

<b>LOCATION:</b>	Library Chambers, 63 High Street, Bagshot, Surrey, GU19 5AH,
<b>PROPOSAL:</b>	Erection of a detached 2 bed dwelling with associated parking and amenity area to rear of site following demolition of single storey rear building.
<b>TYPE:</b>	Full Planning Application
<b>APPLICANT:</b>	Mr Keith Rann
<b>OFFICER:</b>	Melissa Turney

This application has been reported to Planning Application Committee because the site is owned by the Council. This application should be read in conjunction with the application for listed building consent (23/0221/LLB).

## **RECOMMENDATION: GRANT, subject to conditions**

### **1.0 SUMMARY**

- 1.1 This application relates to the demolition of the building to the rear of the site and erection of a detached 2 bed dwelling with off street parking and amenity area.
- 1.2 The principle for the development is acceptable. The application site is located to the rear of the Grade II Listed Building. The introduction of the residential dwelling would improve and enhance the appearance and functionality of the site and would not result in harm to the listed building or the Bagshot Village Conservation Area. The application proposal is also considered to be acceptable in terms of its impact on residential amenity, highway safety and waste collection.
- 1.3 The application is therefore recommended for approval subject to conditions.

### **2.0 SITE DESCRIPTION**

- 2.1 The application site or the Bagshot Village Community Library relates to a two-storey, end of terrace building situated on the northern side of Bagshot High Street, within the settlement area of Bagshot. The High Street and the site is located within the Bagshot Village Conservation Area.
- 2.2 The Bagshot Village Conservation Area contains a total of four Grade II Listed Buildings (including the application site) and one Grade II\* Listed Building, together with a number of Locally Listed Buildings. The buildings in the surrounding area largely date back to the 19th or early 20th century, which are of a domestic scale and have a mixed character of Georgian, Victorian and Edwardian architectural context.
- 2.3 To the rear of the site is a post 1935 single storey building which is to be demolished. The existing building is currently redundant and in poor state of repair. There is existing access to the rear of the site, which is accessed from Park Street.

### **3.0 RELEVANT HISTORY**

- 3.1 23/0221/LLB Construction of detached 2 bed dwelling to rear of site following demolition of post 1935 single storey rear building. *This application is reported elsewhere on this agenda.*
- 3.2 22/0490/LLB Refurbishment to all internal parts of windows at first-floor level including casements and sash, boiler room window and door. Internal alterations to upgrade existing fire doors with intumescent strips, and raising floor level of ground floor W/Cs and door openings (amended description). – Granted

### **4.0 THE PROPOSAL**

- 4.1 The proposal is for the erection of a detached 2 bed dwelling with associated parking and amenity area to the rear of the site following the demolition of single storey rear building.
- 4.2 The proposed dwelling would be a chalet bungalow with front facing dormers i.e. facing southwest. The proposed dwelling would have a maximum height of approximately 6.5m, a eaves height of 3.2m, a total width of approximately 13.5m, have a depth of approximately 5.1m, excluding the canopy. The dwelling would have a separation distance of approximately 6.5m at the closest point from the rear elevation of the proposed dwelling and the library and be located abutting the northeast boundary.
- 4.3 The internal layout would include a kitchen, living area, bathroom and 2 bedrooms.
- 4.4 The proposal would provide 2 off street parking spaces, a bin store, cycle store and an amenity space/garden. This amenity space would be 72.1 sq. metres and be located between the library and southern elevation of the dwelling. In addition, there would be an area of hardstanding and landscaping at the front of the dwelling. An intervening hedge is proposed at a height of 3.5 metres separating the library and residential use. The parking spaces would be positioned parallel to the front of the dwelling and be accessed via the existing access road off Park Street that serves the library and other buildings along the High Street. Access would be retained for occupiers of the Library with an emergency access path retained to the southern side of the site.
- 4.5 In support of the planning application a Design and Access Statement, Heritage Statement, Archaeological assessment and Arboricultural Report were submitted. An Acoustic Report has been received during the course of the application.

### **5.0 CONSULTATION RESPONSES**

- 5.1 County Highways Authority No objection subject to conditions. See Annex A for a copy of the comments.
- 5.2 Council's Heritage Consultant No objection subject to conditions
- 5.3 Environmental Health Officer No objection subject to condition for Land quality and Demolition and Construction Environmental Management Plan. However, requested a noise report to be submitted.
- Following receiving the acoustic report, no objection subject to conditions.
- 5.4 SCC Heritage No objection subject to conditions

5.5	Arboricultural Officer	No objection subject to conditions
5.6	Windlesham Parish Council	No objection but committee wanted to highlight that the building is in a conservation area and therefore the layout, density and finishing of the materials of the building design need to be considered.
5.7	Joint Waste Solutions	No objection (originally objected but their objection was withdrawn following agreement on a bin collection point which is to be located western part of the red line shown on plan P.310 A)

## **6.0 REPRESENTATION**

6.1 A total of 38 individual letters were sent to surrounding properties on 8<sup>th</sup> February 2023. A Site Notice was posted on 9<sup>th</sup> March 2023 and advertised in the local press on 8<sup>th</sup> and 10<sup>th</sup> March 2023. At the time of preparation of this report no letters of representation have been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The application is considered against the relevant policies, which are Policies CP1, CP2, CP3, CP6, CP12, CP14, DM9, DM10, DM11 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP), the Surrey Heath Residential Design Guide 2017, the National Design Guide and the National Planning Policy Framework (NPPF) and advice in the Planning Practice Guidance (PPG). Bagshot Village Conservation Area Appraisal and Management Proposal 2015 is also of relevance.

7.1.2 The main issues to be considered within this application are:

- Principle of development
- Impact on the character and appearance of the surrounding area including heritage assets
- Impact on the residential amenity of neighbouring properties.
- Impact on highway safety and parking capacity
- Impact on infrastructure
- Impact on the Thames Basin Heaths Special Protection Area and;
- Other matters

### **7.2 Principle of development**

7.2.1 Policy CP1 of the Surrey Heath Core Strategy and Development Management Policies Document (CSDMP) 2012 seeks sustainable development within the Borough. This Policy states that Bagshot has limited capacity to accommodate any new development. New development will primarily be achieved through the redevelopment of existing sites.

7.2.2 In addition to the above, section 11 of the NPPF encourages local planning authorities to make effective use of land. Paragraph 119 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

7.2.3 Paragraph 124 of the NPPF highlights that planning decisions should support development which makes efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing 6.4.4 character and securing well-designed places.

7.2.4 The site is located within the developed area of Bagshot. The proposal would provide a net increase of 1 dwelling to contribute to the housing supply within the Borough. The Council is able to demonstrate a Five-Year Housing Land Supply, with the appropriate buffer included. The five-year housing land supply position is assessed to be 7.41 years, based on the most recent evidence published in the Surrey Heath Strategic Land Availability Assessment (2021) and the Council's Five-Year Housing Land Supply Statement (2022). In addition to this, Surrey Heath's result from the most recent Housing Delivery Test measurement (2021) is 132%, which is greater than the threshold of 75% as set out in footnote 8 of the NPPF. Therefore, the development plan and its policies may be considered up-to-date with regard to paragraph 11 of the NPPF. As a result, due to the location within the developed area the proposed development is considered acceptable in principle subject to other material planning considerations, such as the impact on the character of the area and upon neighbouring residential amenities.

7.2.5 It is therefore considered that the proposal would be acceptable in principle and would be in line with the NPPF, Policies CP1, CP3 and CP6 of the CSDMP.

### **7.3 Impact on the character and appearance of the area including heritage assets**

#### *Layout*

7.3.1 Consistent with the objective of the NPPF to secure high quality design, Policy CP2 of the CSDMP states that new development should use the land efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 of the CSDMP also promotes high quality design. Development should respect and enhance the character of the local environment and be appropriate in scale, materials, massing, bulk and density.

7.3.2 The RDG provides further guidance relating to the design of residential developments. Principle 6.6 sets out that new residential development will be expected to respond to the size, shape and rhythm of surrounding plot layouts. Proposals with plot layouts that are out of context with the surrounding character will be resisted. The supporting paragraphs advise that plots are important elements in the character of an area. Their sizes, especially the widths along a street frontage are key determinants of the rhythm of buildings and spaces along a street, how active it will be and the grain of development in an area. Principle 7.4 advises that new residential development should reflect the spacing, heights and building footprints of existing buildings.

7.3.3 The character of the area is a mixture of residential/retail and commercial units which front the High Street. There is a mixture of plot sizes in terms of the width and depth which lead to irregular shaped plots. Due to the village location and mixture of plot sizes the introduction of the residential plot in this location would not result in harm to the character of the area and as such, the subdivision of the plot is considered acceptable and would comply with principle 6.6 of RDG.

7.3.4 The proposal would result in the parking being sited to the side of the dwelling and this layout and configuration is not unusual for this type of location. The proposed dwelling's mixture of the hard and soft landscaping is welcomed. Due to the location to the rear of the High Street the car parking area would not be visible. It is considered reasonable to attach a condition requiring further details of the landscaping to be submitted.

7.3.5 The proposed layout of the plot provides the amenity area between the proposed building and the listed building. The proposed building is a chalet style design which reduces the height of the building. The proposal results in 2 bedroom dwelling with garden area. It is considered that the proposed level of built form and garden space compared to the plot size has provided a suitable balance to create a dwelling on the plot and provided amenity area for the owner/occupier would align with the RDG policy 7.4 with respect of its area and usability taking account of the surrounding area.

7.3.6 The RDG, on page 49, sets out that the Council's strong preference is for refuse storage areas to be located to the rear or side of dwellings where they are invisible in the public realm, but still easily accessible for refuse and recycling collection vehicles. A bin storage would be located behind the parking space. However, on collection day there is a bin collection point shown on plan P.310 A. While it is accepted that this location is partly away from the site, due to the location to the rear of the High Street and limited number of users of the access way this proposed location is considered to be acceptable. This collection point has also been agreed with the Council's Joint Waste Solutions.

*Impact on heritage assets, and the building's scale and massing*

7.3.7 Policy DM17 of the CSDMP states that development which affects any Heritage Asset should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting. Bagshot Library, a Grade II Listed Building, is a traditional, two storey red brick building, with access from the High Street, that strongly contributes to the character and appearance of the Bagshot Village Conservation Area.

7.3.8 However, the proposed removal of the existing single storey building, to the rear of the main listed building, is of limited architectural merit. The submitted Heritage Statement concludes that the demolition of the single storey extension would have very limited impact on the significance of the Grade II Listed Building. The Council's Heritage Consultant has reviewed the proposal and supports this view. The existing single storey element does not make any positive contribution to the setting of the listed building or the Bagshot Village Conservation Area. As such there is no objection to the removal. The proposed built form would be a reduction to the existing situation, creating more space around the listed building.

7.3.9 Principle 7.4 of the RDG advises that new residential development should reflect the spacing, heights and building footprints of existing buildings. The proposed dwelling would be chalet bungalow style with front facing dormers. The design of the building would be small scale and of traditional appearance which would have been found to the rear of the larger buildings in historic environments. The proposed dwelling is therefore considered to be proportionate in scale and would step down in height compared to the listed building. The proposed scale of the building is therefore considered to preserve the setting of the Grade II Listed Building and is supported by the Council's Heritage Consultant.

7.3.10 The proposed dwelling would be finished in horizontal painted weatherboarding on a low brick plinth in soft, orange/red tones, and natural clay roof tiles these materials are considered acceptable and reflect with the historic character of the surrounding area. The proposal also includes the reinstatement of the rear wall of the listed building, which will be undertaken in brickwork, bond and mortar colour to match the existing building. Given the surrounding heritage assets, it is considered necessary and reasonable should planning permission be granted that these details are secured through condition. The Council's Heritage Consultant is supportive of this approach.

7.3.11 The proposed changes would not have any impact on the High Street frontage, nor the principal street scene views that define the historic character and appearance of Bagshot Conservation Area. The proposal would, however, enhance the views towards the rear of the site. The building would be positioned to obscure a large flank wall to the east. Overall, the introduction of the built form would improve and enhance the appearance and functionality of the site.

*Trees*

7.3.12 On the edge of the access road Park Street and the neighboring property is a protected tree. The Arboricultural Officer has reviewed the application and raised some concerns to the tree during the construction of the development and requested that further information is required. This information includes further details of protection during the demolition and

construction, particularly the root protection area to be extended further to cover all parts of the RPA along the access point during construction and no details have been provided for levels and materials for parking spaces. It is considered that these details can be secured via a condition to include an updated Arboricultural Method Statement and Tree Protection Plan to address the points raised above.

- 7.3.13 In summary, the proposal would preserve and enhance the character and quality of the area, including heritage assets and would be in accordance with Policy DM9 and DM17 of the CSDMP, the RDG and the Bagshot Village Conservation Area, and the NPPF.

#### **7.4 Impact on residential amenity**

- 7.4.1 Paragraph 130 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. Policy DM9 of the CSDMP 2012 states that development should respect the amenities of the adjoining properties and uses. The importance of appropriate design, so as not to result in a material loss of amenity for the occupiers of neighbouring properties, is set out in principles 8.1 and 8.3 of the RDG. Principles 7.6, 8.2 and 8.4 of the RDG secure the amenities of future occupiers of the site.

- 7.4.2 The proposed dwelling would be located in a similar location to the existing built form (which will be demolished as part of this application). It is noted that the proposed use would be residential. The proposed built form would be higher than existing building on site to be demolished. There would be additional glazing within the south west elevation which would face towards the parking areas of the buildings fronting the High Street. The closest residential units are located above existing units fronting High Street approximately 24m from the application site at an acute angle. Due to the existing surrounding uses and distances the proposal would not appear overbearing, overshadowing or result in loss of light to neighbours.

- 7.4.3 In addition, the development would not cause conflict with existing neighbouring occupiers and users. There is an existing access to the rear of no. 61 and the proposal would not restrict access to this neighbouring site.

- 7.4.4 In considering the proposed residential amenities of the future occupiers of the new dwelling, the internal floor space would comply with the recommendation contained in the Nationally Described Space Standards. All habitable rooms would be provided with adequate outlook. The new dwelling would have a rear garden of approx. 72sqm. The proposed garden size would comply with the Principle 8.4 of the RDG which sets out the predominantly north facing gardens for 2 bedrooms should have an area of 65sqm.

- 7.4.5 The rear garden would be located between the proposed dwelling and the existing listed building. The application site is located within a higher density context within the village centre and is an infill plot, where it is accepted there can be a reduction in distances between the buildings. The proposal provides a patio area adjacent to the dwelling and is considered the most sensitive private area. The existing listed building fronting the High Street rear elevation would face towards the application site. This building has a mixed use of library and barbers at ground floor and at first floor recently refurbished offices and therefore provides a different relationship than back to back residential properties. The boundary would include a hedge that would provide screening to these offices at ground level. While there are first floor windows in the rear elevation of the library which serves the office use, due to the higher density context and the existing office use this relationship would not result in adverse overlooking that would be detrimental to future occupiers privacy.

- 7.4.6 Paragraph 185 of the NPPF indicates that development should mitigate and reduce to a minimum potential adverse impacts resulting from noise from development. An Acoustic Report dated 20<sup>th</sup> March 2023 was submitted during the course of the application. The Council's Environmental Health Officer has reviewed the noise assessment and notes that

the noise levels presented in this acoustic report (as summarised in the table 2 page 13 of acoustic report) were monitored approximately 1m from the main source. Due to the dwelling being located further away than the monitoring location would expect 6 – 12 dB reduction at the facet of the new buildings. The proposed level of noise is not atypical for a town centre location. Further a new boundary fence could be erected along the common boundary to reduced the noise further. It is not unusual for new residential developments to achieve the noise guidance levels through combined mitigation of window and vent systems. It is therefore considered reasonable to attached a condition to secure mitigation measurements including windows, vent system and acoustic fence to protect the future occupiers of the proposed dwelling.

- 7.4.7 As such, the proposal would not be harmful to residential amenities and would be in accordance with Policy DM9 of the CSDMP and the RDG.

## **7.5 Highway, parking and access impacts**

- 7.5.1 Policy DM11 (Traffic Management and Highway Safety) 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 and mitigate such impacts to acceptable levels can be implemented.
- 7.5.2 The proposed development would require 2 spaces to be provided in line with 'Vehicular and Cycle Parking Guidance (2018)', the proposal would comply with the requirements.
- 7.5.3 The proposed development has been assessed by County Highways Authority (CHA) who have considered the application on safety, capacity and policy grounds, where no objection has been raised. However, they have recommended that planning conditions are added to any granted consent in order that the development does not prejudice highway safety nor does it cause inconvenience to other highways users.
- 7.5.4 County Highways Authority has recommended a planning condition requiring electric vehicle charging points. The proposed off-street parking is considered sufficient for the two bedroom dwelling proposed.
- 7.5.5 Therefore, no objection are raised on highway matters, with the proposal considered to be acceptable complying with Policies CP11 and DM11 of the CSDMP and the NPPF.

## **7.6 Impact on infrastructure and Thames Basin Heath SPA**

- 7.6.1 As the proposed development would involve the provision of an additional residential unit the development would be CIL liable. The site falls within the Eastern Charging Zone, for which the charge is £200 per m<sup>2</sup>, for residential development that does not provide its own SANG. As such, an informative has been added to this recommendation, should planning permission be granted for the proposal. It is therefore considered that the proposal would be in accordance with Policy CP12 of the CSDMP.
- 7.6.2 The proposed development would lie within the 5km buffer of the Thames Basin Heaths Special Protection Area (SPA). Provided that sufficient Suitable Alternative Natural Greenspace (SANG) capacity is available in the Borough, it can be allocated to minor development proposals and the financial contribution towards SANG is now collected as a part of CIL. There is currently sufficient SANG available and as this development would be CIL liable, a contribution would be payable on commencement of development.
- 7.6.3 Following an Executive resolution which came into effect on 1 August 2019, due to the currently limited capacity available for public SANGs in parts of the Borough, applications for development which reduce SANG capacity, as in the case of this application will be valid for one year (rather than three years).

7.6.4 The development would also be liable for a contribution towards SAMM (Strategic Access Monitoring and Maintenance), which is a payment separate and would depend on the sizes of the units proposed. This proposal is liable for a SAMM payment of £648.10 which has been paid by the applicant. It is therefore considered that the proposal would comply with Policy CP14B of the CSDMP and the Avoidance Strategy.

## **7.7 Other Matters**

7.7.1 Paragraph 183 of the NPPF indicates that planning decisions should ensure that a site is suitable for its proposed use taking into account ground conditions and any risk arising from land contamination. The Environmental Health Officer has reviewed the application and notes the site is adjacent to historical petrol facility as such recommended a condition any unexpected contamination should be reported.

7.7.2 Policy CP2 of the CSDMP indicates that development will be required to provide measurements to improve energy efficiencies and sustainability. The Design and Access Statement provides information that materials for the development and suppliers will be sourced from local area wherever possible to reduced transport cost and ideally within 35miles of the site. No information has been provided on energy efficiencies of the building and or any renewable sources. It is necessary to secure these details for the development to comply with policy CP2 of the CSDMP.

7.7.3 The site lies within an 'Area of High Archaeological Potential'. The applicant has submitted an archaeological desk based assessment which has been reviewed by the Archaeological Officer. The supporting assessment recommends that further archaeological work will need to be undertaken to mitigate the impacts of development. The Archaeological Officer agrees with this finding and recommends a condition which is considered reasonable.

7.7.4 Policy CP14A of the CSDMP states that the Council will seek to conserve and enhance biodiversity within Surrey Heath. Where appropriate, new development will be required to contribute to the protection, management and enhancement of biodiversity. The application site is located within a village centre location. The proposal would include landscaping which is considered an improvement to the site and provide an improvement to biodiversity. However, the proposed development would offer further opportunities to enhance biodiversity of the site. Details of biodiversity enhancements can be secured via a condition which would be reasonable and necessary in the event that permission is granted.

7.7.5 Policy DM10 states that development proposal should at least be risk neutral. Flood resilient and resistant design, as well appropriate mitigation and adaption can be implemented so that the level of flood risk is reduced to acceptable levels. The application site is situated within Flood Zone 1 where residential use is considered to be appropriate. The existing site is covered by hardstanding or built form. The proposal would reduce the amount of built form and provide an grassed area, which would be an improvement to the situation. However, given the proposed residential use and village centre location it is considered necessary that a detailed drainage strategy should be developed following the grant of planning permission and this can be achieved to ensure the requirements of Policy DM10 of the CSDMP are met. A planning condition has been added to this recommendation requiring the provision of this strategy prior to commencing works on site.

7.7.6 Due to the constrained nature of the site it is considered necessary and reasonable to impose a planning condition removing permitted development rights for any extensions, roof additions, outbuildings, hardstanding, gates and fences. This is to ensure any additional alterations would not result in harm to the setting of the listed building, conservation area or reduce the amenity space for the future occupiers to an unacceptable degree.



## **8.0 PUBLIC SECTOR EQUALITY DUTY**

- 8.1 Under the Equalities Act 2010 the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the Public Sector Equality Duty. The proposal is not considered to conflict with this duty.

## **9.0 CONCLUSION**

- 9.1 It is considered that the proposed development would preserve and enhance the character and quality of the area including the adjacent Grade II Listed Building and the wider conservation area. There would also be no adverse impact upon the amenities of the adjoining residents, highway safety, ecology, drainage and be above the energy sufficiency requirements. Therefore, subject to the recommended conditions, the proposal complies with the CSDMP, the RDG and the NPPF.

## **10.0 RECOMMENDATION**

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun within one year of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans:

L.301 Received 24.02.2023  
P.301 Received 24.02.2023  
P.304 Received 24.02.2023  
P.305 Received 24.02.2023  
P.306 Received 24.02.2023  
P.307 Received 24.02.2023  
P.308 Received 24.02.2023  
P.309 Received 24.02.2023  
P.310 A Received 29.03.2023

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.

3. No external facing materials shall be used on or in the development hereby approved until samples and details of them have been submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and to ensure that the materials are sympathetic to and compatible with the adjoining Listed Building and Conservation Area having regard to Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012

4. The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge Electric Vehicle Charging Point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. The development hereby approved shall not be first occupied unless and until the proposed dwelling has been provided with parking for a minimum of one bicycle in a robust, secure and lockable enclosure in accordance with the approved plans.

Reason: To ensure the provision of on-site parking accommodation and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

6. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To comply with Policy DM17 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7. No soft or hard landscaping works shall take place until full details of both have been submitted to and approved in writing by the Local Planning Authority.

The approved details shall be carried out as approved and implemented prior to first occupation. The scheme shall include indication of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and the details of the measures to be taken to protect existing features during the construction of the development.

Any landscaping which, within 5 years of the completion of the landscaping scheme, dies, becomes diseased, is removed, damaged or becomes defective in anyway shall be replaced in kind.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012

8. Notwithstanding the provisions of Schedule 2 Part 1 Class A, Class B, Class D and Class E, AA and Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) no further extensions, roof alterations, outbuildings shall be erected or undertaken without the prior approval in writing of the Local Planning Authority.

Any development under the Classes stated above undertaken or implemented between the date of this decision and the commencement of the development hereby approved shall be demolished and all material debris resulting permanently removed from the land within one month of the development hereby approved coming into first use.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of the Listed Building, Conservation Area and the future occupiers of the development and to comply with Policy DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies Document 2021 and the National Planning Policy Framework.

9. No development shall commence until an Energy and Sustainability Report, outlining how the final construction design includes measures to promote energy efficiency, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the final design of the proposed construction would support sustainability to comply with Policy CP2 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. Prior to first occupation of the development hereby approved, details of a 2 metre high acoustic fencing along the south western boundary shall be submitted to and approved in writing by the Local Planning Authority. Thereafter retained and maintained as such unless otherwise agreed upon in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupants and to accord with objectives of the Policy DM9 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

11. Prior to first occupation of the development hereby, all habitable rooms shall be installed with the following minimum glazing of 30Rw dB and ventilation system with acoustic performance in accordance with Section 7 of the Acoustic Assessment Report dated 20.03.2023. Thereafter retained and maintained as such unless otherwise agreed upon in writing by the Local Planning Authority.

Reason: In the interests of the amenities of future occupants and to accord with objectives of the Policy DM9 of the Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

12. A strategy for monitoring and reporting on ground conditions and actions to be taken should there be the discovery of contamination will be adopted. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The remediation strategy should detail how the contamination shall be managed and any agreed remediation verified.

Reason: To comply with the National Planning Policy Framework (NPPF paragraphs 183, 184 and 185) which requires development to contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from unacceptable levels of contamination.

13. Prior to the occupation of the development hereby approved, a scheme of ecological enhancements shall be submitted to and approved by the Local Planning Authority to ensure an overall net gain in biodiversity will be achieved. The development shall be implemented in accordance with the approved details.

Reason: To preserve and enhance biodiversity in accordance with Policy CP14A of the Surrey Heath Core Strategy and Development Management Policies Document 2012.

14. The development hereby permitted shall not commence until full details of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

The required drainage details shall include:

a) Detailed design drawings indicating the location of all new or affected drainage systems. Drawings to include annotations for all drainage assets, pipe diameters, surface and invert levels. Representative cross-sections required to show profile along access road and across porous construction areas.

b) Details of how drainage systems will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

c) Details of the drainage management responsibilities and maintenance regimes for all drainage systems. Details to outline responsibility for ongoing costs associated with pumped drainage systems (electricity supply, preventative maintenance and mechanical/electrical servicing). Location details of pump controls required. Pump system to maintain an external visual indicator of pump or power failure. All future responsibilities to be clearly detailed for any associated surface water assets and drainage systems, including the retention of any porous surfaces or sub-base construction.

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to accord with Policy DM10 of the Core Strategy and Development Management Policies 2012 and the NPPF.

15. No works or development shall take place until an Arboricultural Method Statement and Tree Protection Plan specific to this scheme, has been submitted and approved in writing by the Local Planning Authority. The Tree Protection Plan and Arboricultural Method Statement shall be written in accordance with, and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations.

Nothing shall be stored or placed in any area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, nothing shall be stored or placed in any area fenced in accordance with this condition, the protective fencing shall be retained intact, for the full duration of the demolition and development and shall not be removed or repositioned without the prior written approval of the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details until completion of the development.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

16. Prior to the commencement of any works (including site clearance, demolition and construction works) at least 5 working days' notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures and to confirm that they have been installed in the correct location and to the specifications as shown in the submitted and approved documents. These details will need to be approved in writing from the Local Planning Authority. Alternatively, photo

evidence can be submitted to and approved in writing from the Local Planning Authority which clearly demonstrates that all elements of the tree protection, including ground protection and any other measures specified have been installed in accordance within the approved tree report.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area and to comply with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

### **Informative(s)**

1. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.
2. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
3. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact Building Control with regard to the necessary consents applicable under the Building Regulations and the effects of legislation under the Building Act 1984.
4. This Decision Notice is a legal document and therefore should be kept in a safe place as it may be required if or when selling your home. A replacement copy can be obtained, however, there is a charge for this service.