

2015/0216

Reg Date 12/03/2015

Windlesham

LOCATION: UNIGATE DAIRIES LTD, 7-11 UPDOWN HILL & 2 WENTWORTH COTTAGES, WINDLESHAM, GU20 6AF

PROPOSAL: Erection of 2 commercial (retail/office) units, 2 two bedroom houses, 4 three bedroom houses, 4 one bedroom flats and two storey side extension (to 2 Wentworth Cottages) following the demolition of existing buildings with access and parking/garaging. (Amended & additional plans rec'd 04/06/15)

TYPE: Full Planning Application

APPLICANT: Mr M Weeks
Runnymede Homes (Development) LT

OFFICER: Duncan Carty

RECOMMENDATION: GRANT subject to conditions

1.0 SUMMARY

- 1.1 The proposal relates to the erection of a two storey building to provide 2 no commercial (office/retail) units with 4 one bedroom flats, as well as a terrace and a pair of semi-detached, two storey houses to include 2 no two bedroom houses and 4 no three bedroom and a two storey extension to an existing residential property (2 Wentworth Cottages) following the demolition of existing buildings (including a dwelling, shop and dairy). The site is in the centre of Windlesham, predominantly falling within the Updown Hill Conservation Area.
- 1.2 The current proposal is considered to be acceptable in terms of its impact on local character (including the Conservation Area), residential amenity and highway safety. The current proposal is CIL liable and a financial contribution has been received towards SAMM.

2.0 SITE DESCRIPTION

- 2.1 The application site lies to the west of Updown Hill, at its junction with Chertsey Road in the within the settlement of Windlesham. The site, with the exception of 2 Wentworth Cottages, falls within the Updown Hill Conservation Area. The application site relates to the former Unigate dairy site, including the frontage properties including a dwelling and shop, and 2 Wentworth Cottages located at the rear of the site. All of the properties on the site are currently vacant. The application site is relatively flat, but the land to the north is on higher ground, in particular the rear garden of 1 Wentworth Cottages, which wraps around the rear (west) corner of the site, is about 1.5 metres higher than the application site.
- 2.2 The application site is irregular in shape and has a typical width of 30 metres (up to a maximum of 38 metres) and a depth of 65 metres and has an area of 0.23 hectares. The Post Office and Delivery Office, 13 Updown Hill, lies to the north flank

with 1 Wentworth Cottages (the adjoining semi to 2 Wentworth Cottages) to the rear and 1-5 Updown Hill to the south flank.

- 2.3 The application site includes access from Updown Hill, close to the road junction with Chertsey Road. To the south part of the site frontage, there is a close boarded fence, in front of which there is a bus shelter and public notice boards. The Windlesham Ditch lies to the south of the application site, with the site located close to the shallow valley bottom. The land levels on the site gently fall from the north to the south of the site.

3.0 RELEVANT PLANNING HISTORY

The application site has an extensive planning history of which the following is the most relevant:

- 3.1 BGR 7447 Erection of new vehicle store, cold store and open concrete apron (following the demolition of existing buildings). Approved in July 1971 and implemented.
- This permission established the use of the site as a dairy.*
- 3.2 SU/80/0685 Extend cold store and new loading dock. Approved in July 1980 and implemented.
- 3.3 SU/11/0292 Erection of a GRP Control kiosk enclosure and associated vent column. Approved in August 2011 and implemented.
- This formed part of a permitted development by Thames Water Utilities to provide additional flood water capacity adjacent to the Windlesham Ditch underneath the south part of the application site.*

4.0 THE PROPOSAL

- 4.1 The current proposal relates to the erection of a two storey frontage building (Plots 1-4, C1 and C2), to provide 2 no commercial units with 4 flats, as well as a central pair of semi-detached, two storey houses (Plots 5 and 6) and to the rear a terrace of two storey dwellings (Plots 7-10). Overall the scheme would provide 4 no one bedroom flats, 2 no two bedroom houses and 4 no three bedroom houses as well as a retail and an office unit. In addition, the proposal includes a two storey extension to an existing residential property (2 Wentworth Cottages) following the demolition of existing buildings (including a dwelling (9 Updown Hill), shop (11 Updown Hill) and dairy/office).
- 4.2 The access road would be provided using the existing access point and run to the south of the proposed buildings. The frontage block would front onto Updown Hill, adjacent to the Post Office, 13 Updown Hill. The central block would be sited behind the frontage block and set at right angles to the frontage block and facing the access road. The rear block would face the flank wall of the central block and the frontage block beyond.

- 4.3 The frontage development, in terms of building height would have a predominant eaves height of 5.1 metres with a ridge height varying between 8 and 10 metres, but predominantly at a height of 9.1 metres. The central and rear blocks would have predominant ridge heights of between 8.7 and 9.4 metres, reducing to about 5.1 metres at the eaves. The proposed design would include tile hanging, feature brickwork, pitched roof dormers, decorative window hoods and sills, dentil eaves, quoins and chimneys. The rear block would have a side (south) wall facing the parking and servicing area. This elevation would include a number of windows and a door to this elevation to provide an active frontage onto this area.
- 4.4 The proposed two storey side extension to 2 Wentworth Cottages would have a 4 metre width and a depth of 6.8 metres with a maximum ridge height of 6.8 metres, reducing to 4.3 metres at the eaves (2 and 1.1 metres lower than the ridge and eaves heights of the host dwelling, respectively). The proposal would have an L-shaped mono-pitch roofed single storey element which extends behind the two storey proposal and the host dwelling to a maximum depth of 4.8 metres and width of 8.1 metres (i.e. the width of the host dwelling and the two storey element of the proposed extension). The proposal would require the removal of existing side and rear additions to the property. The proposal would provide a study, kitchen/dining room, utility room and two bedrooms over (with one of the existing bedrooms converted into bathroom/en-suite accommodation).
- 4.5 The proposed parking would be arranged off the access road, with parking for the dwellings located close to the south flank boundary but two spaces for the frontage block provided alongside this building. The proposed rear gardens for the new houses would each be between 10 and 11 metres in depth.
- 4.6 In support of the application, the following documents has been submitted:
- Planning, Design and Access Statement (incorporating a Heritage Assessment);
 - Commercial Viability and Employment Study report; and
 - Transport Statement.

5.0 CONSULTATION RESPONSES

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| 5.1 | County Highway Authority | No objections. |
| 5.2 | Tree Officer | No objections. |
| 5.3 | Environment Agency | No objections. |
| 5.4 | Drainage Engineer | No comments received to date. Any received comments will be reported to the Committee. |
| 5.5 | Conservation Adviser | No objections (on the basis of the amended drawings). |

- 5.6 Windlesham Parish Council Raise an objection to the proposal on over-development grounds. Care must be taken not to adversely affect the flood relief scheme.

6.0 REPRESENTATIONS

At the time of the preparation of this report, no representations had been received.

7.0 PLANNING CONSIDERATIONS

7.1 The application site falls within the settlement of Windlesham and the Updown Hill Conservation Area. The current proposal is to be assessed against the National Planning Policy Framework (NPPF) and its associated Planning Practice Guidance (PPG); as well as Policies CPA, CP3, CP5, CP6, CP8, CP9, CP11, CP14, DM9, DM10, DM11, DM12 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012; and Policy NRM6 of the South East Plan 2009 (as saved). Advice in the Infrastructure Delivery SPD 2014; Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012; and the Interim Affordable Housing Procedure Note 2012 need to be taken into consideration. The main issues in the consideration of this application are:

- Principle for the development;
- Impact on local character and Updown Hill Conservation Area;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on the Thames Basin Heaths Special Protection Area;
- Impact on flooding and drainage;
- Impact on affordable housing provision and housing mix; and
- Impact on local infrastructure.

7.2 Principle for the development

7.2.1 Policy CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 indicates that the loss of other employment sites, such as the application site, will only be permitted where wider benefits to the community can be shown. The main part of the application site has been used as a dairy and the building was built for this purpose. The site is constrained and delivery vehicles are only able to offload from the adjoining highway. Dairy Crest, the last user of the site, has moved their operation to the Yorktown Industrial Estate in Camberley. A marketing of the site from March 2014 resulted in 10 offers, all of which were residential-led schemes. Whilst the current proposal is a residential-led scheme, it incorporates a replacement retail unit and a new office unit within the scheme.

- 7.2.2 The site is in a poor condition and it is considered has a negative effect upon the Updown Hill Conservation Area (as indicated in Paragraph 7.3 below). Its removal and replacement with a development that can enhance this part of the Conservation Area is a benefit of the proposal. The site is also bounded by residential properties which are incompatible with the commercial use of this site.
- 7.2.3 Policy CP3 of the Surrey Heath Core Strategy and Management Policies 2012 sets out the distribution and scale of new housing within the Borough, including the distribution within different settlements during the lifetime of the core strategy (until 2028). The policy promotes the use of previously developed land in settlement areas and ensuring the effective use of that land. It is considered that the current proposal supports the aims of this policy, providing the best use of previously developed land within the settlement.
- 7.2.4 It is therefore considered that the principle for the development is acceptable, complying with Policies CP3 and CP8 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the NPPF, subject to the assessment below.

7.3 Impact on local character and Updown Hill Conservation Area

- 7.3.1 The application site falls within the settlement of Windlesham, within the Updown Hill Conservation Area. The current proposal would result in the loss of the dairy building, dwelling and shop with associated hardstanding which do not contribute to the quality of the local character and Conservation Area. The Character Appraisal for the Updown Hill Conservation Area indicates that:

“The predominant character of the [Conservation Area] is of a rural village, which is largely residential. Updown Hill includes local shops and commercial premises and this serves the function of a village centre...Updown Hill has developed at a markedly higher level of density than other building groups within the village area. There properties are Victorian with some modern infill development, and form an attractive and coherent group within the village.”

- 7.3.2 In relation to the application site, the Character Appraisal indicates:

“There are not many factors which detract from the area’s special character. However, the Unigate depot is a single storey, flat roofed building, which does not reflect the character of the Conservation Area, due to its inappropriate scale, design and relationship to the street and adjacent buildings...Any redevelopment of the site could be an opportunity to achieve a development more sympathetic to the special character of the Conservation Area in general, and Updown Hill in particular. It is considered that the site forms an important, albeit, commercial part of the village centre and in any site redevelopment commercial usage should be retained where possible in a form sympathetic to the character of the Conservation Area.”

As such, there are no objections to the removal of the existing dairy building from this site.

- 7.3.3 The existing frontage properties 9 and 11 Updown Hill (house and retail unit) are positioned up to the back of the footway onto Updown Hill. These properties do not have any merit and are not worthy of retention. No objections are also raised to their loss.
- 7.3.4 The current proposal would replace the frontage properties with a two storey form of development (retail and office units (Plots C1 and C2) with flats over (Plots 1-4) which, in closer proximity to the site boundary, reflects the height of the adjoining post office building, 13 Updown Hill. The proposal would provide detailing to the front elevation of this building, such as brick soldier courses and quoins, mono-pitch roofs over bay windows and doorways, a tile hung dormer and barge board gable detailing which will add interest to this elevation. This part of the development addresses the highway and has an acceptable relationship with the streetscene and local character and, compared to the existing frontage properties, would enhance the character of the Conservation Area.
- 7.3.5 The proposed residential dwellings to the centre and rear of the site are also sympathetically designed to reflect the historic qualities of the Conservation Area. The proposed dwelling to serve Plot 5 includes a side gable feature which addresses, and adds interest to, the view of the site from Chertsey Road (the approach to the village centre from the east). The side (south) wall of Plot 10, facing the parking and servicing area, is also well articulated.
- 7.3.6 There are two significant trees located close to the south boundary of the application site, none of which are considered to be of a high enough quality for protection under a Tree Preservation Order and lie just outside of the Conservation Area. However, these trees (all on third party land) are not likely to be adversely impacted by the proposal and it is proposed that these trees are retained. The Tree Officer has raised no objections on tree grounds, and with the opportunity available to provide improved landscaping (including trees) around the site no objections are raised to the proposal on tree grounds.
- 7.3.7 The current proposal would enhance the character and quality of the local area. The density of development would reflect its central location within the village and the density of nearby properties which front onto Updown Hill and Chertsey Road. The height of development is predominantly similar to nearby properties and is considered to be acceptable. However, it is considered prudent in this case in protecting its Conservation Area status, that Class A-E permitted development rights for the new dwellings (Plots 5-10) be removed, so that any future extensions or outbuildings proposed to be added to these properties would need to be formally considered by the Local Planning Authority. As such, it is considered that the proposed development would be acceptable in terms of its impact on local character, the Conservation Area and trees, complying with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

7.4 Impact on residential amenity

- 7.4.1 The proposed frontage block would be located to the flank of the Post Office and would face the Sun Inn Public House. There is a flat above the Post Office with the use of the rear amenity area. However, in between is the sorting office and access,

with the level of separation to this property sufficient to limit any impact on this flat and rear amenity area. The levels of separation to nearby and adjoining residential properties would limit the impact of this part of the development proposal on residential amenity.

- 7.4.2 The proposed rear block would be positioned closest to 5 Updown Hill. The existing (and proposed) parking area wraps around the rear of this property, and this property has a very limited rear garden space (of about 2.5 metres in depth). The proposed development would be located a minimum of 8 metres from the rear corner of this dwelling, but due to the orientation of these buildings, the proposed block would have a limited impact on this dwelling. There would be one first floor habitable room window in this block (to serve Plot 10), facing this property. However, the level of separation to the rear garden of this property at 10.5 metres is considered to be acceptable.
- 7.4.3 The proposed central block (Plots 5 and 6) would partly face the front garden of 5 Updown Hill, and more obliquely the side wall of this property. However, the level of separation at about 17 metres to the front corner of this dwelling would limit any impact from this block on this property.
- 7.4.4 The side wall of Plot 7 would be built close to the boundary with the rear garden of the flat at 13 Updown Hill. The first floor windows to this flank wall would serve non-habitable spaces (bathroom/landing) and could be obscurely glazed to limit any loss of privacy to this property. The siting of this block would be some distance from the rear wall of the flat and would have little impact on the residential amenity of this property. The rear walls of the central block (Plots 5 and 6) would be located over 11 metres from the flank boundary with the post office site, with the sorting office beyond, reducing its impact to the flat at 13 Updown Hill further.
- 7.4.5 The dwelling proposed for Plot 7 would partly face the corner of the rear garden of 1 Wentworth Cottages, which wraps around the rear garden of 2 Wentworth Cottages, with the rear corner of this building set about 6 metres from the corner of this property. However, noting the amount of landscaping to this boundary, the change in levels between the sites and the presence of a garden shed in this corner of 1 Wentworth Cottages, it is considered that this relationship is considered to be acceptable.
- 7.4.6 The proposed single storey element of the proposed extension to 2 Wentworth Cottages would not extend beyond the single storey rear addition to 1 Wentworth Cottages. The rear dormer of the two storey element (and projecting roof) would extend about 0.5 metres beyond the two storey rear wall of that property. However, this part of the extension would be set about 4 metres from the mutual flank boundary of the property and would have little impact on this dwelling. The proposed rear window would face towards the rear garden of 1 Wentworth Cottages, which wraps around the rear of 2 Wentworth Cottages. The level of separation is about 7 metres, and noting the heavy vegetation screen and change in levels, no significant loss of privacy to this property is envisaged. In addition, there is currently a bedroom window in the rear wall of the host dwelling with a similar relationship and this bedroom is to be replaced with a bathroom. The proposed extension would be set a sufficient distance from all other nearby and adjoining residential properties to have a limited impact on residential amenity.

7.4.7 As such, no objections are raised on residential amenity grounds, with the development complying, in this respect, with Policy DM9 of Surrey Heath Core Strategy and Development Management Policies 2012.

7.5 Highway safety and parking

7.5.1 The proposal would provide 19 parking/garage spaces to serve the development, to meet parking standards. The proposal would utilise the existing access onto Updown Hill and the removal of the dairy from the site (with off loading on the highway) is a benefit of the proposal. The County Highway Authority raises no objections to the proposal. As such, the proposed development is considered to be acceptable on highway and parking capacity grounds, complying with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.6 Impact on the Thames Basin Heaths Special Protection Area

7.6.1 The application site lies approximately 0.8 kilometres from the Thames Basin Heaths Special Protection Area (SPA). In January 2012, the Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD which identifies Suitable Alternative Natural Green Space (SANGS) within the borough and advises that the impact of residential developments on the SPA can be mitigated by providing a contribution towards SANG delivery/maintenance if there is available capacity (which is available for this proposal). The proposal is CIL liable and this provision would be provided under the CIL charging scheme.

7.6.2 The current proposal would also be required to provide a contribution towards the SAMM (Strategic Access Management and Monitoring) project. This project provides management of visitors across the SPA and monitoring of the impact. The project is run through a steering group and aims to provide additional warden support across the SPA together with equipment and materials to support this. Alongside this is a monitoring of visitor numbers and behaviour. This project does not form part of the CIL scheme and a separate contribution of £4,418 is required and has been provided.

7.6.3 As such the proposal complies with Policy CP14 of the Surrey Heath Core Strategy and Development Management Policies 2012, Policy NRM6 of the South East Plan 2009, the National Planning Policy Framework and advice in the Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012.

7.7 Impact on flooding and drainage

7.7.1 The site falls within Zone 1 (low risk of flooding) but lies close to the Windlesham Ditch. Under the south part of the site, there is also a foul water flood relief scheme, to improve sewerage capacity, recently provided by Thames Water Utilities Ltd. The proposed development would not be built over, or within the wayleave, for this scheme and the proposal would therefore have no adverse impact on this flood relief scheme. No objections are raised to the proposal by the Environment Agency, subject to the provision of a buffer to the watercourse. The buffer area relates to part of the existing car park which will be retained for such purposes. The applicant has confirmed that this parking area will not be re-surfaced and will therefore not be affected by the proposal.

However, it is considered prudent, as a part of a method statement, to seek the approval (by condition) of the protection of this buffer zone during demolition, site clearance and construction phases of development.

7.7.2 Following the Ministerial Statement in November 2014, Surrey County Council became the Lead Local Flood Authority (LLFA) for the Borough from 15 April 2015. As this application was received before 15 April 2015, the LLFA did not need to be consulted. However, any major applications determined after 6 April 2015 still need to consider sustainable drainage. As such, major applications determined from this date would need to provide an appropriate drainage scheme for the development. The proposed scheme would include attenuation and flow control of surface water, due to the poor infiltration rates in this area. The existing parking area (to the south of the site) would need to be retained due to the watercourse and flood alleviation scheme constraints on this part of the site. The proposal would reduce the amount of hardstanding on the site with some new permeable paving to be provided and the use of water butts and other rainwater collection. The comments of the Council's Drainage Engineer are awaited, and subject to his comments, no objections are therefore raised to the proposal on surface water grounds.

7.7.3 As such, the proposal is considered to be acceptable on these grounds, complying with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.8 Impact on affordable housing provision and housing mix

7.8.1 The proposal would deliver 9 residential dwellings and accordingly, the provision of 2 affordable housing units within the scheme is required to comply with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012. However, since November 2014, the national Planning Practice Guidance (PPG) now advises that residential development proposals of fewer than 10 dwellings (net gain) should be exempt from the provision of affordable housing. In the light of the above, therefore, no contributions are sought in respect of affordable housing.

7.8.2 Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012 requires a range of housing sizes. The current proposal would provide a mix of 4 no one bed, 2 no two bed and 4 no three bed units. This mix would not strictly comply with the requirements set out in the table supporting Policy CP5 but noting the amount of development proposed and its central location, it is considered that the mix is acceptable with the proposal complying with Policy CP5 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7.9 Impact on local infrastructure

7.9.1 The Infrastructure Delivery SPD 2014 and the Community Infrastructure Levy (CIL) Charging Schedule was adopted by Full Council in July 2014. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list) which would include open space, local and strategic transport projects, pedestrian safety improvements, play areas and equipped play spaces, indoor sports and leisure facilities, community facilities, waste and recycling, and flood defence and drainage improvements. These projects need not be directly related to the development proposal. As the CIL Charging Schedule came into effect on 1 December 2014, CIL liability has been calculated to be about £27,200. This Council

charges CIL on residential and retail developments where there is a net increase in floor area (of such uses). CIL is a land charge that is payable at commencement of works. An informative advising of this would be added.

7.9.2 It is therefore considered that the proposal would not have an adverse impact on infrastructure delivery and complies with Policy CP12 of the Surrey Heath Core Strategy and Development Management Policies 2012, the Infrastructure Delivery SPD 2014 and the NPPF.

8.0 CONCLUSION

8.1 The proposed development is considered to be acceptable in relation to its impact on local character, residential amenity and highway safety. The proposal is CIL liable and an informative to that effect is proposed.

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.

10.0 RECOMMENDATION

The Executive Head of Regulatory to be authorised to GRANT permission subject to the following conditions:

1. The development hereby permitted shall be begun within three years 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 building works, hereby approved, shall be constructed in external

fascia materials; brick, tile, bonding and pointing, to match those of the existing building.

Reason: In the interests of the visual amenities of the area and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The parking spaces shown on the approved plan shall be made available for use prior to the first occupation of the development and shall not thereafter be used for any purpose other than the parking of vehicles.

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.

4.
 1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
 2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of the development or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants, which within a period of five years of commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the

Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

7. The garages hereby permitted shall be retained for such purpose only and shall not be converted into living accommodation without further planning permission from the Local Planning Authority.

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

8. Before first occupation of the development hereby approved the first floor window(s) in the west elevation for Plot 7 facing the rear garden of 13 Updown Hill, the bathroom and en-suite first floor windows in the east elevation of Plot 10 and the first floor windows in the rear elevation of the frontage building (Plots 1-4 and C1-2) 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 in accordance with details to be submitted to and approved by the Local Planning Authority in writing. 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.

9. No development shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) method of keeping the public highway clean during the demolition, site clearance and construction phases
- (h) confirmation that no on-site burning of material will be undertaken during the demolition, site clearance and construction phases
- (i) protection of the Windlesham Ditch, and its buffer zone, and the foul water flood alleviation scheme (associated with planning permission SU/11/0292) during the demolition, site clearance and construction phases

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

Reason: The condition above is required in order that the development

should not prejudice residential amenities, highway safety nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

10. Prior to the first occupation of the development hereby approved on site details of cycle and refuse storage area(s) and access thereto are to be submitted to and approved by the Local Planning Authority. Once approved the details shall be implemented in accordance with the approved plans and thereafter retained.

Reason: To ensure visual and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. The retail and office premises (Plots C1 and C2) shall be used for such purposes only and not for any other purpose without the prior written approval of the Local Planning Authority.

Reason: To retain business uses and retail uses at the site and to comply with Policies CP8, DM9 and DM12 of the Surrey Heath Core Strategy and Development Management Policies 2012.

12. The proposed development shall be built in accordance with the following approved plans: P167/002 and P167/005 received on 13 March 2015 and P167/001A, P167/003A and P167/007 received on 5 June 2015, 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.

13. No development shall take place on site until details of the proposed finished ground floor slab levels of all building(s) and the finished ground levels of the site including roads, private drives, etc. in relation to the existing ground levels of the site and adjoining land, (measured from a recognised datum point) shall be submitted to and approved by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: In the interests of the visual and residential amenities enjoyed by neighbouring occupiers and the occupiers of the buildings hereby approved in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

14. Notwithstanding the provisions of Classes A to E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order)

no further extensions, garages or other buildings shall be erected within the

Plots 5 - 10 inclusive without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement, improvement or other alterations to the development in the interests of visual amenities of the Updown Hill (Windlesham) Conservation Area and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012.

Informative(s)

1. Decision Notice to be kept DS1
2. Building Regs consent req'd DF5
3. Party Walls (etc) Act 1996 DE3
4. Advice regarding encroachment DE1
5. CIL Liable CIL1