,
insertion of 2No front and 2No rear dormers, fenestration alterations, demolition of existing single storey additions and erection of detached double garage (amended description).
Pending consideration

PLAN/1991/0529 - Erection of conservatory to rear.
Permitted subject to conditions (04.07.1991)

29655 - The carrying out of alterations, the execution of site works and the erection of a single and two-storey addition to the existing dwelling at Touchstone, The Fairway.
Permitted subject to conditions (06.10.1972)

18572 - The execution of site works and the erection of a detached house and garage on land off The Fairway, Worplesdon, Woking.
Permitted subject to conditions (20.11.1964)

Permitted subject to conditions (09.04.1964)

Relevant planning history relating to other properties within The Fairway includes:

Treemonisha, The Fairway
PLAN/2008/0278 - Demolition of existing dwelling and erection of a five bedroom, two storey dwelling and a double garage (Amendment of planning permission PLAN/2005/0375 dated 25.05.05 to include basement).
Permitted subject to conditions (08.07.2008)

Danum House, The Fairway
PLAN/2007/0973 - Erection of a replacement two storey detached dwelling following demolition of existing house
Permitted subject to conditions (24.10.2007)

Chilterns, The Fairway
PLAN/2006/1342 - Demolition of existing dwelling and erection of a 4 bedroom detached house with separate double garage.
Permitted subject to conditions (12.04.2007)

CONSULTATIONS

County Highway Authority: Following an assessment the County Highway Authority (CHA) has decided that the application will not result in a material impact on the safety and operation of the public highway. Therefore, the CHA has no highway requirements.

Arboricultural Officer: No objection subject to condition 4.

REPRESENTATIONS

x7 letters of objection have been received raising the following main points:

- The volume, footprint, width and ridge height (especially above the existing flat single storey garage roof) would be too large for the plot.
- Would be largest house by a long way on one of the smallest plots in the road.
- Disproportionate to the size of plot.
Proposed wrought iron front railings and gate will look urban and be out of keeping with the current open hedged, more rural frontages of existing houses. 

(Officer Note: The initially proposed front railings and gate have been omitted by way of amended plans).

Mass and bulk will create a possible loss of light issue.

Moving the new dwelling further back into the plot will mean Dodgers Well is overlooked.

The Georgian design is not even closely similar to the “Surrey Vernacular” or in keeping with the character of the other houses on The Fairway. 

(Officer Note: Fenestration and external materials has been altered by way of amended plans).

RELEVANT PLANNING POLICIES

National Planning Policy Framework 2012 (NPPF)
Section 4 - Promoting sustainable transport
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design
Section 9 - Protecting Green Belt land
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment

Woking Local Plan 1999 (Saved policies)
NE9 - Trees within Development Proposals

Woking Core Strategy 2012
CS1 - A spatial strategy for Woking
CS6 - Green Belt
CS7 - Biodiversity and nature conservation
CS8 - Thames Basin Heaths Special Protection Area
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

Supplementary Planning Documents
Outlook, Amenity, Privacy and Daylight (2008)
Woking Design (2015)
Parking Standards (2006)
Climate Change (2013)

Other Material Considerations
South East Plan (2009) (Saved policy) NRM6 - Thames Basin Heaths Special Protection Area
Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015
National Planning Practice Guidance (NPPG)
Written statement to Parliament - Planning update - 25th March 2015

DM2 - Trees and Landscaping
DM12 - Custom Built Dwellings
DM13 - Buildings Within and Adjoining the Green Belt
PLANNING ISSUES

1. The main planning issues to consider in determining this application are Green Belt policy, design and impact upon the character of the area, impact upon residential amenity, impact upon trees, highways and parking implications, the Thames Basin Heaths Special Protection Area (SPA), sustainability and affordable housing, having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance.

Green Belt

2. The application site is located within the Green Belt. Paragraph 89 of the National Planning Policy Framework (2012) identifies that “the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces” does not constitute inappropriate development within the Green Belt. Woking Core Strategy (2012) policy CS6 reflects the National Planning Policy Framework (2012) regarding Green Belt.

3. The proposed building would remain within the same use (dwelling) as the building to be replaced. The proposed replacement building would demonstrate a footprint measuring 255m², a floor area measuring 504m² and a volume measuring 1865m³, resulting in an uplift over and above the existing building footprint, floor area and volume of approximately 15%, 68% and 64% respectively.

4. Such a level of uplift in building footprint (15%) is not considered to be materially larger than the building that would be replaced. However the proposed uplifts in floor area (68%) and volume (64%) are greater than what the Local Planning Authority has generally considered to constitute a replacement building not materially larger than the building it would replace within a Borough-wide context. However consideration must be given to previously permitted replacement dwellings within The Fairway. The replacement dwelling at Chilterns (Ref: PLAN/2006/1342) benefitted from a volume uplift measuring 77%, alongside a floor area uplift measuring 83.8%. This volume increase was considered to be acceptable in this instance. The replacement dwelling at Treemonisha (Ref: PLAN/2008/0278) benefitted from an uplift in floor area measuring 67%. The replacement dwelling at Danum House (Ref: PLAN/2007/0973) benefitted from a volume increase measuring 84%, a floor area increase measuring 96% and a footprint increase measuring 91.9%.

5. It is acknowledged that the planning permissions at Chilterns, Treemonisha and Danum House were granted prior to the publication of the NPPF in 2012 however the approach to Green Belt policy, in terms of replacement buildings, is not considered to have significantly changed since the previous PPG2. Having regard to the volume uplifts within these previous planning approvals within The Fairway it is considered that, in the context of The Fairway, and given the relatively limited uplift in footprint (15%), that would occur as a result of the current proposal, that the uplift in volume (64%) and floor area (68%) proposed can, on balance and in context, be considered to produce a building not materially larger than the building that would be replaced. Consequently the proposal is considered to constitute the replacement of a building which would remain in the same use and would not be materially larger than the building it would replace and therefore constitutes appropriate development within the Green Belt.

6. With regard to impact upon the openness of the Green Belt the building footprint of the replacement dwelling would be relocated further south into the site, the main two storey massing being set approximately 2.4m south of the existing front elevation, with
the subservient side projection being set approximately 5.4m south of the front elevation of the existing attached garage. Whilst it is acknowledged that the ridge height would increase by approximately 0.7m, and that the eaves height would also increase, this would be somewhat mitigated, in terms of openness, by the relocation away from the streetscene of The Fairway. Whilst the subservient side projection would increase bulk and mass in comparison to the existing attached garage again this would be somewhat mitigated, in terms of openness, by the relocation of this element approximately 5.4m south of the front elevation of the existing attached garage. It must also be noted that the majority of uplift in bulk and mass to this subservient element would occur in the form of a fully hipped roof.

7. The proposal is considered to retain sufficient visual separation to the side boundaries. Given these points it is not considered that the proposal would be unduly harmful to the openness of the Green Belt over and above the existing dwelling.

8. Given that the proposed replacement dwelling is towards the upper limit of acceptability in terms of Green Belt policy, and impact upon openness, condition 12 is recommended to remove ‘permitted development’ rights under the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 to enable the Local Planning Authority to control any future development in accordance with Policy CS6 of the Woking Core Strategy 2012 and Section 9 of the National Planning Policy Framework 2012 (particularly Paragraph 89).

9. Overall the proposed replacement dwelling is considered to constitute appropriate development within the Green Belt and to accord with Policy CS6 of the Woking Core Strategy 2012 and Section 9 of the National Planning Policy Framework 2012. Although only limited weight can be given to the Development Management Policies DPD, it is also noted that the proposal would not conflict with Policy DM13 relating to the replacement of buildings within the Green Belt.

Design and Impact upon the Character of the Area

10. The Fairway is a private (no-through) road, accessed off of Bagshot Road, populated by large detached dwellings set within spacious plots. Dwellings are generally set back from the street scene with intervening features generally of rural appearance such as hedging and vegetative screening or post and rail fencing. Dwellings are generally set on the southern side with a substantial belt of vegetative screening to the north.

11. The existing Touchstone House was constructed during the 1960s and is considered to be of limited architectural and townscape merit and there is therefore no in-principle objection to its replacement, subject to other relevant planning considerations set out within this report. Numerous dwellings within The Fairway have undergone replacement within the recent past, and although some dwellings demonstrate Arts and Crafts inflections, dwellings are of a varied character and appearance with examples of more contemporary character (Danum House) and 1970s era character (Aquarius) evident. It must be noted that The Fairway is not designated as a Conservation Area and that Paragraph 60 of the NPPF states that “planning...decisions should not attempt to impose architectural styles or particular tastes”.

12. The proposed replacement dwelling would utilise a two storey form, with a central front gable, providing rooms within the rooftspace by virtue of front and rear dormer windows. A subservient projection would occur to the eastern side, also providing
rooms within the roofspace by virtue of front, side and rear dormer windows. Two projecting rear hips would frame a single storey rear projection and rear roof terrace at second floor level. In terms of external finishes the applicant intends to utilise a handmade brick with a handmade clay roofing tile supplemented by timber sash windows and timber doors. A chimney stack would be provided to the western side.

13. The frontage is proposed to remain open although some shrubbery would be removed from the centre of the frontage. Whilst a relatively modest area of flat roof would be produced it is considered that this would be sufficiently mitigated by pitched roof margins and is not considered to appear unduly harmful to the character of the area. The dormer windows are considered to appear as sufficiently subordinate features of the resulting roofscape and to integrate acceptably into the form and character of the resulting dwelling.

14. The building footprint of the replacement dwelling would be relocated further south into the site, the main two storey massing being set approximately 2.4m south of the existing front elevation, with the subservient side projection being set approximately 5.4m south of the front elevation of the existing attached garage. Whilst it is acknowledged that the ridge height would increase by approximately 0.7m, and that the eaves height would also increase, this would be somewhat mitigated by the relocation away from the streetscene of The Fairway. Whilst the subservient side projection would increase bulk and mass in comparison to the existing attached garage this would be somewhat mitigated by the relocation of this element approximately 5.4m south of the front elevation of the existing attached garage. It must also be noted that the majority of uplift in bulk and mass to this element would occur in the form of a fully hipped roof.

15. The proposed replacement is considered to be commensurate in scale to other properties within The Fairway and to retain adequate separation to side boundaries. When compared to the footprint of dwellings such as Danum House and Aquarius in particular it is not considered that the resulting width of the proposed replacement dwelling would appear harmful or contrary to the character of the surrounding area.

16. There is no prevalent building line within The Fairway and although relocated further south into the site the replacement dwelling would appear commensurate with the siting of other dwellings within the road.

17. The proposed replacement dwelling is considered to demonstrate a satisfactory appearance and an acceptable impact upon the character, appearance and visual amenities of the area according with policies CS21 and CS24 of the Woking Core Strategy (2012) and Section 7 of the National Planning Policy Framework (2012). Although only limited weight can be given to the Development Management Policies DPD, it is also noted that the proposal would not conflict with Policy DM12 relating to self build and custom build houses.

Impact upon neighbouring amenity

18. Neighbouring dwellings known as Dodgers Well and Oaklands are sited to the west and east respectively. The proposed replacement dwelling would be sited approximately 4.2m inset of the common boundary with Dodgers Well to the west, which is sited approximately 3.0m further inset of the common boundary. Whilst the proposed replacement dwelling would project beyond the rear building line of Dodgers Well, given the separation distance, and scale and form of the proposal, it is not considered that an overbearing impact would occur to Dodgers Well. The proposal
passes both the 45° and 25° angle tests and is consequently not considered to cause a loss of light to Dodgers Well.

19. The subservient eastern wing of the proposed replacement dwelling would be sited largely in line with the existing eastern building line of the attached garage with the main two storey massing of the replacement sited a further 7.4m inset of the common eastern boundary. The main massing of Oaklands is set approximately 7.6m east of the common boundary with a single storey wing set approximately 2.0m east of the common boundary. The single storey wing of Oaklands demonstrates no window or door openings within its western (side) elevation with ground and first floor windows set within the western (side) elevation of the main massing (set approximately 7.6m east of the common boundary). Due to these considerations it is not considered that an overbearing impact would occur to Oaklands. The proposal passes both the 45° and 25° angle tests and is consequently not considered to cause a loss of light to Oaklands.

20. In terms of preserving neighbouring privacy condition 11 is recommended to prevent any potential use of the flat roof of the single storey rear projection as a terrace area or similar to protect the privacy of neighbouring properties. Whilst a rear terrace would occur at second floor level, given the two storey hipped roof projections that would be sited either side of this terraced area, and the relative depth of this terrace in relation to these hipped elements, it is considered that views obtainable from the terrace would be restricted predominately towards the rear amenity space of the host dwelling, and that any potential views obtainable towards side boundaries would be oblique in angle and would therefore facilitate no unacceptable level of overlooking to neighbouring properties.

21. A single first floor level opening would face onto the common eastern boundary (with Oaklands), serving the Master Bedroom Ensuite. This opening has been annotated on plan as being obscure glazed and non-opening below 1.7m from finished floor level. This is considered to avoid any potential overlooking and can be secured by way of condition (condition 9 refers). The remaining window and door openings would occur either at ground floor level within the side elevations or within the front and rear elevations respectively and are consequently not considered to facilitate overlooking to neighbouring dwellings.

22. Whilst a rear patio area would be provided the existing and proposed ground levels submitted demonstrate that this patio area would be predominantly finished to a level measuring 0.4m above existing ground levels in this area and is therefore not considered to facilitate an unacceptable level of overlooking to neighbouring properties. Condition 10 is recommended to secure compliance with the submitted finished ground levels.

23. The resulting separation distance between the replacement dwelling and the rear (southern) boundary would measure in excess of 60m; consequently no overlooking is considered to occur towards the south.

24. Overall, the proposal is considered to result in an acceptable impact upon the residential amenity currently enjoyed by the occupiers of neighbouring residential properties and accords with Policy CS21 of the Woking Core Strategy 2012, Supplementary Planning Document ‘Outlook, Amenity, Privacy and Daylight’ (2008) and the National Planning Policy Framework (2012).
Impact upon trees

25. There are mature trees on, and adjacent to, the site. The application is supported by arboricultural information in line with BS 5837:2012 (Ref: GHA/DS/19960:15 and Tree Protection Plan Rev A). The three Spruces to the western boundary are proposed to be removed as is one Silver Birch within the rear garden and the grouping of Cypress to the front boundary with various other pruning works. The arboricultural information is considered to be acceptable and condition 4 is recommended to secure compliance with this arboricultural information.

26. Appropriate replacement soft planting can be secured by way of condition 7. Overall the impact of the proposal upon trees is considered to be acceptable and to accord with saved policy NE9 of the Woking Local Plan 1999. Although only limited weight can be given to the Development Management Policies DPD, it is also noted that the proposal would not conflict with Policy DM2 relating to trees and landscaping.

Highways and parking implications

27. The proposal would utilise the existing vehicular access to The Fairway (a private road). The resulting site would provide adequate on site parking provision in line with the relevant parking standard set out by Supplementary Planning Document ‘Parking Standards (2006)’ for dwellings of this scale within this location (outside of the High Accessibility Zone).

28. Following an assessment the County Highway Authority (CHA) has decided that the application will not result in a material impact on the safety and operation of the public highway. Therefore, the CHA has no highway requirements.

29. The proposal is therefore considered to result in an acceptable impact upon highway safety and car parking provision and accords with policy CS18 of the Woking Core Strategy 2012, Supplementary Planning Document ‘Parking Standards’ (2008) and the National Planning Policy Framework (2012).

Thames Basin Heaths Special Protection Area (SPA)

30. The Thames Basin Heaths Special Protection Area (SPA) was classified on 9th March 2005 under the EU Directive to provide a protected habitat for ground nesting birds from recreational uses and the risk of predation and nest disturbance from pets.

31. The application site is located within Zone A (within 400m) of the Thames Basin Heaths Special Protection Area (SPA). The proposal (as a replacement dwelling) would not result in any increase in residential units over and above those that existed on the site on the date of the designation of the Thames Bain Heaths SPA (9th March 2005). Consequently it is not considered that the proposal would result in additional pressure, or any consequent significant effect, upon the Thames Basin Heaths SPA over and above that exerted by the existing use of the site as a single residential dwelling.

32. Considering this the proposal is therefore considered to accord with Policy CS8 of the Woking Core Strategy (2012), saved policy NRM6 of the South East Plan (2009), Section 11 of the National Planning Policy Framework (2012) and the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015.
Sustainability

33. The building footprint of the proposed replacement dwelling would differ from that of the existing dwelling to be demolished. The building footprint of the proposal would therefore predominantly lie on Greenfield, rather than Previously Developed Land (PDL), when applying the definition of ‘Greenfield’ land set out within the Council’s Supplementary Planning Document ‘Affordable Housing Delivery (2014)’.

34. Policy CS22 of the Woking Core Strategy (2012) requires all new residential development on Greenfield Land to meet the Code for Sustainable Homes Level 5. On 25th March 2015 a Written Ministerial Statement titled ‘Planning Update’ was delivered to Parliament by the then Secretary of State for Communities and Local Government. This Written Ministerial Statement has effectively repealed the Code for Sustainable Homes subject to interim arrangements. This Written Ministerial Statement also states that planning conditions should not be attached that require Code Level 5 or its equivalent measures; consequently an appropriately worded condition (condition 5 refers) is recommended to address this change in circumstance and ensure the development achieves a commensurate level of sustainable construction to that of Code Level 4.

Affordable Housing

35. As a replacement dwelling no affordable housing contribution is required in connection with this proposal in accordance with Policy CS12 of the Woking Core Strategy 2012.

LOCAL FINANCE CONSIDERATIONS

36. The proposal is CIL liable but would attract an exemption if the applicant claims a self build exemption. Should the proposal be CIL liable the relevant CIL rate would be £25,500.

CONCLUSION

37. The application is considered to result in the provision of a replacement building which would both remain within the same use as the building it replaces and would not be materially larger than the building it replaces. The proposal therefore represents appropriate development within the Green Belt and is not considered harmful to the openness of the Green Belt. The proposed replacement dwelling is considered to have an acceptable impact upon the character of the surrounding area, upon neighbouring amenity, upon trees and upon highway safety and car parking. The proposed replacement dwelling would have no significant impact upon the Thames Basin Heaths SPA and would accord with sustainable construction objectives. The proposal is therefore considered to be an acceptable form of development that complies with Policies CS1, CS6, CS7, CS8, CS12, CS18, CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, saved policy NE9 of the Woking Local Plan 1999, Supplementary Planning Documents ‘Outlook, Amenity, Privacy and Daylight (2008)’, ‘Woking Design (2015)’ and ‘Parking Standards (2006)’, the National Planning Practice Guidance, the Thames Basin Heaths Special Protection Area Avoidance Strategy 2010-2015, saved policy NRM6 of the South East Plan (2009) and the National Planning Policy Framework 2012. It is therefore recommended that planning permission is granted subject to conditions as set out below.
BACKGROUND PAPERS

1. Site visit photographs (22.09.2015)
2. x7 Letters of representation
3. Arboricultural Information by GHA Trees
4. Consultation response from Arboricultural Officer
5. Consultation response from County Highway Authority (SCC)

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 in this notice.

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

3. The development hereby permitted shall be constructed in the external materials as specified below unless otherwise first agreed in writing by the Local Planning Authority:

   Brick - York Handmade Brick Company ‘Old Clamp Blend’ with contrasting feature brick header above windows.
   Roof Tile - Tudor Roof Tile Company handmade Clay tiles ‘Medium Antique’ finish.
   Portico - Reconstituted Portland stone.
   Windows - White painted timber sash.
   Dormers - Lead.
   Rear Terrace - Stone Balustrading.

   Reason: To protect the visual amenities of the area in accordance with Policy CS21 of the Woking Core Strategy 2012.

4. The Arboricultural and Planning Integration Report (Ref: GHA/DS/19960:15, dated 26th October 2015) and Tree Protection Plan (Ref: Tree Protection Plan Rev A, dated Oct 2015), provided by GHA Trees, are considered to be acceptable and shall be complied with in full. Additionally provision shall be made for a pre-commencement site meeting between the Local Planning Authority Arboricultural Officer, the Project Arboriculturalist and the Project Manager which must take place prior to any works on site (including demolition).

   Reason: To ensure retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the area and in accordance with Policy CS21 of the Woking Core Strategy 2012 and saved policy NE9 of the Woking Local Plan 1999.

5. ++ Prior to the commencement of any above ground works to construct the replacement dwelling hereby permitted details shall be submitted for the written approval of the Local Planning Authority demonstrating that the development will be constructed to achieve a water consumption standard of 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 permanently maintained and operated 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.

6. ++ (Notwithstanding the details outlined on the approved plans listed within this notice), prior to the first occupation of the development hereby permitted details of the materials to be used for the ‘hard’ landscape works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and completed within two calendar months of the first occupation of the development.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS21 and CS24 of the Woking Core Strategy 2012.

7. ++ (Notwithstanding the details outlined on the approved plans listed within this notice), prior to the first occupation of the development hereby permitted a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies species, planting sizes, spaces and numbers of trees/shrubs and hedges to be planted. 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, 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 first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS17, CS21 and CS24 of the Woking Core Strategy 2012.

8. ++ Prior to first occupation of the development hereby permitted space shall be laid out within the site in accordance with approved plans listed within this notice for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning area shall thereafter be permanently retained for its designated purpose.

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 and the National Planning Policy Framework 2012.

9. Notwithstanding any indication otherwise given on the approved plans listed within this notice, the first floor level window(s) within the eastern elevation(s) of the dwelling hereby permitted shall be glazed entirely with obscure glass and non-opening unless the parts of the window(s) which can be opened are more than 1.7 metres above the finished floor level of the room in which the window(s) are installed. Once installed the window(s) shall be permanently retained in that condition.
Reason: To safeguard the amenities of the adjoining properties in accordance with Policy CS21 of the Woking Core Strategy 2012.

10. The development hereby permitted shall be carried out fully in accordance with the proposed finished ground levels as shown on the approved plan numbered '14 444 PL01B', dated 20.10.15, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the neighbouring properties and future occupiers in accordance with Policy CS21 of the Woking Core Strategy 2012.

11. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A and C 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), the flat roof area of the single storey rear projection shall not be used as a balcony, roof terrace, sitting out area or similar amenity area nor shall any railings or other means of enclosure be erected on top of or attached to the side of the single storey rear projection without the grant of further specific planning permission by the Local Planning Authority.

Reason: In order to protect adjoining properties from overlooking and noise and to comply with Policy CS21 of the Woking Core Strategy 2012.

12. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A, B and D 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 replacement dwelling hereby permitted shall be carried out without planning permission being first obtained from the Local Planning Authority.

Reason: The replacement dwelling hereby permitted is towards the upper limit of acceptability in terms of Green Belt policy, and impact upon openness, and for this reason the Local Planning Authority would wish to control any future development in accordance with Policy CS6 of the Woking Core Strategy 2012 and Section 9 of the National Planning Policy Framework 2012 (particularly Paragraph 89).

Informatives

1. The plans relating to the development hereby permitted are numbered:

14 444 PL01B, dated 20.10.15 and received by the Local Planning Authority on 20.10.2015.

14 444 PL02A, dated 08.10.15 and received by the Local Planning Authority on 13.10.2015.

14 444 PL03A, dated 08.10.15 and received by the Local Planning Authority on 13.10.2015.

14 444 PL06, dated Nov 2014 and received by the Local Planning Authority on 27.11.2014.

14 444 SK05, dated Oct 2014 and received by the Local Planning Authority on 23.10.2014.
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. Amended plans were requested, and accepted, during the application process to overcome concerns identified with the application as initially submitted. Following the submission of amended plans the application is considered to be acceptable.

3. The applicants attention is specifically drawn to the conditions above marked ++. These conditions require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe this requirement 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.

4. The proposal is CIL liable but would attract an exemption if the applicant claims a self build exemption. If the development is chargeable the charge becomes due when development commences. A commencement notice, which is available from the Planning Portal website (Form 6: Commencement Notice: http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf) must be issued to the Local Planning Authority and all owners of the relevant land to notify them of the intended commencement date of the development. The Local Planning Authority will then send a Demand Notice to the person or persons who have assumed liability.

5. The applicant is 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.

6. 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.

7. The applicant is advised that any work affecting trees and vegetation should be undertaken outside the main bird-nesting season (March to August inclusive) to avoid adverse impacts upon potential active bird nests (Wildlife and Countryside Act 1981).

8. Where windows are required to be fitted with obscure glazing the glass should have a sufficient degree of obscuration so that a person looking through the glass cannot clearly see the objects on the other side. ‘Patterned’ glass or obscured plastic adhesive are not acceptable. If in doubt, further advice should be sought from the Local Planning Authority before work is commenced.