

LOCATION: ORCHARD COTTAGE, SHEPHERDS LANE,
WINDLESHAM, GU20 6HL

PROPOSAL: Approval of the Reserved Matters (appearance,
landscaping, layout, scale) pursuant to condition 1 of
planning permission SU15/0272 for the erection of a 65
bed care home, doctors surgery and detached bungalow
following demolition of existing buildings.

TYPE: Reserved Matters

APPLICANT: Mrs McNulty
All of Us

OFFICER: Emma Pearman

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The application site is located on the southern side of Chertsey Road and to the east of Shepherds Lane in Windlesham. It is approximately 2.2ha in size and is within the Green Belt, outside the settlement area of Windlesham. It currently comprises a residential dwelling Orchard Cottage and Highams Builders Yard, and a large area of open land to the west of Orchard Cottage. The site benefits from an extant outline planning permission SU15/0272 for the erection of a care home, doctors' surgery and residential dwelling on the site. A separate application for a larger care home at the site was refused earlier this year.
- 1.2 This application is the reserved matters application, pursuant to Condition 1 of the outline planning permission 15/0272 which gave permission for the development as a whole, and determined the location of the access. This proposal seeks to determine the detail of the remaining issues of scale, appearance, layout and landscaping of the development. The details submitted are very much in line with the indicative plans submitted at outline stage, in terms of the appearance, height and layout of the buildings. While the design of the bungalow has changed, this is not considered to be significantly harmful to character. The floorspace of the buildings is within the maximum set by Condition 11 of the outline permission for no more than 4185m². The basement parking area is not included within this total. The details submitted are considered to be acceptable and in line with the outline permission, and as such the application is recommended for approval. There are a number of outstanding conditions on the outline application which will also have to be discharged before work commences.

2.0 SITE DESCRIPTION

- 2.1 The application site is located on the south side of the B386 Chertsey Road, about 0.75km outside the settlement boundary of Windlesham, as identified on the Surrey Heath Core Strategy and Development Management Policies 2012. The site lies within the Green Belt and within 100m of the Thames Basin Heaths Special Protection Area (SPA), Chobham Common SSSI and the Thursley, Ash, Pirbright and Chobham Special Conservation Area. The application site is 2.19 ha in size and currently comprises the residential dwelling Orchard Cottage (0.18ha approx. including garden) accessed from Shepherds Lane, Highams Builders yard and access track (0.23ha approx.) also accessed via Shepherds Lane, and a stretch of open, undeveloped land to the west of Orchard Cottage and the builders yard (1.78ha approx.), which has a small access gate from the B386 Chertsey Road.
- 2.2 The area around the site is semi-rural in nature, with limited development along the Chertsey Road, which includes the Brickmakers Arms Public House opposite the site, and the former British Oxygen Corporation (BOC) headquarters adjacent to the east, with a high brick wall along the boundary between these sites. The northern boundary of the site adjoins the B386 Chertsey Road, and along this boundary is a red brick wall and mature trees which screen the site from the road. The nearest residential properties are Scarlett Hollies in Shepherds Lane to the north-east, and Lynbrook Cottage on Chertsey Road to the north-west, and the rear gardens of two other properties also share a boundary with the site to the north-west. Along the western boundary there are mature trees which prevent views into the site. The site adjoins open land to its southern boundary, with some trees and hedges along this boundary.
- 2.3 The site lies within Flood Zone 1 which has the lowest probability of flooding. There are no archaeological or historical designations within the site, though there are some Locally Listed buildings nearby including the Brickmakers Arms, approximately 25m to the north, a building within the BOC site approx. 90m from the access road, and residential properties Gunners and Gunners Meadow, approximately 120m to the south-west. There is also a pipeline running north-south through the western half of the site.

3.0 RELEVANT PLANNING HISTORY

- 3.1 SU/16/0947 Erection of an 88-bedroom care home with associated landscaping and planting, following demolition of existing dwelling and builders yard. Access from Chertsey Road.

Refused 13/02/2017 for the following reason:

The proposal represents inappropriate development in the Green Belt which is, by definition, harmful; and, by reason of its size, scale and the spread of development would cause significant harm to the openness of the Green Belt and conflict with its purposes. By association, the quantum of built form and utilitarian design of the buildings would fail to respect and enhance the open and rural

character of the area. The applicant has failed to demonstrate to the satisfaction of the Local Planning Authority that very special circumstances exist sufficient to outweigh the identified harm. The proposal is therefore contrary to Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

- 3.2 SU/15/0272 Outline application for the erection of a 65 bedroom care home, a doctors surgery and a detached bungalow with landscaping and access following demolition of existing buildings (access to be considered)

This application was reported to Committee on 17/09/2015 with an officer recommendation for refusal on Green Belt grounds and impact on local character and lack of a sustainable location. However, Members resolved to grant permission due to very special circumstances and so the case was referred to the Secretary of State (SoS) as a departure from the development plan. The SoS did not call it in so it was approved on 14/12/2015.

A number of conditions were put on the decision notice which are attached for information (Annex 1).

4.0 THE PROPOSAL

- 4.1 This is a reserved matters application pursuant to Condition 1 of outline planning permission SU15/0272 for a 65-bedroom care home. This application is to agree the remaining matters of scale, appearance, layout and landscaping that were not agreed at outline stage.
- 4.2 The 65-bedroom care home would generally adhere to the indicative footprint as set out at outline stage, with the front elevation being 29-39m from the front of the site and the rear elevation 82-86m from the front of the site, with the building in an H shape. The maximum dimensions of the building would be approximately 55m wide and 50m deep. It would have a maximum height of approximately 11.9m, though the height depends on the ground levels which slightly vary across the site, with the eaves height around 5-6m. The roof would be hipped with gabled projections and the roofspace would house mechanical plant. The front of the building would have several gabled elements and a mono-pitched roof along the front forming a covered porch area. The area of the ground and first floors would be around 1738m² each, with the basement car parking area 734m² approx. The proposed materials would be clay hung tiles, red brick, white render with timber elements and clay tiles to the roof. There would be a ramp on the western side of the building.
- 4.3 The bungalow would be situated at the rear of the site, in place of the existing builders yard. As such it would not be able to be seen from Chertsey Road, but only from Shepherds Lane (a private road).

It would have a total width of 25.4m, and depth of 21.5m, with two pitched roofs of 7.5m maximum height and a chimney of 9.5m in height. The area would be 412m² approximately. It would be brick with a slate tile roof.

- 4.3 The single storey doctor's surgery would have a maximum depth of 23.8m and width of 10m, with a pitched roof of 2.7m eaves height and 7.8m ridge height. It would have a slate roof with timber cladding to the walls. The floor area would be 202m² approximately and would include four consulting rooms, a nurse's room, minor surgery room and large waiting area.
- 4.4 There would be 52 parking spaces provided, with 20 of these being in the basement car park and 32 being to the front and eastern side of the building. Bicycle parking and an ambulance space would also be provided. At least two spaces would be provided for the bungalow to the rear.
- 4.5 The landscaping would comprise a fairly formal garden layout on all sides of the building, with the rear of the site being untouched. There would be a mixed native hedge on the eastern and southern boundaries, and on the boundary of the dwelling. The planting would comprise ornamental and 'meadow' (wildflower) planting and a number of new trees. There would also be a small area to grow plants. Timber post and rail fencing of 1.2m in height would be along the front of the site and along the external boundaries, and there would be timber gates of 1.2m high to the front also.

5.0 CONSULTATION RESPONSES

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| 5.1 | Surrey County Highway Authority | No objection. |
| 5.2 | Natural England | No objection, subject to the conditions on the outline permission being adhered to. |
| 5.3 | Surrey Wildlife Trust | Note the remaining conditions to be discharged, but suggest that species should be UK based and a wider range of species included. Query what the proposed landscaping is to the southern side of the site. |
| 5.4 | Council's Arboricultural Officer | Objection to some of the species proposed, has suggested amendments. |
| 5.5 | CLH Pipelines/Fisher German | No response received (but did not object to outline consent). |
| 5.6 | Thames Water | No response received (but did not object to outline consent). |

5.7 Chobham Parish Council

No objection subject to the following:

- The visual and lighting impact does not have a negative impact on Chobham Common SSSI
- The relevant conditions of 15/0272 are met
- Construction traffic to park within the site and not on the public highway
- Regard should be given to the weight limit for HGVs in Chobham High Street when considering construction traffic route
- Concern that there is no supporting documentation or evidence from the NHS regarding staffing arrangements for doctors surgery. Parish Council trusts that appropriate measures are being taken to ensure surgery will be staffed and used for the specified purpose.

[Officer comment: The doctors' surgery already has permission and as such the applicant is not obliged to provide evidence in this regard. A condition on the outline permission restricts the use of the doctors' surgery to that purpose only so any other intended use would require a separate planning application. An informative can be added in respect of the weight limit on Chobham High Street. There are separate conditions on the outline permission in respect of lighting and a Construction Transport Management Plan which will have to be discharged prior to commencement].

5.8 Windlesham Parish Council

Awaiting response.

6.0 REPRESENTATION

6.1 At the time of preparation of this report 6 letters of objection and 2 letters in support of the application have been received. The issues raised by the objection letters are summarised below:

- Very special circumstances were said to be involvement of Windlesham Community Home Trust and inclusion of a doctors' surgery. Trust is not involved and there is no evidence that the NHS or others wish to establish a surgery in this location

[Officer comment: The outline consent has already been granted and as such no very special circumstances are required for this application for the details of the appearance and layout of the buildings, which already have permission. The doctors' surgery already has permission and as such the applicant is not obliged to provide evidence in this regard. A condition on the outline permission restricts the use of the doctors' surgery to that purpose only so if the surgery was not forthcoming then it could not be used for any other purpose without a new planning application.]

- Point of access directly opposite Brickmakers and Chertsey Road is busy/will create additional traffic and parking issues/ traffic has increased since the original application

[Officer comment: The access has already been agreed and is not part of this application. See section 7.4 for parking layout].

- Unless evidence is provided that they use doctor's surgery for its purpose then it could be used as part of the care home or a private residential building

[Officer comment: The doctors' surgery already has permission and as such the applicant is not obliged to provide evidence in this regard. A condition on the outline permission restricts the use of the doctors' surgery to that purpose only].

- Significant increase in footprint on the Green Belt

[Officer comment: This was allowed at outline stage and this proposal does not propose an increase upon what was already allowed]

- Restrictions should be imposed regarding hours of construction

[Officer comment: There is a condition on the outline permission restricting hours of construction]

- Natural England have expressed multiple concerns and raised issues regarding Common Land

[Officer comment: Natural England have not objected, subject to the conditions on the outline consent being adhered to. They have retracted their statement about Common Land and confirmed that there is none on the site]

- Commercial venture and evident that intention is to then apply for consent to increase size to make it commercially viable

[Officer comment: Outline permission has been granted and this application is for the reserved matters only and as such this is all we can consider at this stage. Any future application would also come to Committee by virtue of its size]

6.2 The issues raised by the letters of support are summarised below:

- General support for the development and hope there will be transport to the doctors' surgery *[Officer comment: A Travel Plan condition was on the outline consent which will address such issues]*

7.0 PLANNING CONSIDERATION

- 7.1 Outline permission has already been granted for a 65-bedroom care home, doctors' surgery and bungalow on the site, following demolition of the existing dwelling and builders yard. The location of the access was also agreed at this stage. This proposal therefore will consider the remaining issues of scale, layout, landscaping and appearance.
- 7.2 The proposal is considered against the National Planning Policy Framework (NPPF); policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP) including Policies CP2, CP11, CP14A, CP14B, DM9 and DM11; and the Surrey Heath Residential Design Guide 2017 (RDG).
- 7.3 The issues to consider at this stage are:
- Impact on the Green Belt
 - Impact on the character of the area;
 - Parking and access
 - Impact on residential amenity;
 - Impact on Thames Basin Heaths Special Protection Area;
 - Landscaping and ecology.

7.4 Impact on the Green Belt

- 7.4.1 Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts, and that their fundamental purpose is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt being their openness and their permanence. Paragraph 80 states that the Green Belt serves five purposes, the third of which is to assist in safeguarding the countryside from encroachment. Paragraph 87 states that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.4.2 Paragraph 89 states that the construction of new buildings is inappropriate within the Green Belt with some exceptions, one of which is the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 7.4.3 At this site, a small part of it can be considered to be previously developed, which is the site of the existing bungalow Orchard Cottage, and Highams Builders Yard. The rest of the site is undeveloped. The outline planning consent allowed the development, although inappropriate in Green Belt terms, as it was considered that there were very special circumstances. In allowing the development, the total floor area was limited to a maximum of 4185m² by condition 11, which was based on the indicative plans provided at outline stage. The floor area of the care home

(3471m² approx), bungalow (412m² approx) and doctors' surgery (202m² approx) is within the total 4185m² allowed by condition 11. In addition, the basement car parking is proposed in a similar location and of similar size to that indicated at outline stage, for 20 cars.

- 7.4.4 With regard to the volume, bulk and massing of the development, again the design is very similar to that submitted at outline stage and the doctors surgery and bungalow are single storey, with the care home being two-storey as was agreed at that stage. The indicative front elevation plans provided at outline stage have the same height as the proposed front elevation as part of this application. The layout of the site is as expected with the parking to the front and side of the building and in the basement, and the development occupying the northern half of the site only, other than the bungalow on the site of the builders' yard. It is not considered therefore that the details of these reserved matters have any additional impact on the Green Belt over and above that as would be expected, with the details provided at outline stage. Therefore no objection is raised to the size of the proposals in Green Belt terms.

7.5 Impact on the character of the area

- 7.5.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment, paragraph 61 requires new development to integrate into its context and paragraph 64 requires design to improve the character and quality of the area. Paragraph 17 states that the intrinsic character and beauty of the countryside should be recognised. Policy CP2 and DM9 of the CSDMP reiterates this by requiring development to respect and enhance the quality of the environment.
- 7.5.2 This site is best described as a semi-rural area being located outside of the settlement of Windlesham with the immediate vicinity of Chertsey Road having a limited amount of development on either side of the road. This mostly comprises large, detached dwellings on large plots, which are located sporadically along the road, and some terraced cottages. There is no prevailing architectural style and dwellings are set back from the road by varying degrees. The application site is also located next to the former BOC site which is a large office complex and across the road from the Brickmakers' Public House, and further along there is Coworth-Flexlands School, so there are a mix of uses in the immediate vicinity of the site. The streetscene is dominated by significant mature vegetation all along the road, including that existing along the front boundary of the application site.
- 7.5.3 The design of the proposed care home is very similar to the indicative plans submitted at outline stage, with the front elevation being virtually identical. While surrounding development in Chertsey Road is very varied, most buildings are older and contain traditional elements such as hipped roofs with gabled elements such as are proposed by this development, which also proposes traditional materials, such as red bricks, clay tiles and timber framed rendered elements. The home would be sited almost 30m back from the front of the site with vegetation retained to the front. As such, given its height and design, and the set back from the road, it is considered that the appearance and scale is acceptable.

- 7.5.4 The proposed bungalow is unusual in design, however the NPPF is clear in paragraph 60 that planning decisions should not attempt to impose architectural styles or tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The bungalow would not be seen from the wider context of Chertsey Road and only from Shepherds Lane, and as such it is not considered necessary that it should take its design cues from the surrounding dwellings of Chertsey Road. In terms of its location it is sited on the same area as the builders yard, as previously proposed.
- 7.5.5 The doctors' surgery is single storey as previously agreed and also follows the indicative design at outline stage. It would be set back from the road and behind the existing dwelling Sundial and as such would not be significantly visible from the road. Its simple design is not considered to be harmful to the appearance of the street scene.
- 7.5.6 Principle 9.1 of the RDG states that all boundary treatments should reflect the character of the development and surrounding context. The boundary treatment is a 1.2m timber post and rail fence to the front with timber gates of the same height. The existing trees and vegetation are also proposed to be retained. Boundary treatments of surrounding dwellings are low walls and fences, although this site currently has a fence of at least this height and given the existing vegetation it is not considered that the fence would be likely to be significantly visible in any event and its appearance would be softened by the vegetation. It is considered therefore acceptable for this location.

7.6 Parking and access

- 7.6.1 Paragraph 32 of the NPPF states that planning decisions should take account of whether safe and suitable access to the site can be achieved for all people. Policy CP11 states that new development that will generate a high number of trips will be directed towards previously developed land in sustainable locations or will be required to demonstrate that it can be made sustainable to reduce the need to travel or promote travel by sustainable modes of transport. All development should be appropriately located in relation to public transport and the highway network and comply with the Council's car parking standards. Policy DM11 states that development which would adversely impact the safe and efficient flow of traffic movement on the highway network will not be permitted unless it can be demonstrated that measures to reduce such impacts to acceptable levels can be implemented.
- 7.6.2 The location of the access was determined at outline stage and it is in the same location as the existing (currently unused) access to the site off Chertsey Road. As such the location has already been determined and is not for consideration at this stage. A total of 52 parking spaces would be provided for the development, with cycle spaces and an ambulance space. This is in line with that indicated at outline stage, and the outline application suggested that 20 of these would be for staff (in the basement) and 32 surface spaces for the doctors' surgery and care home visitors. The County Highway Authority have been consulted and have not objected to the parking provision.

- 7.6.3 The County Highway Authority objected to the previous application, stating that the location was unsustainable given the likely number of trips generated, and the lack of public transport, and raised concern about the access gate leading to queuing on Chertsey Road; however the access gate is necessary for preventing others using the car park to recreate on the SPA and Natural England would object to the development without such a gate. They did not object previously in terms of the level of parking. There are conditions on the outline permission in terms of a Travel Plan, Parking Management Plan, for the gates to open inwards, and for a Construction Transport Management Plan. There is also a condition for a pedestrian link to Chertsey Road to be provided, which is shown on the landscaping plan.
- 7.6.4 The bungalow would be provided with at least 2 spaces (although it appears that there is space for more) which is in line with that required for a dwelling of this size. It is therefore considered that the details of the reserved matters are acceptable in terms of highways, parking and access.

7.7 Impact on residential amenity

- 7.7.1 Paragraph 17 of the NPPF states that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 123 states that planning decision should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Policy DM9 states that development will be acceptable where it respects the amenities of the occupiers of neighbouring properties and uses. It is necessary to take into account matters such as overlooking, overshadowing, loss of light and an overbearing or unneighbourly built form.
- 7.7.2 Principle 8.7 of the RDG states that usable, high quality private outdoor amenity space will be required for all new Residential Care Home developments, and principle 8.4 that new dwellings of 4+ beds should have at least 70m² of amenity space. Principle 8.3 states that developments should not result in the occupants of neighbouring dwellings suffering from a material loss of daylight and sun access.
- 7.7.3 The nearest property to the proposal is Sundial on Shepherds Lane. The care home would be 31m at its nearest point from Sundial and given this distance and the proposed height of the building it is not considered that there would be any overbearing or overshadowing effects. The doctors' surgery would be much closer at 5.3m approx. from this neighbour. However this would be single storey and although the roof will be visible from this neighbour, it is not considered to cause any significant overbearing or overshadowing effects as it is adjacent to the side elevation and taking into account the separation distance. Given the single storey nature there would not be any overlooking, although a roofspace window is proposed. It is considered that this should be obscure glazed as any internal addition of an upper floor in the building in the future could result in overlooking. This would also prevent the perception of overlooking to these residents.
- 7.7.4 Lynbrook Cottage and Lynbrook are located to the west of the development, with the western side elevation of the building approximately 31m at its nearest point from the boundary with Lynbrook Cottage and 44m from the boundary with

Lynbrook. There are a number of large, mature trees along the western boundary of the site which also help to screen the building from these houses, and as such, given the two-storey height of the building, the separation distance and the boundary screening, it is not considered that there would be any significant adverse impacts upon the occupiers of these dwellings.

- 7.7.5 The proposed bungalow would have sufficient amenity space for its size, which is in excess of the size required by Principle 8.4 of the RDG. No other significant adverse impacts on amenity are anticipated and the issue of general increase in noise and disturbance was considered acceptable at outline stage. As such, it is considered that the proposal is in accordance with Policy DM9 and the NPPF in this regard.

7.8 Impact on Thames Basin Heaths Special Protection Area (SPA)

- 7.8.1 The Thames Basin Heaths SPA was designated in March 2005 and is protected from adverse impact under UK and European Law. Policy NRM6 of the South East Plan 2009 states that new residential development which is likely to have a significant effect on the ecological integrity of the SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Policy CP14B of the SHCS states that the Council will only permit development where it is satisfied that this will not give rise to likely significant adverse effect upon the integrity of the Thames Basin Heaths SPA and/or the Thursley, Ash, Pirbright and Chobham Common Special Area of Conservation (SAC).
- 7.8.2 The site lies approximately 60m from the Thames Basin Heaths SPA. The Thames Basin Heaths SPA Avoidance Strategy SPD was adopted in 2012 to mitigate effects of new residential development on the SPA. It states that no new residential development is permitted within 400m of the SPA, however care homes can be acceptable subject to some conditions. There is a condition on the outline permission restricting the occupiers to only those who are unable to recreate independently on the SPA, with no staff accommodation or pets. Natural England has been consulted and has not objected, subject to the applicant adhering to existing conditions on the outline permission, which will have to be discharged in any case before work can commence. The applicant proposes a gate across the access, as required by Natural England, and details of how this will operate will be within the details of the Parking Management Plan under condition 13 of the outline permission.
- 7.8.3 The development would not be CIL liable given that it is a care home, and not liable to SAMM, given the profile of the residents, and the fact that the dwelling is a replacement dwelling. Officers therefore consider that the proposal is acceptable in terms of its impact on the SPA and in line with Policies NRM6 and CP14B and the NPPF.

7.9 Landscaping and ecology

- 7.9.1 Paragraph 109 of the NPPF, states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and minimising the impacts on biodiversity and providing net gains in biodiversity where possible. Policy DM9 states that development will be acceptable

where it protects trees and other vegetation worthy of retention. Policy CP14A requires a contribution to the enhancement of biodiversity.

- 7.9.2 The landscaping scheme proposes a variety of species, with some ornamental and some wildflowers. The area around the building would have a fairly formal layout of paths and planting, however given that the rear of the site would not be landscaped, it is not considered that this would be significantly harmful to the open character of the site. There would be a number of larger trees and timber and rail fencing to the front and side.
- 7.9.3 The residential dwelling would have a large garden area separated from the remainder of the site by a hedge and low fence. The Council's Arboricultural Officer has been consulted and has objected at present due to some of the proposed species being inappropriate and too ornamental. He has recommended some changes to the species and it is considered that it is likely this can be resolved by the Committee date. Surrey Wildlife Trust have also made comments on species and clarity has been requested from the applicant as to the proposed landscaping (if any) on the southern side of the site. Any updates will be reported to the meeting.
- 7.9.4 The outline permission includes conditions for a meeting with the Tree Officer to agree tree works, and the submission of a Landscape and Ecology Management Plan (with biodiversity enhancements). These conditions would have to be discharged before work commences.

7.10 Other matters

- 7.10.1 The bungalow element of the development would be CIL liable, although there may be a reduction if the existing dwelling and builders yard has been in use for at least 6 months out of the last 3 years and the applicant can provide the CIL officer with evidence of this. The amount payable would be determined following the grant of permission and payable on commencement. An informative will be added to the decision notice.

8.0 CONCLUSION

- 8.1 The principle of the development and the location of the access has already been granted permission by the outline consent 15/0272, and the matters for decision at this stage are not considered to cause any additional harm to the Green Belt over and above the development allowed at outline stage. The matters of appearance and scale of the building are considered to be acceptable and as indicated at outline stage. The design of the building is not considered to be harmful to, or significantly out of character with the design of surrounding buildings. The layout and landscaping is also as previously indicated, and is considered acceptable, subject to amendments to some proposed species. It is not considered that the matters for approval as part of this application would result in any significant adverse impacts on residential amenity (subject to condition) or highways. It is therefore considered that permission can be granted, subject to conditions.

9.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

10.0 RECOMMENDATION

APPROVE the reserved matters subject to the following:-

1. The proposed development shall be built in accordance with the following approved plans:
 - Ground Floor Plans 303/1048 Rev A received 9.8.17
 - Hard and Soft Landscape GA Plan 17158/P01 Rev PL1 received 9.8.17
 - Proposed Location Plan 303/1039 received 19.7.17
 - Proposed Site Plan 303/1040a received 19.7.17
 - Basement Plan 303/1041a received 19.7.17
 - Roof Plan 303/1044a received 19.7.17
 - Basement Plan Care Home 303/1045a received 19.7.17
 - Ground Floor Plan Care Home 303/1046a received 19.7.17
 - First Floor Plan Care Home 303/1047a received 19.7.17
 - Second Floor Plan Care Home 303/1049 received 19.7.17
 - Elevation North Care Home 303/1050a received 19.7.17
 - Elevation South Care Home 303/1051a received 19.7.17
 - Elevation East Care Home 303/1052a received 19.7.17
 - Elevation West Care Home 303/1054a received 19.7.17
 - Elevations - Residential Bungalow 303/1056b received 19.7.17
 - Elevations - Doctors Surgery 303/1057 received 19.7.17
 - Proposed Access Plan 303/1059 received 19.7.17

unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

2. Before first occupation of the development hereby approved the window in the roof space on the northern side elevation of the doctors' surgery facing Sundial shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in this elevation without the prior approval in writing of the Local Planning Authority.

Reason: In the interests of the amenities enjoyed by neighbouring residents and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. CIL Liable CIL1
2. Form 1 Needs Submitting CIL2
3. Building Regs consent req'd DF5
4. Decision Notice to be kept DS1
5. The applicant's attention is drawn to the weight limit for HGVs on Chobham High Street, when considering the route to be taken for HGVs during the construction of the development.
6. The applicant is reminded that development cannot commence until the pre-commencement conditions on the outline consent 15/0272 have been discharged. The relevant conditions are condition 4, 5, 6, 7, 9, 10, 12, 13, 18, 19, 21, 22, 23, 25, 26 and 27.