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Tuesday, 3 January 2017

To: The Members of the **Planning Applications Committee**  
(Councillors: Edward Hawkins (Chairman), David Mansfield (Vice Chairman),  
Richard Brooks, Nick Chambers, Mrs Vivienne Chapman, Colin Dougan,  
Surinder Gandhum, Jonathan Lytle, Katia Malcaus Cooper, Adrian Page, Robin Perry,  
Ian Sams, Conrad Sturt, Pat Tedder, Victoria Wheeler and Valerie White)

**In accordance with the Substitute Protocol at Part 4 of the Constitution,  
Members who are unable to attend this meeting should give their apologies and  
arrange for one of the appointed substitutes, as listed below, to attend.  
Members should also inform their group leader of the arrangements made.**

Substitutes: Councillors Dan Adams, Rodney Bates, Ruth Hutchinson, Paul Ilnicki,  
Rebecca Jennings-Evans and Max Nelson

#### Site Visits

**Members of the Planning Applications Committee and Local Ward Members may  
make a request for a site visit. Requests in writing, explaining the reason for the  
request, must be made to the Development Manager and copied to the Executive  
Head - Regulatory and the Democratic Services Officer by 4pm on the Thursday  
preceding the Planning Applications Committee meeting.**

Dear Councillor,

A meeting of the **Planning Applications Committee** will be held at Council Chamber,  
Surrey Heath House on **Thursday, 12 January 2017 at 7.00 pm**. The agenda will be set  
out as below.

Please note that this meeting will be recorded.

Yours sincerely

Karen Whelan

Chief Executive

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#### AGENDA

	<b>Pages</b>
<b>1 Apologies for Absence</b>	
<b>2 Minutes</b>	<b>5 - 14</b>

To confirm and sign the non-exempt minutes of the meeting held on 15 December 2016.

### **3 Declarations of Interest**

Members are invited to declare any disclosable pecuniary interests and non pecuniary interests they may have with respect to matters which are to be considered at this meeting. Members who consider they may have an interest are invited to consult the Monitoring Officer or the Democratic Services Manager prior to the meeting.

#### **Human Rights Statement**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

### **4 PRB First Residential Phase Design Codes 15 - 106**

Note: The Design Codes annexed to this item were received after the preparation of the officer report, which refers to a previous version.

#### **Planning Applications**

- |          |   |                  |
|----------|---|------------------|
| <b>5</b> | <b>Application Number: 16/0920 - Lynwood, Heath Rise, Camberley, GU15 2ER</b>                     | <b>107 - 134</b> |
| <b>6</b> | <b>Application Number: 16/0925 - By Pass Nursery, Blackstroud Lane East, Lighthwater GU18 5XR</b> | <b>135 - 154</b> |
| <b>7</b> | <b>Application Number: 16/0951 - 3 Blackthorn Drive, Lightwater, GU18 5YW</b>                     | <b>155 - 168</b> |
| <b>8</b> | <b>Application Number: 16/0935 - 181 Ambleside Road, Lightwater, GU18 5UW</b>                     | <b>169 - 182</b> |

### **9 Exclusion of Press and Public**

The Planning Applications Committee is advised to RESOLVE that, under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the ground that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Act, as set out below:

<u>Item</u>	<u>Paragraph(s)</u>
10	6, 7

**10 Exempt Minutes**

**183 - 184**

To confirm and sign the exempt minutes of the meeting held on 15 December 2016.

**Glossary**

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**Minutes of a Meeting of the Planning Applications Committee held at Council Chamber, Surrey Heath House on 15 December 2016**

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+ Cllr Edward Hawkins (Chairman)  
+ Cllr David Mansfield (Vice Chairman)

- |                             |                         |
|-----------------------------|-------------------------|
| - Cllr Richard Brooks       | + Cllr Adrian Page      |
| + Cllr Nick Chambers        | + Cllr Robin Perry      |
| + Cllr Mrs Vivienne Chapman | + Cllr Ian Sams         |
| + Cllr Colin Dougan         | Cllr Conrad Sturt       |
| - Cllr Surinder Gandhum     | + Cllr Pat Tedder       |
| + Cllr Jonathan Lytle       | + Cllr Victoria Wheeler |
| - Cllr Katia Malcaus Cooper | + Cllr Valerie White    |
- + Present  
- Apologies for absence presented

Substitutes: Cllr Max Nelson (In place of Cllr Richard Brooks)

In Attendance: Duncan Carty, Jonathan Partington, Gareth John, Lee Brewin and Jenny Rickard

**28/P Minutes**

The minutes of the meeting held on 17 November 2016 were confirmed and signed by the Chairman.

**29/P Application Number: 16/0916 - 30 Chertsey Road, Chobham, Woking GU24 8PQ**

The application was for the Advertisement Consent to display advertisement surround to ATM proposed by planning application SU/2016/0915. (Additional info recv'd 26/10/16)

This application would normally have been determined under the Council's Scheme of Delegation for Officers; however, it had been reported to the Planning Applications Committee at the request of Cllr Tedder.

Some Members felt that the site was not appropriate for an external ATM as there would be issues with safety and parking. There was also no proposal to install bollards at the site to help prevent ram raiding the ATM. It was also felt that the shop would be open enough hours during the day to use the post office money withdrawal facility inside.

Members were advised that the post office opening hours would be 6am – 9pm on Monday to Saturday and 7am to 5pm on Sundays.

**Resolved that application 16/0916 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Colin Dougan.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, Max Nelson, Adrian Page and Robin Perry.

Voting against the recommendation to approve the application:

Councillors David Mansfield, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

**30/P Application Number: 16/0915 - 30 Chertsey Road, Chobham, Woking GU24 8PQ**

The application was for the installation of ATM to right hand side of the shop front. (Additional info recv'd 26/10/16).

The application would normally have been determined under the Council's Scheme of Delegation for Officers; however, it had been reported to the Planning Applications Committee at the request of Cllr Tedder.

**Resolved that application 16/0915 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Max Nelson and seconded by Councillor Robin Perry.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, Max Nelson, Adrian Page and Robin Perry.

Voting against the recommendation to approve the application:

Councillors David Mansfield, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

**31/P Application Number: 16/0681 - Pinewood, 93 College Ride, Bagshot, GU19 5EP**

The application was for the erection of a part three storey, part four storey 69 bedroom (Class C2) Care Home with link to and conversion of existing locally listed building from offices (Class B1a) to provide ancillary facilities to Care Home with associated landscaping, formation of access road and parking and associated works.

Members received the following updates:

*'Paragraph 6.1, page 39 - Correction: There has been one representation in support and 4 representations raising an objection.*

*A legal agreement has been provided to provide mitigation against impact on the SPA and Travel Plan monitoring, in a similar manner to SU/10/0606. However, this has not been checked (because the legal fee not paid).*

*Paragraph 7.10, page 44 -The LLFA has raised an objection on lack of drainage information. However, the Council's Drainage Engineer considers that the LLFA concerns could be considered by condition(s). A reason for refusal on drainage has, therefore, not been added.'*

Members were concerned about the lack of parking spaces at the site and safety issues regarding no pavements on College Ride.

**Resolved that application 16/0681 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

As this application triggered the Council's public speaking scheme, Mr Elsemore, representing the agent spoke in support.

**Note 2**

The recommendation to refuse the application was proposed by Councillor Victoria Wheeler and seconded by Councillor David Mansfield.

**Note 3**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

**32/P Application Number: 16/0631 - Land rear of The Parade, Frimley, Camberley**

The application was for the outline application for the erection of 7 No. residential dwellings, with vehicular access, car parking with alterations/reduction to existing public car park/servicing areas (all matters reserved). (Additional information rec'd 23/11/2016).

The application would normally have been determined under the Council's Scheme of Delegation for Officers; however, it was reported to the Planning Applications Committee at the request of Councillor Sams.

Members received the following updates:

*'Economic Development Officer – No comments.*

*The agent has responded to the proposed reasons 1, 2 and 3 of the officer report by providing:*

- An affordable housing statement was received on 14/12 which concludes that the Written Ministerial Statement, the associated Court judgement and updates to National Planning Practice Guidance which indicate that affordable housing should not be sought for schemes of 10 dwellings or less, with less weight given to local policies which would require an on-site provision; and*
- An addendum report has been received today to indicate improvements to the approach could be provided including a revised surface treatment (e.g. cobble edge and block paving access road), use of different colour hard surface treatments, variations in texture and levels, use of bollards to define spaces, traffic calming measures (e.g. raised tables), kerbing to define different surfaces, and the introduction of soft landscaping; with a plan has been provided which indicates that on-site ecological mitigation can be provided on this site. This includes the provision of trees, tree mounted bat boxes, bat boxes integral to the buildings and landscaping.*

#### Officer response

- The addendum report indicates possible enhancements to the approach but it is not considered that this would overcome reason 1 and the objections on character grounds.*
- The addendum report indicates possible ecological enhancements including further tree provision, and the provision of bat boxes (in the trees and within the fabric of the dwellings). The Tree Officer has indicated that there are too many trees, too close together with some under the tree canopies of existing retained trees, which may prove difficult to establish on the long-term. However, broad leaf hedging, along with some tree planting may be possible instead. It is too late, however, for SWT comments to be provided. At this late stage it is therefore recommended that reason 2 remains.*
- The agent has not demonstrated why local policies for affordable housing provision should be set aside in favour of the national position; has not provided any viability information; information about whether the developer can be defined as a small developer; and whether the Borough has*



*conditions where housing needs are not so extreme, and the house prices so high, that a different approach to the national position is not required. As such, it is recommended that reason 3 remains.*

*One additional letter of comment has been received from an objector not raising any additional issues.'*

Clarification was sought on the allocation of parking spaces on the site. Members were advised there would be 10 residential and 76 for the car park.

**Resolved that application 16/0631 be refused for the reasons as set out in the report of the Executive Head – Regulatory.**

**Note 1**

As this application triggered the Council's public speaking scheme, Mr Kitcherside spoke in support of the application.

**Note 2**

The recommendation to refuse the application was proposed by Councillor Ian Sams and seconded by Councillor Victoria Wheeler.

**Note 3**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to refuse the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

Voting against the recommendation to refuse the application:

Councillor Jonathan Lytle.

**33/P Application Number: 16/0691 - 33 Upper Park Road, Camberley, GU15 2EG**

The application was for the part demolition and erection of a part two storey, part three storey front, side and rear extension and front/rear dormers to provide extended accommodation in the third floor/roof space and conversion of the building to provide 8 no. one bedroom and 2 no two bedroom flats for use by the learning disabled with associated accommodation. (Amended plans rec'd 17/11/2016).

Members received the following updates:

*'Natural England raises no objection.  
The Council's Tree Officer raises no objections.*

*Representations (page 56)*

*One further objection has been received raising no new issues.*

*Four objections received to the amended scheme, from those who had objected to the original proposal, indicating that their objections remain in place and that although there may be a reduction in windows facing their properties (29/31 Upper Park Road) over the existing arrangement, but there is an increase in habitable room windows (4 to 6) in this elevation.'*

Some Members were concerned as to how the flats would be kept for the use of the learning disabled. Officers advised that if the flats were sold on the open market it would be an enforcement issue.

**Resolved that application 16/0691 be approved subject to the conditions as set out in the report of the Executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Vivienne Chapman and seconded by Councillor Adrian Page.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Pat Tedder, Victoria Wheeler and Valerie White.

**34/P Application Number: 16/0962 - Plot A, Trade City, Former BAe Systems, Lyon Way, Frimley, Camberley**

The application was for the erection of 1 no. research and development/light industrial/general industry/warehouse building (Class B1b/B1c/B2/B8) with ancillary offices, car parking and landscaping and associated development.

Members received the following updates:

*Consultations*

*The Council's Environmental Health Officer and the Environment Agency raise no objections.*

*The Local Lead Flood Authority (SCC) also raises no objections subject to conditions (see conditions 12 and 13, already proposed within the officer report, and amended condition 14 below).*

*The County Highway Authority raises no objections subject to conditions (see conditions 5 and 7, already proposed within the officer report, and additional condition below).*

### Recommendation

*Amend Condition 9 to state:*

*Any tree 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 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.*

*Amend Condition 10 to state:*

*No development shall take place until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring shall be submitted to and approved by the Local Planning Authority. Such scheme shall include nomination of a competent person to oversee the implementation of the works. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person (indicated above) that any remediation work required and approved under the provisions above has been implemented fully in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority, such verification shall comprise: (a) as built drawings of the implemented scheme; (b) photographs of the remediation works in progress; and(c) Certificates demonstrating that imported and/or material left in situ is free of contamination. Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.*

*Reason: To ensure that the risk from contamination can be managed and to accord with the National Planning Policy Framework.*

*Delete Condition 11*

*Amend Condition 14 to state:*

*Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the sustainable drainage system has been construction in accordance with the approved details pursuant to Conditions 13 and 14 above, and details of a management and maintenance plan, indicating who will on and maintain the surface water drainage elements and their associated inspection and maintenance regimes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved management and maintenance plan.*

*Reason: To ensure that the sustainable drainage system is designed to technical standards and to limit flood risk and to comply with Policies CP2 and DM10 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.*

*Additional condition:*

*Prior to the first occupation of the development hereby approved on site details of secure cycle 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 amenities are not prejudiced and to promote the use of alternative transport methods to the private car and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.'*

Some Members sought clarification regarding the change in footprint of the building and the car park. Officers advised that the site was the same size but there would be some loss of landscaping. The proposal for the building was now squarer in shape. There was also some concern about flooding issues. Members were also informed that there had been considerable work carried out installing balancing ponds and pumps. In addition conditions had been amended to take into account flooding concerns.

It was noted that the proposal would bring a different type of employment opportunities to the area in research and development.

**Resolved that application 16/0962 be approved subject to the conditions as amended as set out in the report of the executive Head – Regulatory.**

**Note 1**

The recommendation to approve the application was proposed by Councillor Colin Dougan and seconded by Councillor Jonathan Lytle.

**Note 2**

In accordance with Part 4, Section D, paragraph 18 of the Constitution, the voting in relation to the application was as follows:

Voting in favour of the recommendation to approve the application:

Councillors Nick Chambers, Vivienne Chapman, Colin Dougan, Edward Hawkins, Jonathan Lytle, David Mansfield, Max Nelson, Adrian Page, Robin Perry, Ian Sams, Victoria Wheeler and Valerie White.

**35/P Exclusion of the Press and Public**

The Committee resolved, that under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for minute 36/P, on the ground that it would involve a likely disclosure of exempt information as defined in paragraph 6 and 7 of Part 1 of Schedule 12A of the Act.

**36/P Enforcement**

The Committee noted a verbal update from the Executive Head – Regulatory in relation to enforcement action.

**37/P Review of Exempt Item**

It was resolved that item at minute 36/P remain exempt.

Chairman

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Reg Date 11/11/2016

Mytchett/Deepcutt

**LOCATION:** PRINCESS ROYAL BARRACKS, BRUNSWICK ROAD, DEEPCUT,  
CAMBERLEY, GU16 6RN  
**PROPOSAL:** Application for the approval of Design Codes pursuant to planning condition  
**TYPE:** Details to Comply  
**APPLICANT:** Skanska UK plc  
**OFFICER:** Michelle Fielder

**This matter would normally be delegated to officers, however given the importance of the redevelopment of the former PRB site and the aspirations to deliver a high quality, sustainable development, Officers seek Member approval for the Design Codes submitted for the first phase of residential development.**

**RECOMMENDATION: APPROVE subject to amendments being received**

## 1.0 SUMMARY

- 1.1 This report relates to details submitted pursuant to a planning condition which requires the submission of Design Codes to guide reserved matters applications for the redevelopment of the PRB site. The site has a hybrid planning permission for a comprehensive redevelopment to deliver 1,200 new homes and a range of facilities to support this development.
- 1.2 The Design Codes submitted for consideration under this report pertain to two distinct parcels of land which will form the first phase of residential development. These parcels comprise the southern residential parcel 'Brunswick Woods' and the northern parcel which is formed by land in two character areas, namely 'Newfoundland' and 'Alma'. Annex 1 to this report shows the location of the northern parcel and Annex 2 the southern parcel.
- 1.3 This report concludes that the approach taken to the two design codes follows the principles of the approved Site Wide Code and Regulatory Plan which was approved by the Planning Applications Committee in July 2016. This report concludes the submitted codes provide a further layer of detail to the Deepcut SPD and the more detailed principles set out in the approved Design and Access Statement pursuant to permission 12/0546 and subject to amendments being received to address the concerns outlined at paragraph 5.4.2 of this report, recommends that the codes be approved.

## 2.0 SITE DESCRIPTION

- 2.1 The application site (the PRB Site) is located within the village of Deepcut; it extends to approximately 114ha and currently comprises the Princess Royal Barracks (PRB) and associated lands which is currently the headquarters of the Royal Logistic Corps of the British Army and the Defence School of Logistics. The application site is split into three linked areas, The Main Barracks Area, The Northern Area and the Western Area.

### 3.0 RELEVANT HISTORY

- 3.1 Planning permission for the comprehensive redevelopment of the site under the reference 12/0546 was subject to Full Council Approval in July 2013. This hybrid permission granted outline consent for the wider development of the site for 1,119 new build dwellings and a raft of ancillary and associated development comprising large areas of open space, community facilities and infrastructure. Detailed planning permission was also granted under that hybrid application for 81 flats or apartments to come forward from the conversion of the Sergeants and Officers Mess and of the HQ building. The general access arrangements comprising the northern access roundabout, the Brunswick Road access and the alignment of the secondary road were also fixed as part of the hybrid application and subject to a minor amendment approved under NMA application 12/0546/1.
- 3.2 Application 15/1062 was the first reserved matters application for the redevelopment of the site. This application was approved in July 2016 by the Planning Applications Committee and agreed the detail of the access arrangements, the secondary road, the village green and the central SANGS.

### 4.0 THE PROPOSAL

- 4.1 This submission pertains to the requirement that Design Codes be submitted to guide the redevelopment of the PRB site. This requirement was originally cited in condition 3 of decision notice 12/0546; however this was amended under NMA approval 12/0546/2.

As is relevant to a residential phase of development the condition states:

*Prior to the submission of any reserved matter application which includes residential units, Design Codes which are in substantial compliance with the approved parameter plans and the submitted Design and Access Statement shall be submitted for each of the Character Areas. The Design Code shall include the following:*

- *built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings and landmarks and vistas*
- *design strategies for principal buildings or land uses within the character area, including where appropriate the primary school, and the sports hub sites*
- *a strategy for a hierarchy of streets and spaces*
- *principles for the alignment, width, lighting and surface materials proposed for all footways, cycleways, roads and vehicular accesses to and within the site*
- *design of the public realm, including layout and design of squares, areas of public open space, areas for play, street furniture and sustainable urban drainage*
- *principles for determining quality, colour and texture of external materials and facing materials for roofing and walls of buildings and structures including a consideration of opportunities for using locally sourced and/or recycled construction materials*
- *principles for hard and soft landscaping including the inclusion of important trees and hedgerows*
- *on-street and off-street residential and commercial vehicular parking, off-street turning (where required) and/or loading areas*
- *cycle parking and storage.*

*The development shall thereafter be carried out in accordance with the approved Design Code for that reserved matter.*



## **5.0 PLANNING CONSIDERATION**

### **5.1 Background**

- 5.1.1 The Adopted Deepcut SPD sets out the vision for the area as the creation of a sustainable expanded settlement. This expanded settlement is to be separate from the urban areas to the west and north, but linked to them in a sustainable manner. The heathland landscape is to define the development with open space threading through the built areas. The vision explains that the quality of design and the general environment will be high and will reflect a contemporary interpretation of Surrey village pattern.
- 5.1.2 The SPD breaks down the vision into component parts and provides a number of objectives wherein compliance is sought. In terms of built form, the SPD details a number of character areas and seeks to guide developers by setting out guiding principles for development in that particular area. A further layer of detail to the SPD was approved by the approval of the Design and Access Statement as part of the hybrid submission under 12/0546 and it is noted that this document is expressly cited in the text of the relevant condition.
- 5.1.3 The approach to the design code production for the site was set out in the papers presented to the July 2016 committee wherein it was explained that a suite of documents was to be produced to guide each reserved matters application. As part of the report to that committee the overarching documents, namely a Site Wide Code and a Regulatory Plan was approved. A further design code to support the reserved matters application for the delivery of infrastructure (the spine road, the village green and central SANGS) was also approved as was the reserved matters application itself (reference 15/1062).
- 5.1.4 This current report seeks approval of the design codes for the first phase of residential development for which a reserved matters planning application is, it is anticipated, to be submitted early 2017. The design codes seek to build upon all policy and approved documents which precede it and seek to provide an additional means by which the Council can secure a high quality, sustainable development. The parcels of land to which the codes relate are two distinct areas, namely the southern parcel known as Brunswick Woods and the northern parcel which is formed by land within the Newfoundland character area and the Alma character area.

### **5.2 The northern parcel**

- 5.2.1 This parcel extends to 4.1ha in size of which 3.51ha is, as stated within the code, considered developable. The difference in area primarily being accounted for by the provision of open amenity space and the LEAP. The design code advises that the land is expected to yield between 125-155 dwellings. This parcel comprises land from two character areas as defined by the Deepcut SPD.
- 5.2.2 Newfoundland Road area is required to accommodate a mix of residential and retail uses, however the design code submitted addresses only that part of the parcel coming forward for residential development. The adopted SPD advises that development should address the northern edge of the site and seek to resolve current problems of dead frontages fronting the street. High density development is accepted in this area with the approved density plans (approved under the hybrid planning permission 12/0546) agreeing density ranges of between 15-35 dph along the central SANGS edge rising to 35-45 dph+ in the highest density areas.

The area is also expected to accommodate a green link through the Minden Valley North to the sports hub.

- 5.2.3 The Alma character area is expected to provide an interface to the central SANGS area with a coherent form of formal streets and spaces with a range of housing provided. Density should reflect those of the immediate vicinity and development is expected to positively engage with the street scene while being softened by landscaping to prevent an overly urban environment resulting. Development should seek to reinforce and enhance the community centre and spar as local community facilities.
- 5.2.4 The design code responds to these requirements by building upon the approach taken in the approved site wide code and in doing so sets out two layer of advice, one at a spatial level, and another more detailed layer of guidance.
- 5.2.5 The spatial section provides an overview of the land uses, access and movement arrangements along with, for instance acknowledging the need for a local equipped area for play to be provided. Design principles are also detailed with a regulatory plan providing a key which, when used, provides details of edge conditions, frontage characters, parking and dwelling typologies which are considered appropriate in this parcel. The code advises that the parcel is expected to yield between 125 – 155 dwellings. This equates to the upper limit of density from this parcel being between 35 and 44dph. This is within the density range on the density plan listed as being approved in the hybrid permission (condition 1 refers). Information is also provided on what would be considered to be an appropriate palate of materials and finishes with a preference for earthy tones specified and these to be contrasted, as appropriate, with strong colour contrast.
- 5.2.6 The design codes then moves on to a more detailed layer of guidance and in doing so specifies, for instance how deep a front door recesses may be, what an acceptable pitch range is for any pitched roof doors and how rain water goods must not obscure the elevations of buildings.
- 5.2.7 The code provides a detailed checklist for applicants for a reserved matters application to adhere to and this summarises the requirements of the code and provides a simple means for the Council to assess whether the code itself distinguishes between for example, this area and others that will come forward on the PRB site. This is important consideration as there will be a degree of repetition in the material provided in each of the design codes coming forward for the site. However in this design code specific reference is made to, for example: How the development respond to Dettingen Park? Is a link to the sports hub planned for? Has the need to plan for a LEAP been mentioned? In this regard it is noted that the code references these matters and brings them back to the fore for any developer who plans to design a scheme for this parcel.

### **5.3 The southern parcel**

- 5.3.1 This parcel comprises the Brunswick Woods character area and is formed by flat woodland with several clearings. The SPD advises that development on the northern edge should provide enclosure to the village green and this should be formed by both built form and vegetation. Wooded areas should penetrate through to the village green and soften green pedestrian links and the edge of the southern SANGS. Hard built edges to the southern, western and eastern edges will not be acceptable.

- 5.3.2 The submitted design code follows the same format as the northern code and provides the two layers of guidance.
- 5.3.3 At the spatial level it is noted that the area is some 7.4ha in size of which 6.11ha is considered developable. The difference between these figures is largely down to the land take for the SUDS solution / green link which provides a break in development and a visual link to the village green and wider green link running through the PRB site. Pockets of incidental open space with retained trees are also to be provided and this accords with the SPD objectives of wooded areas penetrating through the built form.
- 5.3.4 The approved illustrative density plans show a range of density across the site with low to medium density (15-35dph) along the southern SANG edge, medium density within the body of the parcel ( 25-35dph) and an isolated pocket of high density (35-45dph) along the parcel edge with the spine road. The design code advises that that between 200 – 235 dwellings are expected to come forward from the parcel. This would give rise to a density range of an average of between 32 and 38 dph, which is within the expected ranges cited previously and subject to the range of density across the site as whole reflecting the need for the parcel edges to the west, east and south being lower it is considered this is acceptable.
- 5.3.5 The need for the site to respond to the its existing woodland setting and for development to site within retained pockets is noted and specific reference is made to trees already inactively selected for retention and these comprise a mix of oak, ash, pine sycamore and horse chestnut ranging in age from young to mature with heights between 10 and 26m.
- 5.3.6 The green link is to be rural / semi-rural in character while the retained stream is to link to the water attenuation feature to the south.
- 5.3.7 Like with the design code for the northern parcel details of edges; character frontages and dwelling typologies are given. A similar palette of materials is to be used as in the northern parcel and is the reflective of the materials found in Deepcut.

#### **5.4 Assessment & Conclusion**

- 5.4.1 It is also noted there is a degree of duplication between the codes for the northern and southern parcel and it is noted that for instance, some dwelling typologies will feature in both parcels, as will the use of similar materials. However the purpose of the design code is not so much about making each character area markedly different from its neighbour; but is more a tool to ensure that the vision of a high quality, sustainable development, is not lost. In this regard the process of having to first look back at the aspirations of the SPD and see what was actually approved under the hybrid permission before any developer draws up a site layout remains an effective means for the Council to maintain input into the early design stages of the development as it comes forward.
- 5.4.2 Officers are, however, concerned that the frontage character areas proposed will result in a layout which is too tight and urban and would not reflect the rural fringe / feathered character of many areas in Surrey. There is also a concern that some of the building typologies detailed exceeds the height / floor number limit of the approved documents while some footprints and flat roof expanses would be larger than appropriate if the overall character of the development is not to be undermined. Similarly, some of the proposed parking typologies and boundary treatments would be better suited to very high density urban developments and do not accord with the design aspirations for the site. On this basis officers consider the detail of the codes is not at present acceptable; however subject

to the following amendments, together with some more minor corrections, it is considered the design codes would be acceptable subject to:

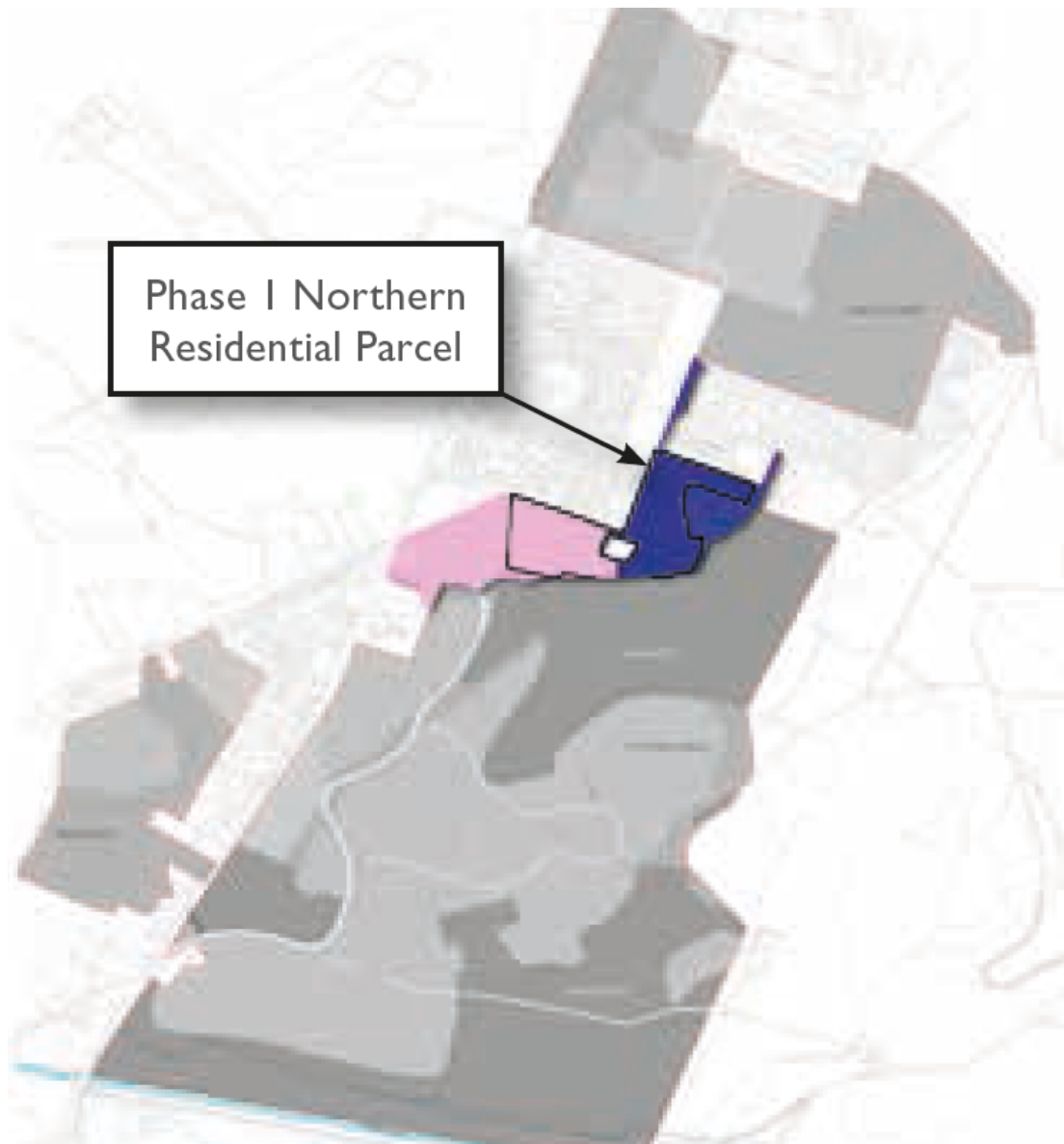
Amendments required to both codes

1. Removal of frontage character areas
2. Reference to be made to the need for a feathered edge reflective of Surrey
3. Clarification / amendment to reference to the roof form and height of apartment blocks
4. All images of large flat roof buildings to be removed
5. Amend / remove parking topologies P4, P5 and P9, remove any reference to 8 bay car barn
6. Need to strength the reference to the requirement for front gardens to be provided and remove / amend reference to boundary treatments B6 and B7

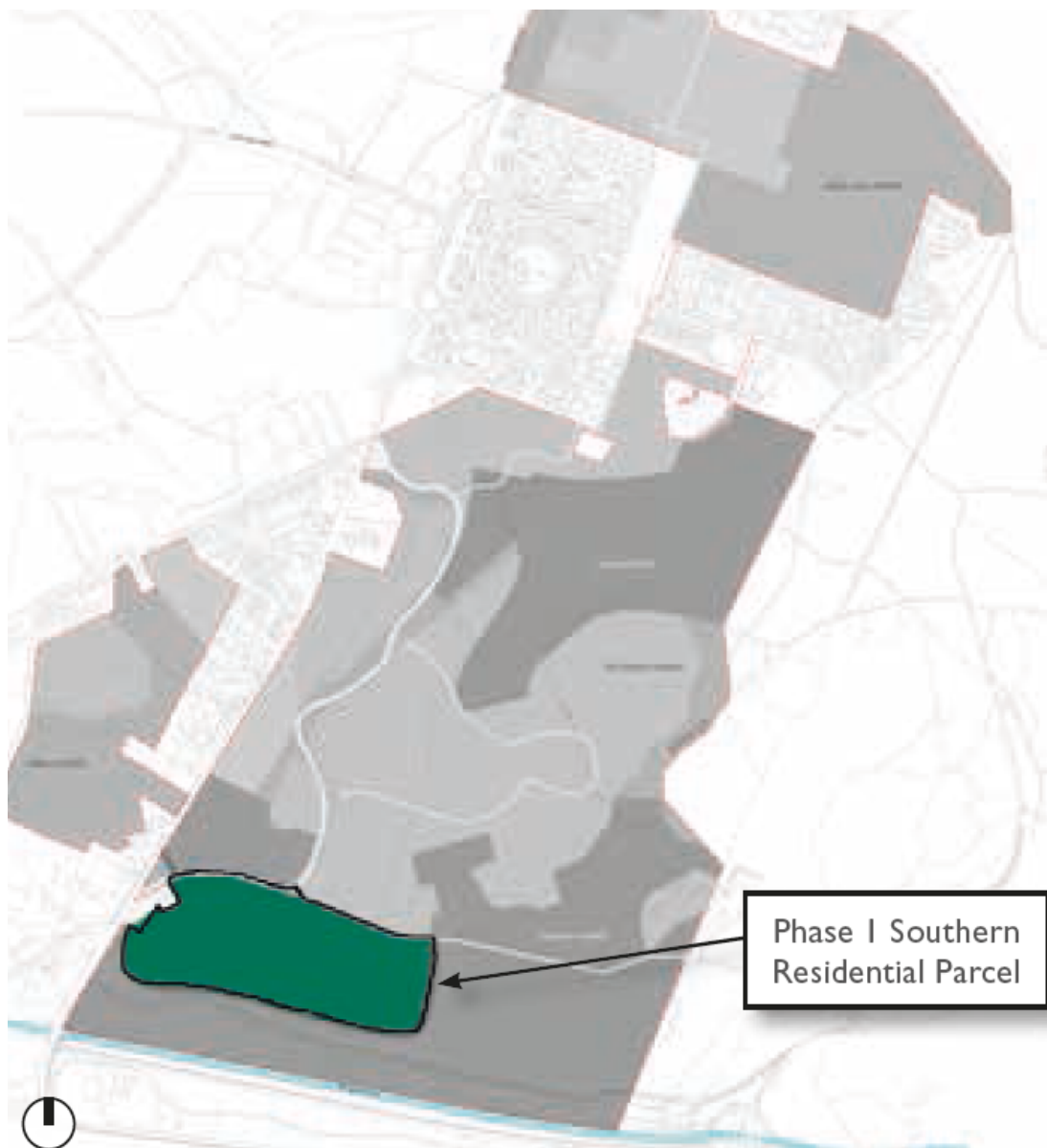
Minor amendments / corrections are also required to pages 3,7,8,9,11,24,31,34,36, 37,38,41 and 43 of the submitted code for the northern parcel. As are pages 3, 7, 9, 11, 16, 18, 24, 25, 31, 34, 36, 37, 38, 42, 43 of the code submitted for the southern parcel.

- 5.4.3 It is therefore considered the submitted codes are, subject to amendments above, acceptable and can be approved.

Annex 1 – The Northern Parcel



Annex 2 – The Southern Parcel





Phase 2

# DESIGN CODE

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Phase 1 Northern Residential Parcel

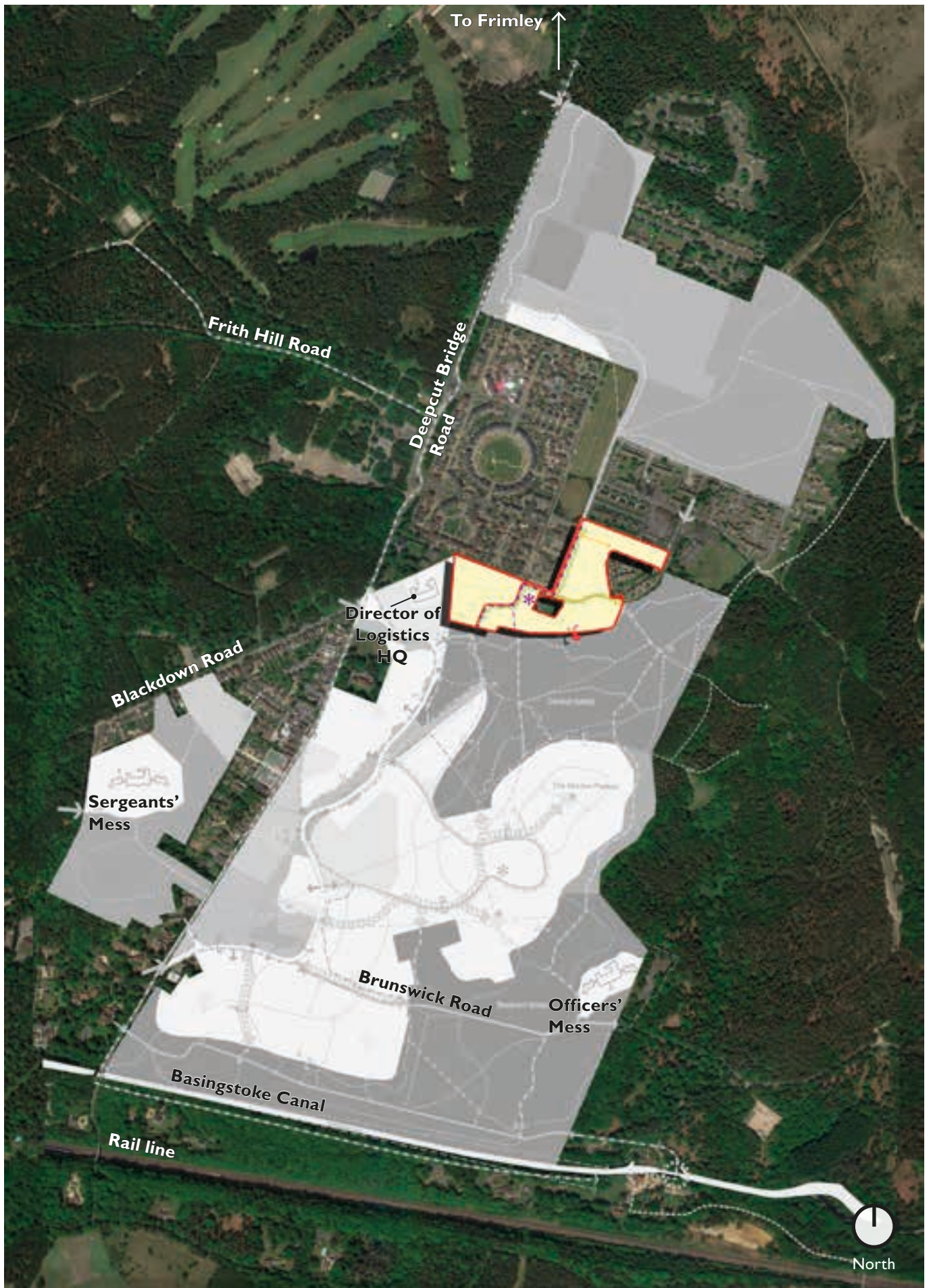


Fig 1 : Plan of the site showing the Mindenhurst site boundary and the location of the Phase I Northern Residential Parcel



## MINDENHURST, DEEPCUT, SURREY

This Design Code has been prepared in response to Condition 3 of the Outline Planning Permission\* for redevelopment of the Princess Royal Barracks site at Deepcut, and covers the Phase 2 northern residential parcel.

Phase 2 of the Mindenhurst, Deepcut development includes development of the first two residential parcels of land (Phase 1 Residential). Condition 3 of the outline planning permission for Mindenhurst required preparation of specific design codes. An overarching Site-wide Design Code was prepared in December 2016 in response to this condition which sets the overarching design principles for this development. The Site-wide Design Code sets out a mandatory framework for Mindenhurst. This Design Code sets out further design fixes relating to the Northern residential parcel.

The Northern Residential Parcel is approximately 4.1 hectares and is located east of Deepcut Bridge Road and the Director of Logistics HQ. Its location is shown on the plan on the facing page.

The Detailed Regulatory Plan for the Southern Residential Parcel covered by this Code is provided on page 13, with an accompanying key. Detailed proposals for this site will be expected to conform to the principles set out on this plan. Reserved Matters Applications will also be expected to include a fully completed copy of the Checklist as provided at pages 36-40.



Site-wide Design Code June 2016

## LIST OF ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
C3	Land use class
ha	Hectare
LEAP	Local Equipped Area for Play
SANG	Suitable Alternative Natural Greenspace
SHBC	Surrey Heath Borough Council
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
SWDC	Site-wide Design Code

\* Application Reference - 12/0546 (as amended); The original permission has been subject to a Section 73 planning application to vary two conditions. Further Application drawings and documents can be downloaded from the Mindenhurst website -

<http://www.mindenhurst.co.uk>

Revision D Submission: December 2016

Revision C Submission: December 2016

Revision B Submission: December 2016

Revision A Submission: November 2016

Detailed Design Code Phase 1 Southern Residential Submission: October 2016.

PROJECT CODE	00752
CREATED BY	RF
CHECKED BY	GP
ISSUE TYPE	PLANNING
ISSUED ON	DEC 2016

### DISCLAIMER:

This Design Code has been prepared for approval and subsequent adoption by Surrey Heath Borough Council. JTP have prepared the document on behalf of Skanska, and no responsibility or liability is accepted towards any other person in respect of the use of this report, or for reliance on the information contained in this report by any other person or for any other purpose. The use of this report by unauthorised third parties without written authorisation from JTP shall be at their own risk, and JTP accept no duty of care to any such third party.

# STRUCTURE OF THE CODE

## REGULATORY PLAN

The Site-wide Regulatory Plan sets out a framework within which this Design Code fits. The plan sets a template of mandatory requirements and design fixes. Where flexibility in the precise positioning of uses, spaces or routes exists the plan indicates this by defining 'indicative' status.

Add text giving direction to specifically relevant sections / pages of the SWDC

Applicants preparing Reserved Matters Applications should fully familiarise themselves with the Site Wide Design Code and Regulatory Plan in order to understand the design framework within which the Phase I Northern Residential Parcel sits, and the various expectations it sets out for developers to meet as part of their detailed proposals (general text highlighted by a coloured background).

Attention is also drawn in particular to pages:

- 26-27: Minor Residential Streets
- 28: Streets as Spaces
- 37: Central SANG
- 42: Green Links
- 50: Newfoundland Road and Alma Character Areas
- 53-56: Townscape
- 61-66: Residential Layout
- 67-74: Detailed Design Principles
- 87-88: Waste & Recycling
- 91: Utilities

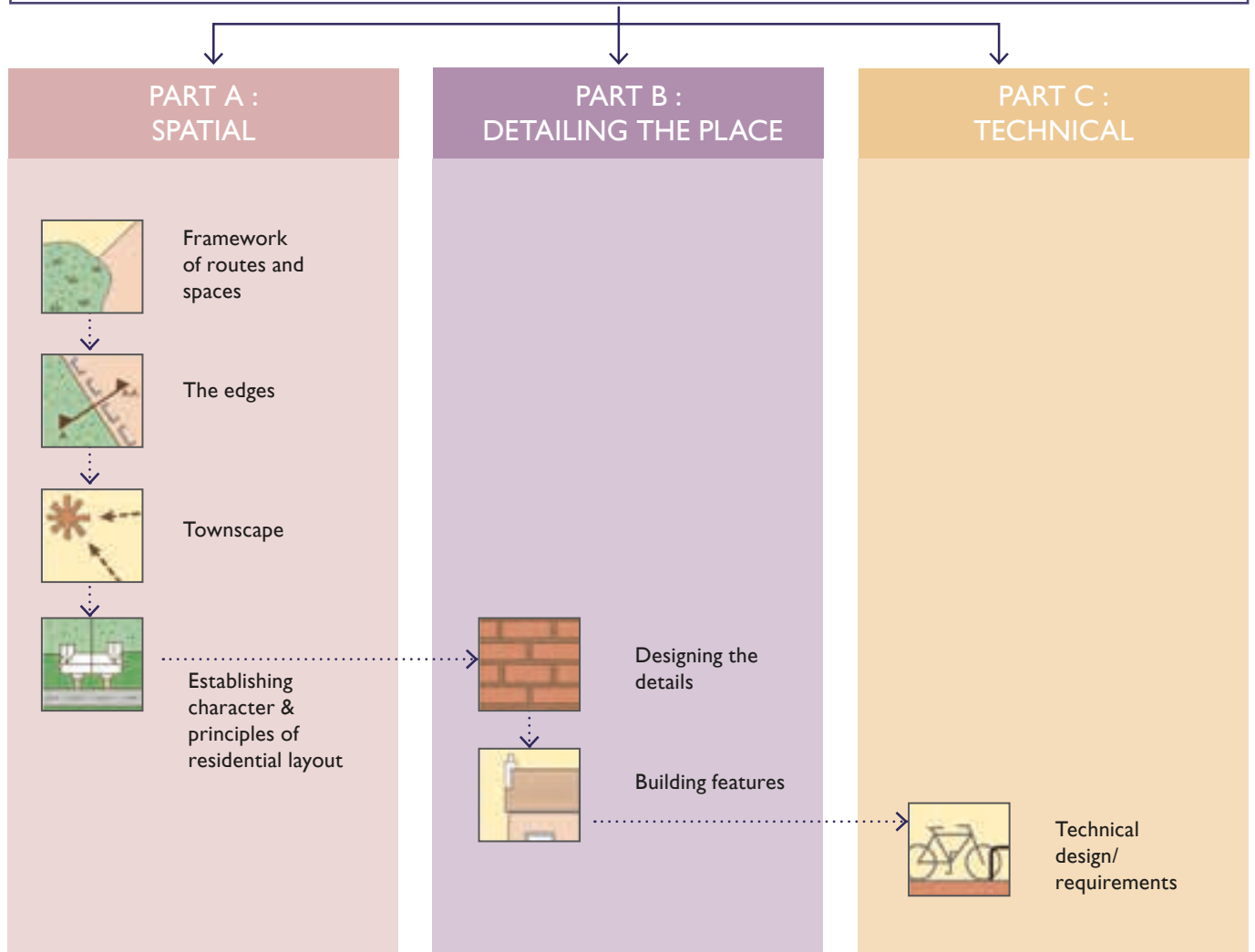
This Detailed Design Code adds further information to Site-wide Regulatory Plan, setting out design principles relating to the character of the parcel, and a full library of dwelling typologies, car parking typologies and boundary treatments to which detailed proposals will be expected to refer.

It is anticipated that across the two Phase I Residential development parcels a minimum of 325 dwellings will be provided and that a total of approximately 125 - 155 dwellings will be provided within the Northern Residential Parcel.



Site-wide Regulatory Plan June 2016

### Phase I Residential Design Code Structure



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# PART A: SPATIAL

## I. NEWFOUNDLAND ROAD AND ALMA CHARACTER AREAS AND VISION

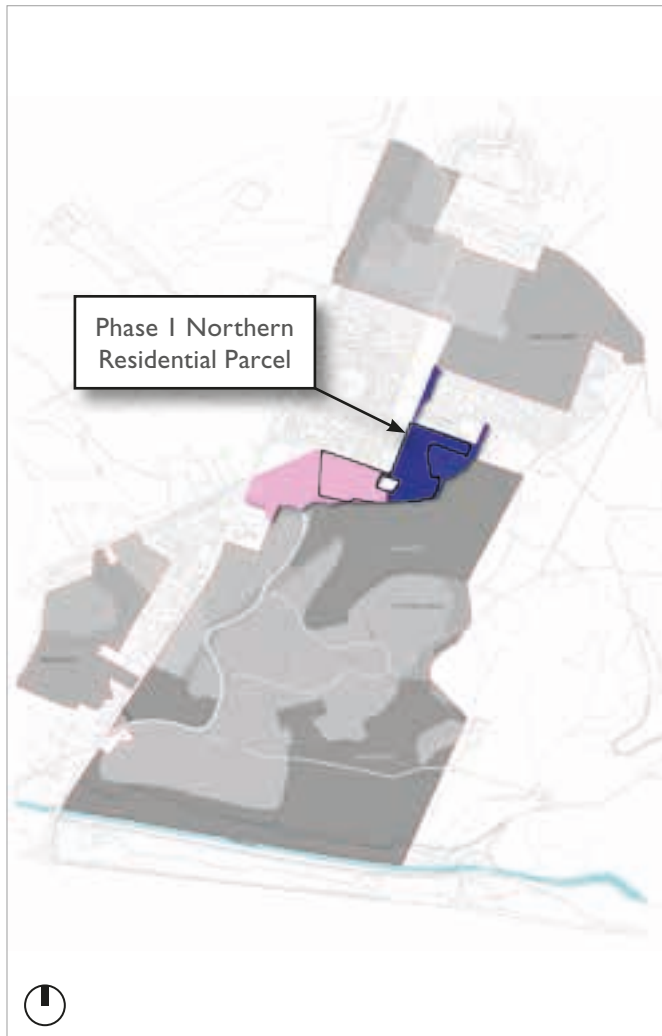


Fig 1 : Site-wide Regulatory Plan showing Character Areas

Key

- Newfoundland Road
- Alma

### I.1 CHARACTER AREAS

Character Areas across Mindenhurst are described in Section 6, pages 38-65 of the SPD and Section 10, pages 57-42 of the Site-wide Design Code. The following page summarises the Newfoundland Road and Alma Character Areas, applicable to the Phase I Northern Residential Parcel of the Mindenhurst development.

The Phase I Northern Residential Parcel of the Mindenhurst development occupies two character areas:

#### Newfoundland Road

This area serves as a transition between the higher density area surrounding the former Director of Logistics HQ building to the west and the interface with the Central SANG to the south east. The objective is to create a strong building line along Newfoundland Road, and a more informal edge along the Central SANG. Phase I Northern Residential Parcel forms part of the wider Newfoundland Road Character Area.

Design Principles for 'Newfoundland Road' are set out in the SPD, and include:

- This area is expected to accommodate a mix of uses including retail\* and residential;
- New development should seek to address the existing northern edge problems that are associated with the Dettingen Park development. (there is) an opportunity for new development that could actively engage with the street and solve the current issue of dead frontages;
- A green link will connect through from Minden Valley North towards the Dettingen Park estate and Sport Hub.
- High density housing would be acceptable in this area.

\* Retail will be located to the west of the Director of Logistics HQ building, on the site of the RLC Museum

#### Alma

This area comprises half of the Northern Residential Parcel; it features an interface with the Central SANG and existing residential development of Deepcut, including Dettingen Park Community Centre. The objective is to achieve a coherent environment of formally laid out streets and spaces accommodating a range of housing types - with emphasis provided to prominent corners and parcel frontages.

Design Principles for 'Alma' are set out in the SPD, and include:

- Uses are expected to be residential and reflect existing densities observed in the immediate vicinity;
- Development will positively engage with the existing street networks and provide soft landscaping to the principal elevation to prevent an overly urbanised feel to the development;
- Dead frontages, such as blank elevations and high fencing (which are commonplace in the surrounding area) are not acceptable;
- The interface of this area with Dettingen Park, particularly the community centre and Spar should seek to reinforce and enhance the location as a focal point for the community.

### I.2 VISION

The residential development across 'Newfoundland Road' and 'Alma' will be fundamentally shaped by characteristics of the existing site, most notably across its southern portion by the topography and the adjacent woodland of the Central SANG. It serves an important role within Mindenhurst in providing a transition zone from the formality of the Dettingen Park estate to the west and the military housing in Alma Gardens to the north, and should take the opportunity to set up and frame long range views from higher vantage points over the descending topography towards Minden Ridge Plateau and other key focal points.

To achieve this important transition, the form and layout of housing will display a higher density character along its boundaries with the existing roads, before reducing in density towards its southern edges. Achieving positive, active frontage along Newfoundland Road is key, animating and enlivening the street scene. This location is seen as suitable for a higher density form of development that could adopt a contemporary architectural style, utilising larger proportions of glazing, frequent examples of upper level balconies and terraces, and potentially flat or mono-pitched roof forms. This character transition from north to south will be further accentuated by the level changes that include some notable slopes towards the SANG: these will directly influence the design of routes and spaces, and their character. Two to three tree groupings within the parcel are indicatively retained on the detailed Regulatory Plan, and

provide the opportunity for development to incorporate green spaces around and beneath existing trees: an equipped children's play area is to be accommodated, and could assist in achieving the enhancement of this location as a community focal point.

The illustrative concept plan below shows how an appropriate form of routes, spaces and green infrastructure could be created across the Phase I Northern Residential Parcel. This highlights a predominantly formal structure of development blocks, reflecting the grain of existing, adjoining development, opening up to the south / south-east and the Central SANG. The plan also illustrates how the equipped children's play area and potentially retained trees west of the cadet hut could form a focal point directly south of the existing retail and community centre – extending this community focus into the new area of development. The plan demonstrates how all residents would be within very close proximity to the Central SANG, with multiple connections to it and views across it.



Fig 2 : Illustrative Concept Plan

# PART A: SPATIAL

## 2. DEVELOPMENT FRAMEWORK

### 2.1 LAND USE

The area identified within the Detailed Regulatory Plan (on page 13) is for residential (C3) use only. A range of dwelling types and sizes will be provided, including detached dwellings and apartments. The parcel extends to approximately 4.1 hectares, a net residential developable area of 3.51 hectares will be made available. It is envisaged that a total of approximately 125 – 155 dwellings will be provided (and that in combination with the southern residential parcel a minimum of 325 Phase 1 dwellings will be provided).

### 2.2 MOVEMENT AND ACCESS

A main residential street passes through and alongside the residential parcel, connecting Mindenhurst Road in the south to the Sports Hub in the north. Indicative locations for minor residential streets are indicated in east-west directions through the residential parcel: these will provide direct access to residential properties. Existing roads will be retained and upgraded where necessary to provide access to properties. The streets must accord with the highway features as set out in sections 6.4.1-6.4.4 of the Site-wide Design Code.

### 2.3 PEDESTRIAN AND CYCLE NETWORK

A series of primary and secondary pedestrian and cycle, and pedestrian only, routes integrate the Mindenhurst site. The Detailed Regulatory Plan on page 13 illustrates how these routes permeate through and around the Northern Residential Parcel. These routes are to be accommodated within the proposed highway as a designated route, or through public open space.

A primary pedestrian and cycle route follows the route of the main residential street, with a secondary route connecting southwards towards the Central SANG.

### 3. DESIGN PRINCIPLES

Reserved Matters Applications for the Phase I Northern Residential Parcel will be required to clearly demonstrate how they respond to the design principles set out below. Applicants will be expected to demonstrate the dwelling typologies, boundary treatments and parking typologies that have been used and they that accord with the corresponding principles. Some principles apply parcel-wide, others are specific to certain areas, including key interfaces with public realm such as the Central SANG and Newfoundland Road / Cyprus Road.

The full library of building, parking and boundary typologies is included in Appendices A- C. A checklist is provided at Appendix F, to be completed and submitted as part of any Reserved Matters Application pertaining to this parcel.

- 3.1 The Northern Residential Parcel will be characterised by high to medium density housing, and will display a wide range of housing typologies, providing a well-balanced community;
- 3.2 The typologies will relate appropriately the character of the street/space they look onto – for example, linear apartment buildings and formally arranged terraced houses facing onto the straight lines of Cyprus Road and Newfoundland Road, and larger, informally arranged dwellings alongside existing tree groups and woodland, notably that of the Central SANG to the south;
- 3.3 The layout of new development should respect that of the adjoining existing development at Dettingen Park and Alma Gardens to ensure a coherent pattern of routes and spaces linking new and existing neighbourhoods, and to the Community Hub;
- 3.4 A series of new and enhanced routes through the parcel, linking to the Central SANG and the proposed network of pedestrian and cycle routes to the south, will be incorporated, and these should be fronted by new dwellings to maximise natural surveillance and legibility of routes;
- 3.5 Entrances should be located on the elevations facing new and existing routes wherever possible;
- 3.6 Overall housing mix and typologies should create variety across the parcel but within an environment unified by consistent characteristics in materials (architecture and public realm), detailing and landscape. A contemporary architectural style would be appropriate in this location, with materials used to ensure common characteristics with more traditionally styled elements of the Mindenhurst development;
- 3.7 All dwellings should complement their immediate neighbours in terms of their scale and type, avoiding uncomfortable juxtapositions of starkly contrasting building forms;
- 3.8 Planting and landscape should be threaded into the residential area, thus creating opportunities for discovery and a variety of sensory experiences;
- 3.9 A green link will connect through from Mindenhurst Road towards to Dettingen Park estate and continue towards the Sports Hub – refer to Figure 3 on page 12 and the detailed Regulatory Plan on page 13 for more detail;
- 3.10 Buildings themselves can offer opportunities for the creation of drama, through design and arrangement that is bespoke to their immediate and wider context – how they are viewed from specific locations (such as the vistas along Newfoundland Road and Cyprus Road, and at the top end of links through the SANG) and how they capture/benefit from specific views should directly inform their design and/or orientation;
- 3.11 Development should enable long range views to be revealed and framed, perhaps unexpectedly in certain locations through glimpses of the trees and heathland landscape beyond the development parcel;



# PART A: SPATIAL

## 3. DESIGN PRINCIPLES

- 3.12** A LEAP is to be provided as an opportunity secondary community hub that will facilitate opportunities for chance encounters and interaction in planned and unplanned ways, by people of all ages: one of the indicatively retained tree groupings could be incorporated into an incidental green space that also accommodates the play area;
- 3.13** Dwellings will be predominantly 2 storey – with some 2.5 storey elements in key locations to emphasise corners and prominent frontages. Apartment blocks will vary between 2 and 2.5 storeys;
- 3.14** Across the parcel a blend of semi-detached, terraced dwellings and apartments should be achieved, with some detached units on parcel edges facing the Central SANG or elements of green infrastructure within the Newfoundland Road Character Area;
- 3.15** Terraced homes should be situated to provide enclosure and definition to key routes and spaces;
- 3.16** Where linkage between otherwise detached buildings occurs this should be achieved by walls, car barns and garages;
- 3.17** A series of shared surface courts and mews spaces should be created within the inner parcel areas, with consistent approaches to material selection and housing typologies in these areas. The extent of any given zone of shared surface treatment will be limited to ensure that it is a distinct space, contrasting from its connecting routes, and not simply a long street given a different surface treatment;
- 3.18** Softening of building lines along green corridors or at incidental green spaces is encouraged;
- 3.19** Where apartment blocks front onto primary routes or spaces, their associated car parking is to be to the rear in landscaped courts;
- 3.20** Boundary treatments to proposed residential plots will be selected from the library of options included at Appendix D, with accompanying design justification as to how they accord with the Design Principles set out for this parcel on pages 9-11;
- 3.21** Proposed solutions to the provision of car parking will be selected from the library of options included at Appendix C, with accompanying design justification as to how they accord with the Design Principles set out for this parcel on pages 9-11;
- 3.22** This parcel will need to achieve a successful interface with existing properties and parking areas that directly adjoin some of its boundaries, notably the area south of Malta Road which presents rear boundaries and a parking court onto which new development will abut: the use of materials, landscaping, existing trees, boundary treatments and retained planting will be critical in resolving this interface;
- 3.23** The palette of materials employed will feature predominantly warm / earthy colours, and the use of brick, tiles and timber – but buildings designed in a contemporary manner may feature contrasting materials appropriate to their design. Design justification for any proposed materials that do not feature in the proposed palette (page 16) will be required;
- 3.24** Apartment blocks will be carefully positioned within proposed layouts, with design justification provided as to their location. to act as focal points If apartment blocks are to be located within central areas of the parcel away from identified interfaces with key public realm, they should face directly over areas of usable incidental amenity space (likely to be associated with retained trees);
- 3.25** The provision of private amenity space directly associated with dwellings will be in accordance with the guidance on positioning and sizing set out on page 74 of the Site-Wide Design Code. This Detailed Design Code does not stipulate minimum areas for private amenity space, but Reserved Matters Applications will be expected to demonstrate that appropriate private amenity space has been provided;
- 3.26** The layout of streets, spaces and buildings, and the internal configuration of habitable rooms in dwellings, should seek to take opportunities to benefit from passive solar gain – to ensure good levels of daylighting to rooms and that lower level sunlight is beneficially captured in colder months to reduce heating requirements within homes. Summer overheating will need to be avoided with consideration given to shading – for example by trees, canopies or other external building features;
- 3.27** The topography of the Northern Residential Parcel is such that opportunities for undercroft parking beneath buildings accessed from higher points on a slope may be presented: Reserved Matters Applications should explore and assess these opportunities, incorporating such solutions where viable.
- 3.28** Building set backs (distances between principle frontages and back of footpath or equivalent) should vary according to location and character area. Where development fronts onto open space or woodland, in a low density arrangement, set backs are expected to be distinctly varied with buildings sited at subtly varying angles. However where development intensity increases, the depth and variety of set back may reduce, achieving a stronger sense of enclosure and defining more linear routes – existing or proposed.



**3.29** In many locations it is anticipated that defined front gardens will be provided to dwellings. The size and character of these gardens will vary according to the type of dwelling and its location: for example, in areas of higher development intensity a small, private planted zone or hedgerow may be deemed sufficient and appropriate as a green buffer between dwelling and street; in others larger front gardens will emulate a more rural character, suitable along low density streets and parcel edges. Detailed proposals will be expected to demonstrate a clear rationale for the type and character of defensible space proposed for individual dwellings.

### 3.30 Central SANG Interface

- Development should form a soft feathered edge to the Central SANG, integrating existing tree planting and taking advantage of views southwards;
- Low to medium density housing arrangements will be encouraged in this location;
- Trees of amenity value are to be retained and responded to in the development layout where possible;
- Multiple connections should be made to the Central SANG through pedestrian, and where possible, cycle links;
- Undercroft parking will be encouraged where the topography permits, and where it can be suitably screened.

### 3.31 Newfoundland Road and Cyprus Road Interface

- Proposed development should address Newfoundland Road to provide an active frontage. A formal and strong / consistent building line is encouraged to complete and improve this streetscene;
- Parking should be screened and softened to reduce its visual impact on residential streets;

- Development will be expected to demonstrate the reinforcement and enhancement of the focal point near to the existing SPA and Community Centre. Building heights of 2.5 storeys are encouraged in this location;
- Development should reflect the grain of existing development, providing an important role in providing a transition zone from the formality of Dettingen Park estate in the west and the military housing in Alma Gardens to the north.
- High to medium density housing arrangements will be expected in this location.



# PART A: SPATIAL

## 4. GREEN INFRASTRUCTURE



Fig 3 : Indicative sketch of a Green Link

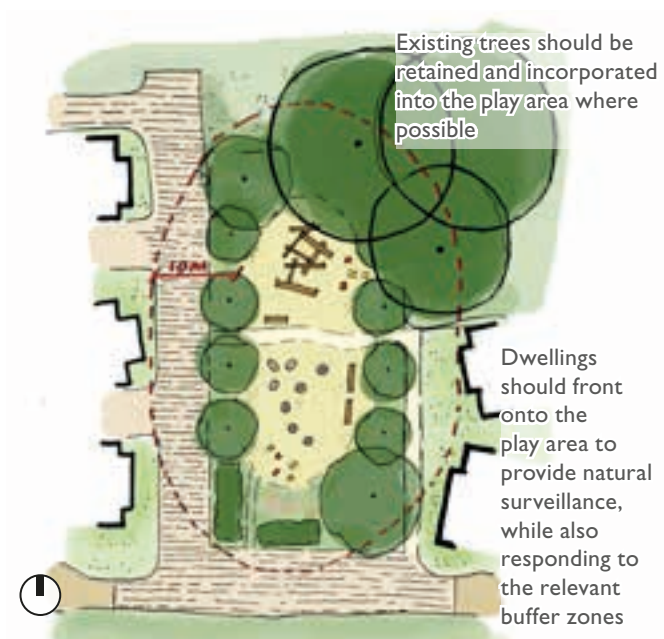


Fig 4 : Indicative sketch of the LEAP



### 4.1 EXISTING TREES

A number of existing trees located within the Northern Residential Parcel are shown as indicatively retained. These are located in groups and clusters and could form part of an area of incidental open space. These indicatively retained trees and groups of trees comprise a mix of species comprising of Oak, Sycamore, Silver Birch, Pine, Horse Chestnut and Beech of varying age classes are located in this parcel and range in heights of between 11m to 17m.

### 4.2 GREEN LINK

Green Links are routes through development that are to particularly benefit from generous planted verges and/or street trees in addition to carriageways / footways / cycleways. The character of the Green Link will depend on its location; along the main residential street it may be more formal in character with street trees, while the Green Link eastwards towards the Central SANG may be less formal in nature with clustered landscaping in pockets along the route.

### 4.3 LOCAL EQUIPPED AREA FOR PLAY (LEAP)

An indicative location for a LEAP is shown on the Detailed Regulatory Plan. It should be reasonably centrally located within the residential parcel and within close proximity of pedestrian and cycle routes. The play area will have a minimum activity zone of 400sqm with equipment of predominantly timber construction with woodchip safety surfacing. A buffer distance of 20m is to be provided to the nearest habitable room or 10m to the nearest property boundary.

The LEAP should be designed to consider the retention of existing trees, while enabling natural surveillance from nearby proposed dwellings.



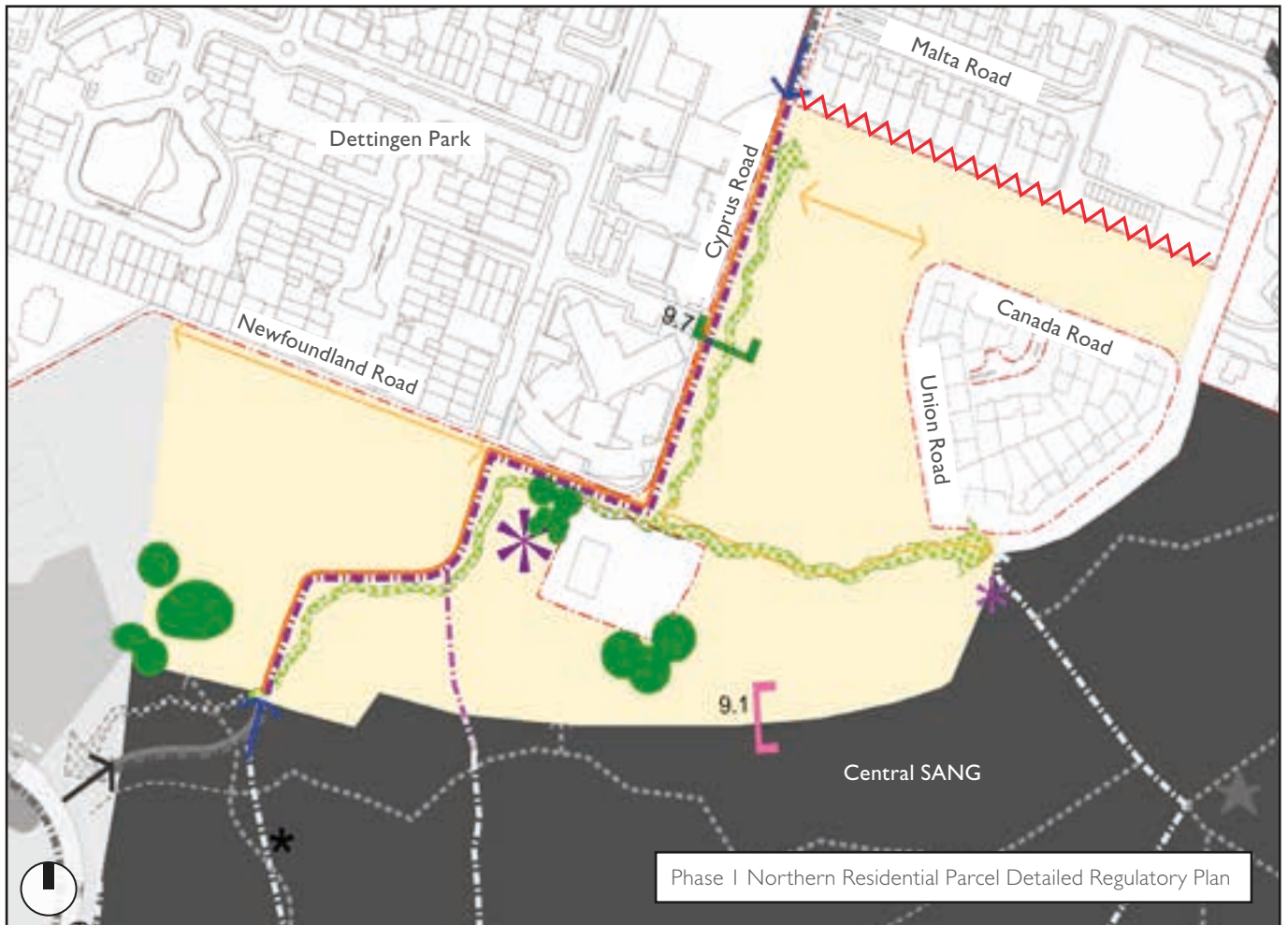


Fig 5 : Phase I Northern Residential Detailed Regulatory Plan

### Key

-  A residential parcel located to the east of the Headquarters of the Director of Logistics. The residential colour extends to approximately 4.1 hectares. A net residential developable area of 3.51 hectares will be made available.
-  A main residential street runs through the parcel from south west to the north, connecting Mindenhurst Road to the Sports Hub to the north. Subject to detailed design, the Main Residential Street may provide opportunities for on-street parking.
-  A green link broadly follows the main residential street representing routes through development that are to particularly benefit from generous planted verges and/or street trees.
-  An indicative location for a Local Equipped Area for Play (LEAP) is shown. It is located centrally within the Northern Residential Parcel, close to the main residential street.
-  Primary pedestrian and cycle route (indicative route where shown alongside secondary streets).
-  Secondary pedestrian and cycle route.
-  An edge section illustrates the relationship between the residential development and the Central SANG to the south.
-  Access points into the site are fixed at the locations of these blue arrows.
-  Arrows indicate cross parcel permeability – indicative locations for routes through the site.
-  Indicative location of tree groups for retention.
-  Consider interface with the rear of properties south of Malta Road

# PART A: SPATIAL

## 6. PHASE I NORTHERN RESIDENTIAL PARCEL

### 6.1 EDGE CONDITIONS

The Northern Residential Parcel encompasses two types of edge conditions: one interface with the Central SANG, and a second with the Green Link. These are annotated on the Detailed Regulatory Plan as shown on the right.

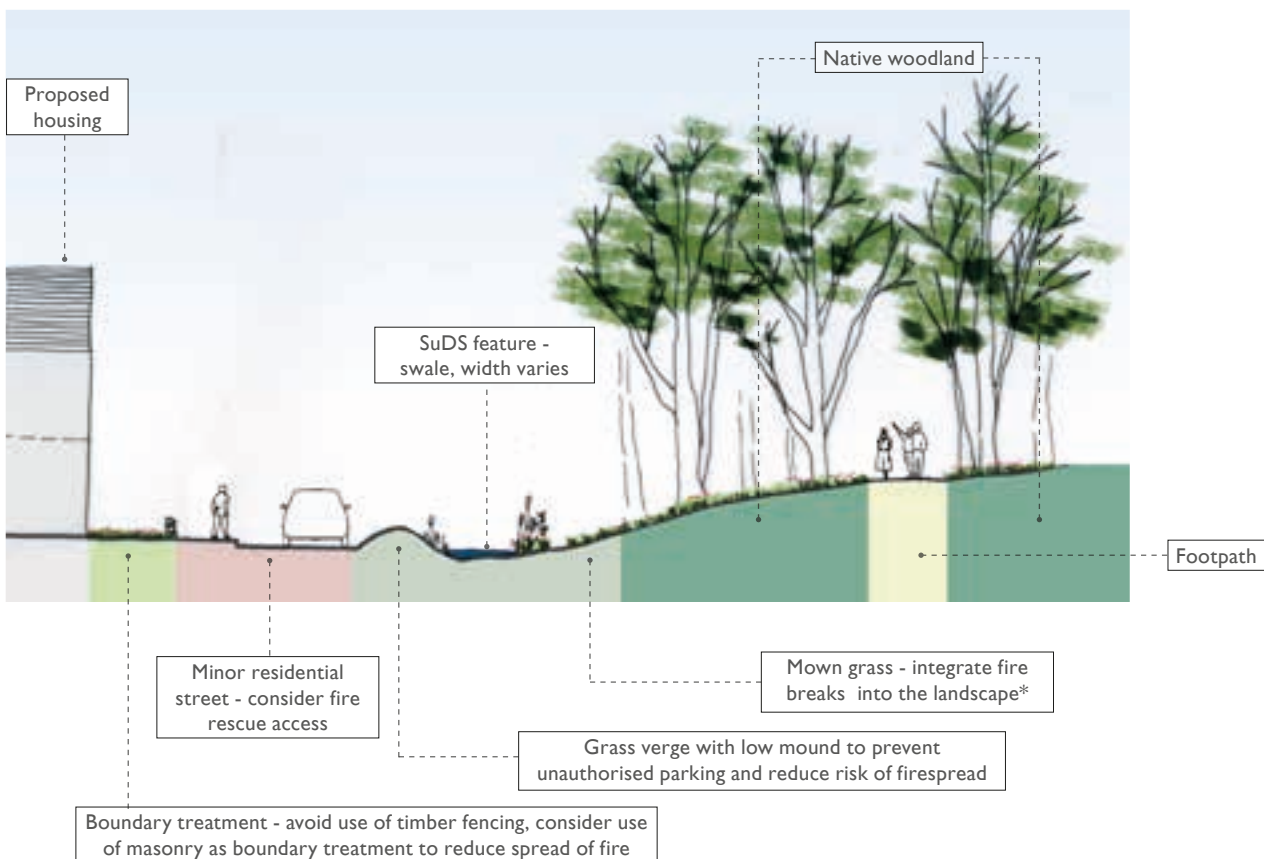
The following pages illustrate these edge sections and set out design principles for the relationship between the development parcels and open space, including:

- the importance of natural surveillance and overlooking of these open spaces to avoid unappealing or unsafe environments;
- providing connectivity to these open spaces through a network of routes;
- activation of the public realm through a positive interface with routes and buildings; and
- incorporation of measures to inhibit or prevent the potential spread of wildfire.



Key plan

### EDGE CONDITION 9.1 SANG EDGE SECTION



\* Wildfire proofing is integral to the edge conditions surrounding existing woodland and heathland. Firebreaks should integrate with the landscape and therefore not be in parallel strips or straight lines. Buildings should always be set back a minimum of 10m from the woodland edge. Broadleaved trees improve fire resilience while creating a visual link to neighbouring woodland. Refer to Forestry Commission Practice Guide for more information.

Fig 6 : Illustrative Edge Section - Central SANG

### EDGE CONDITION 9.7 GREEN LINK EDGE

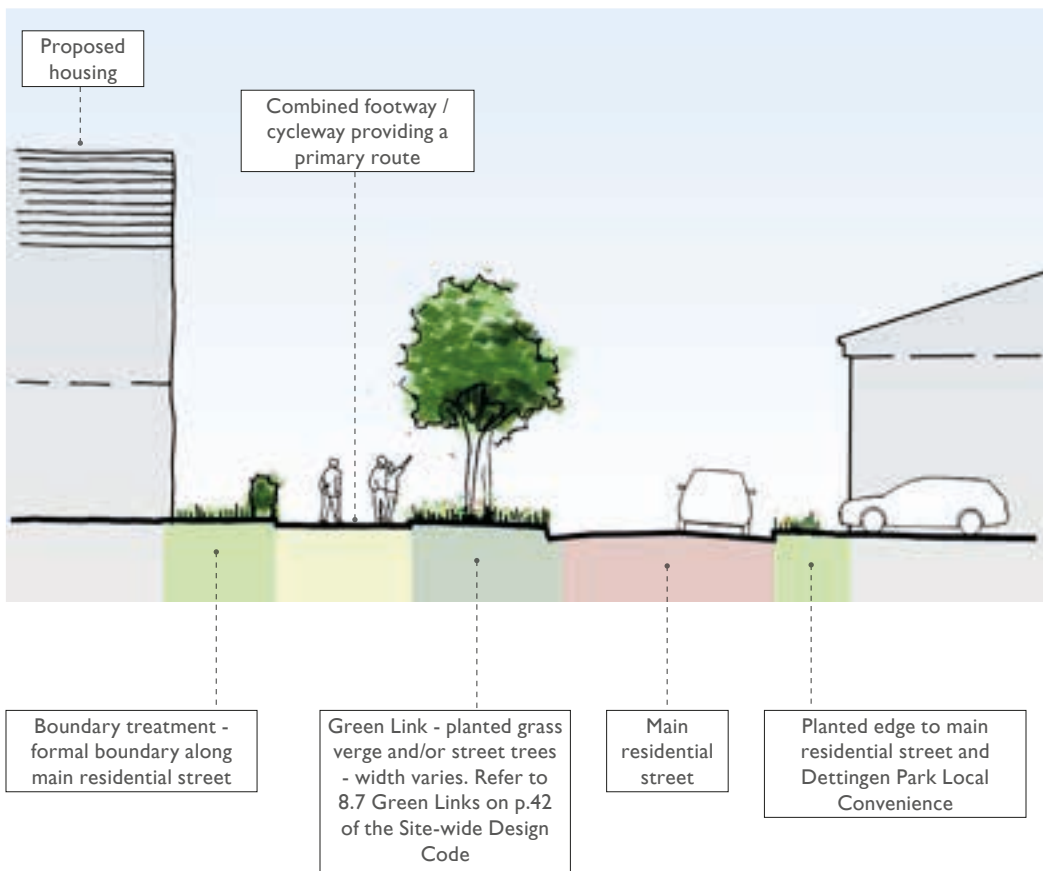


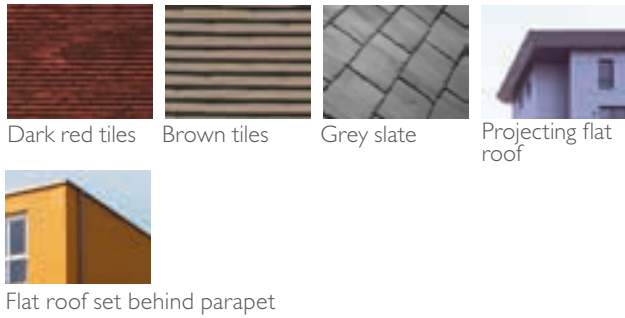
Fig 7 : Illustrative Edge Section - Green Link

# PART A: SPATIAL

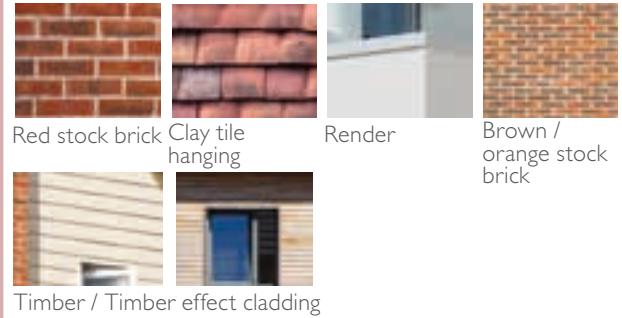
## 6. PHASE I NORTHERN RESIDENTIAL PARCEL

### 6.2 PERMITTED MATERIALS FOR PARCEL (SEE PAGE 24 - 25 FOR FULL LIBRARY)

#### 1. Roof



#### 2. Walls



#### 3. Windows



#### 4. Projecting, Inset, Juliet Balconies



#### Materials

- Use of warm, earthy colours such as red / brown brickwork and tile hanging is encouraged;
- Strong colour contrasts using white, cream, red brown, or other browns will be acceptable, but should not dominate;
- Walls to outbuildings (including garages) should usually be constructed from the same primary wall material as the dwelling with which they are associated;
- The careful use of timber-cladding, or a high quality timber-effect cladding, will be appropriate, usually in combination with brickwork as the primary wall material and in areas adjoining existing woodland;
- At least 75% of buildings will use dark red or brown clay tiles or pantiles for roofs; up to 25% may employ slate.

#### Materials Application Principles:

The following principles for the application of materials will be adhered to throughout the Phase I residential parcels:

1. Proposals are to demonstrate consistency in material selection and usage, utilising only materials specified in the relevant palette(s);
2. Reserved Matters Applications which cover more than one parcel as described by the Design Code(s) will demonstrate a carefully considered transition between differing materials palettes;
3. Where materials for individual buildings (such as marker buildings in key / prominent locations) that contrast with prevailing materials of neighbouring buildings are proposed an accompanying design justification will be submitted as part of the Reserved Matters Application;
4. Materials will be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages;
5. No more than three materials will be used across walls of any given dwelling or block, and where this includes coloured render only one colour will be used;
6. Generally only one brick colour/type is to be used on any building, except where contrasting brick patterns are used for decorative purposes; and
7. Proposals will be required to demonstrate consistency of material selection for buildings on both sides of streets, either where a street passes through the parcel itself, or where the parcel faces another completed / consented parcel across a street.

# PART A: SPATIAL

## 6. PHASE I NORTHERN RESIDENTIAL PARCEL

### Precedents - Suitable Design Solutions



# PART B: DETAILING THE PLACE

## 8. BUILDING FEATURES FOR RESIDENTIAL BUILT FORM

### 8.1. Doors and Entrances

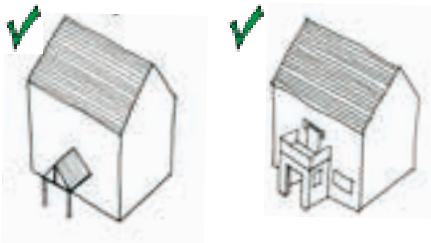
- All front doors will be recessed a minimum of 75mm from the brick / finished face.
- All garage doors will be recessed to a minimum of 90mm from the brick / finished face.
- High quality, robust doors will be used.

#### Unacceptable Design Details

No uPVC doors will be permitted on elevations which are on a street frontage.

### 8.2. Porches

- Porches will be designed as integral to the entire elevation.
- Porches will either be flat roof or pitched roof.
- Porches will not be made of GRP.
- Porches need to be sufficiently deep in order to provide shelter.
- Flat-roof porches will have a roof finish of lead, zinc or copper standing seam.
- Pitched-roof porches will match the materials used on the roof of the dwelling.
- Porches can be formed by a recessed entrance within the primary elevation.
- Small-scale enclosed porches are not permitted.



Entrances will be celebrated and designed as integral to the elevation and porches will provide sufficient shelter.

#### Unacceptable Design Details

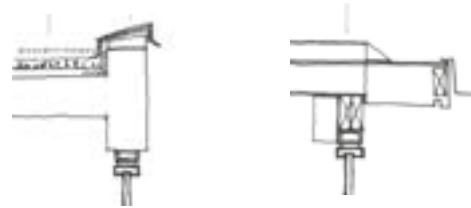
- No GRP will be permitted for flat roof or pitched porches.
- Porches will be designed so as not to dominate the building.
- Small scale porches with insufficient depth to provide shelter will not be permitted.

### 8.3. Roofs

- Roofs need to be designed with due consideration of the character area in which they are located.

#### Flat Roofs

- Flat roofs will be concealed behind a parapet, or the depth of fascia and profile of leading edge carefully detailed.
- Green roofs are encouraged.



Flat roof concealed behind parapet

Overhanging flat roofs that are carefully detailed are acceptable

#### Pitched Roofs

- Roofs will be between minimum pitch of 37.5 degrees and maximum pitch of 52 degrees.
- The roof pitch should be of a consistent angle along a terrace or group of buildings.
- Roofs to garages will be pitched.
- Pitched roofs to apartment buildings may show a pitch lower than 37.5 degrees, when using standing seam metal finishes or a similar contemporary material.

All terraces should have a consistent roof pitch



#### Photovoltaics

- The installation of photo-voltaics must be designed into the elevation and consistent along any terrace or group of buildings on street.
- Photovoltaics panels will be designed / installed to read coherently with the building elevation and form.

### 8.4. Walls

- A maximum of three materials can be chosen for exterior walls of any given building.
- When using brick, only one brick colour will be used on a single dwelling, except where contrasting brick patterns are used for decorative purposes.
- When using render, only one render colour will be used on a single dwelling.
- Brick detailing will be simple and match the main brick colour.
- Stone quoins, door/window heads and cills are permitted.

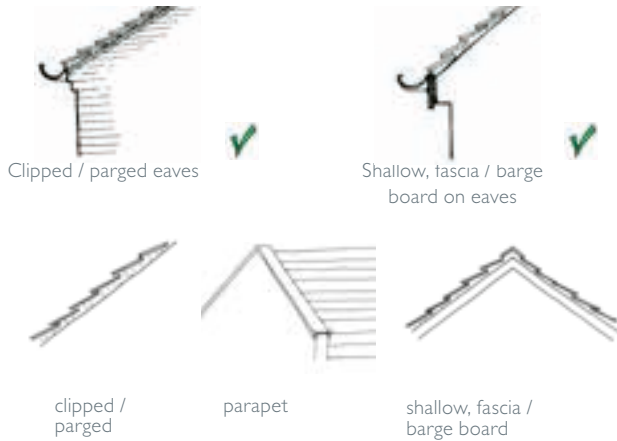


# PART B: DETAILING THE PLACE

## 8. BUILDING FEATURES FOR RESIDENTIAL BUILT FORM

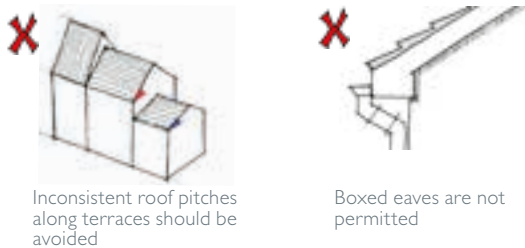
### 8.5. Eaves and Verges

- Eaves will be clipped / parged or use a shallow depth fascia/barge board. If brick detailing is used as an alternative, the detailing will be simple and in the same brick colour as the rest of the elevation.



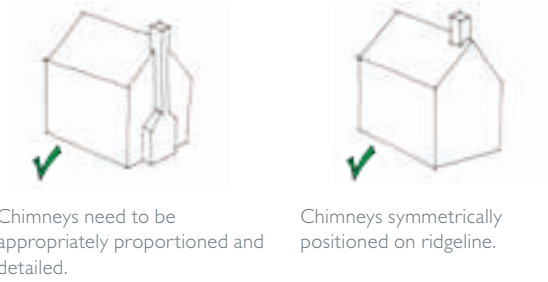
#### Unacceptable Design Details

- There will be no mix of both hips and gables on any single building.
- Interruption of eaves by dormers is discouraged.
- Boxed eaves are not permitted.
- No white uPVC.
- Concrete tiles will not be permitted.



### 8.6. Chimneys and Vents

- Chimneys and vents will match the primary elevation material.
- Chimneys should be placed symmetrically to the ridgeline where possible.
- Chimneys should rise above the roof to aid an interesting ridge line.
- Lead, zinc and metal can be used.

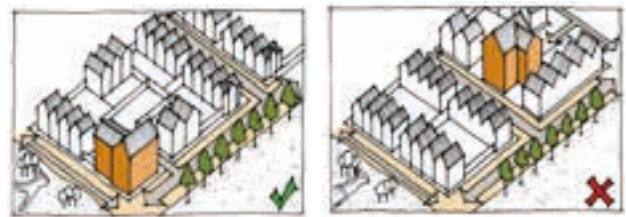


#### Unacceptable Design Details

- Chimneys, the sole purpose of which is decorative, will not be permitted
- The use of GRP will not be permitted

### 8.7. Location of Apartments

- Apartments will address key frontages
- Apartment buildings of three or more storeys must be positioned to address key streets and spaces on parcel edges.



### 8.8. Rainwater Goods

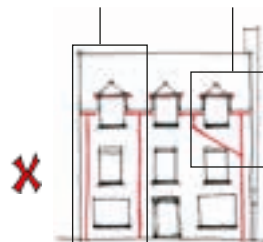
- Rainwater goods will not detract from the overall composition of the building elevation or street elevation.
- Rainwater goods including guttering and rainwater pipes will preferably be black in colour or a brushed metal finish.



The visual impact of any rainwater goods must be minimised so as not to detract from the overall appearance of the elevations.

#### Unacceptable Design Details

- Rainwater downpipes dominating the composition of the elevation due to positioning of dormer windows



Rainwater downpipes diagonally crossing the building elevation

# PART B: DETAILING THE PLACE

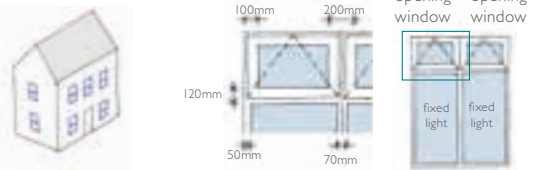
## 8. BUILDING FEATURES FOR RESIDENTIAL BUILT FORM

### 8.9. Windows

- Colour, thickness of frame, quality and design of windows must be consistent on all elevations of a dwelling/apartment building.
- All windows will be recessed a minimum of 90mm from the face of the building elevation

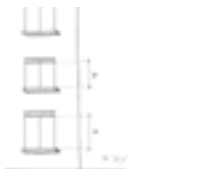


- Ground level fenestration should be distinctly taller than fenestration on above levels.



Consistent windows across elevations ✓

Maximum frame dimensions ✓

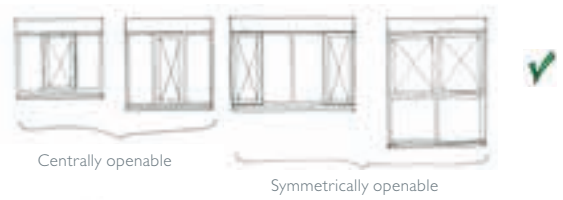


Ground Level openings will be taller than those on upper floors ✓



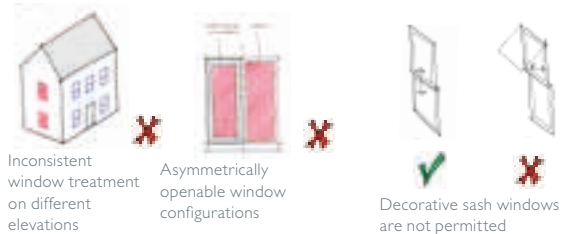
Simple, vertical fenestration ✓

### Symmetrical Window Configurations:



Repeated vertical windows make up composite elements. ✓

### Unacceptable Design Details



Inconsistent window treatment on different elevations ✗

Asymmetrically openable window configurations ✗

Decorative sash windows are not permitted ✗

### 8.10. Dormer Windows

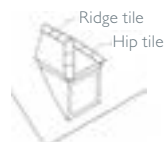
- Dormer windows will be integral to the composition of the main facade in terms of design and positioning.
- Dormer windows will maintain overall vertical proportions, i.e. be taller than they are wide.
- The number and proximity of dormers which break the eaves line will be limited to prohibit unnecessary rainwater goods across the building elevation.
- GRP roofing will not be permitted.
- Gabled / hipped dormers will use a consistent pitch and material to that of the main roof.
- Hipped dormers will be carefully detailed to avoid disproportionate oversizing of ridge tiles and hip tiles.
- Flat roof dormers will use standing seam lead, zinc or copper roof materials.



Consistent pitches ✓

Dormer windows need to complement, and align with, the fenestration of the facade. ✓

### Unacceptable Design Details



Ridge and hip tiles that are disproportionately large relative to the window opening are not acceptable

### 8.11. Bay Windows

- No GRP roofing to bay windows will be used.
- Frame members and corner posts should be carefully considered to ensure they are neither too bulky nor too flimsy in appearance.
- The roofing material of bay windows needs to match the selected material of the main roof.
- The roofing material of flat roof bay windows will be standing seam lead, zinc or copper.



Bay windows designed as part of overall composition of elevation. ✓

### 8.12. Built Form

- Buildings should seek to respond to slopes and not rely on significant reprofiling



Significant reprofiling with blank/ inactive ground level facades to be avoided ✗



Dwellings will respond to the topography through the use of stepped housing ✓



Building form steps down slope ✓



Terraced form has distinctive stepped breaks ✓

### 9.1 UTILITIES

The proposed development will be supplied with utility infrastructure (electricity, gas, potable water and telecommunications) connected to the incumbent utility provider's networks and distributed below ground across the proposed development phasing parcels.

#### Electricity Substation

- 1 Substation (which will also serve a number of future phases).
- Location: The substation will be located totally outside the development area in exiting DIO land along Newfoundland Road.
- 4m x 4m footprint with a land requirement by Scottish and Southern Energy Power Distribution (SSEPD) of 6m x 9m.
- Design in accordance with SSEPD "The Design and Installation of New Secondary Substations for Adoption or Use by Scottish and Southern Energy Power Distribution including Joint User Substation - TG-PS-883".
- Appearance: materials to match those of neighbouring brick built form notably choice of bricks/cladding over bricks to be same specification as adjacent buildings.
- See precedent photo below that illustrates an example of a substation that sensitively integrate with surrounding built form.
- Low voltage mains will then be installed within the footpaths surrounding the Northern Residential Parcel to allow suitable connection.
- The parcel developer to be responsible for mains connection within the parcel.

#### Gas

The connection of gas to the northern residential will be from an existing gas main within the footpaths surrounding the parcel. Capacity within these mains being already agreed with Southern Gas Networks (SGN).

#### Telecommunications

Part of the overall development strategy is to deliver a fibre communications connection to each property throughout the development. This will be carried out via BT Openreach and their "fttp" (fibre to the property) policy.

To achieve this for the Northern Residential Parcel the overall developer is arranging with BT Openreach to deliver this to a series of "footway" boxes on the footpaths surrounding the parcel, connecting to existing BT Openreach duct systems. The parcel developer through separate contract with BT Openreach will arrange the required parcel connections.

Under condition 39 of the Outline Planning Permission, the parcel developer is required to build the BT Openreach duct systems within the land parcel to facilitate fibre to premises.

#### Potable Water

The connection of potable water to the parcels that make up the northern residential will be from a newly laid water main within Newfoundland road and Cyprus Road.

#### Foul Water

Will be designed in accordance with the site wide strategy.

### 9.2 ECOLOGY AND HABITAT

#### Ecological constraints

The main ecological sensitivities associated with the delivery of the northern residential parcel are the demolition of buildings containing low numbers of roosting common pipistrelle bats, and the tree removal at the southern extent of the development parcel which abuts the Central SANG Minden Woods. There is potential for some of the trees due to be felled to contain roosting bats, which will be subject to surveys.

The key biodiversity objectives for the delivery of northern residential parcel are to:

- Provide appropriate mitigation for the loss of bat roosts within buildings to be demolished;
- Minimise tree loss and habitat damage on the southern boundaries of the plot;
- Mitigate for the loss of habitat by planting native trees/ grassland of local provenance and enhancing retained habitats;
- Retain wildlife corridors to maintain connectivity within site and to adjacent habitats;
- Maintain dark corridors and minimise light spill onto retained adjacent habitats through the use of sensitive lighting;
- Protect nesting birds and the Central SANG reptile population during site clearance and construction; and
- Provide additional roosting/ nesting opportunities for bats and birds post-construction.



Precedent photograph illustrating integration of substations with material palettes to match neighbouring built form.

# APPENDICES

## Appendices

- A - Residential Material Library
- B - Dwelling Typologies Library
- C - Parking Typologies Library
- D - Boundary Treatment Library
- E - Waste and Recycling
- F - Checklist

# APPENDICES

## A- RESIDENTIAL MATERIALS LIBRARY

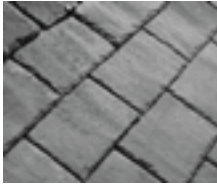

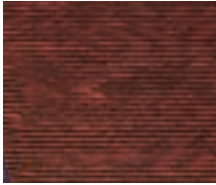









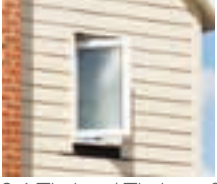
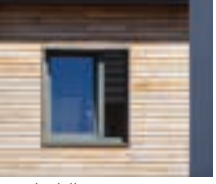








The full range of permitted materials for residential built form within each Phase 1 residential parcel, covering walls, roofs, windows and balconies, is described here. Neighbourhoods within Phase 1 are to have their own identity whilst reading coherently within the wider development.

Reserved Matters Applications will be required to clearly describe the materials proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11. In addition to the permitted library, innovative materials can be proposed / submitted for approval.

All proposals will demonstrate adherence to the Materials Application Principles set out on page 16. Certain materials will be seen throughout Mindenhurst.

Reserved Matters Applications will only use materials specified in the relevant palettes. A proposed materials specification will be submitted with each Reserved Matters Application, along with samples, for approval by SHBC.

Certain locations within the development could support the introduction of contrasting, 'code-breaking' architecture, where a design rationale is developed for a particular building or cluster of buildings. This may extend to the introduction of materials not permitted elsewhere in that area. Reserved Matters Applications including 'code-breaking' elements must include design justification for those elements, alongside their proposed specification.

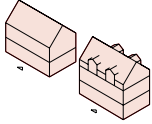
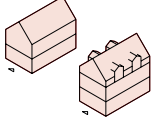
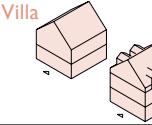
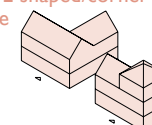
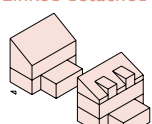
RESIDENTIAL MATERIALS LIBRARY	1. Roofs				
		1.1 Grey slate	1.2 Orange / red tiles	1.3 Dark red tiles	
					
		1.4 Flat roof set behind parapet	1.5 Brown tiles	1.6 Projecting flat roof	1.7 Flat roof set behind parapet
	2. Walls				
		2.1 Red stock brick	2.2 Clay tile hanging	2.3 Render	2.4 Brown / orange stock brick
					
		2.5 Render / half timbering	2.6 Timber / Timber effect cladding		
	3. Windows				
		3.1 White	3.2 Dark grey	3.3 Grey green	3.4 Timber (colour to be agreed)
	4. Balconies / Juliette balconies				
		4.1 White painted	4.2 Stained timber	4.3 Dark metal with glass balustrade	4.4 Grey / black with metal balustrades

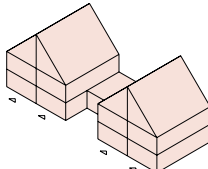
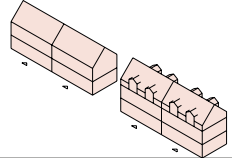
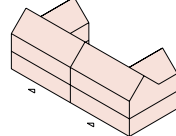
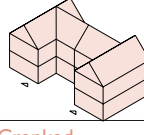
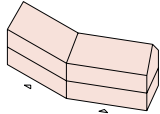
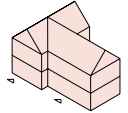
# APPENDICES

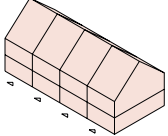
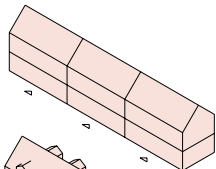
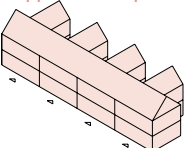
## B - DWELLING TYPOLOGIES LIBRARY

The full range of potential dwelling typologies for residential development is described here, with explanation of each typology's defining characteristics.

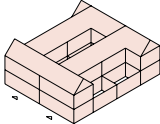
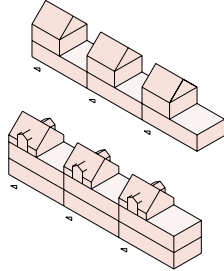
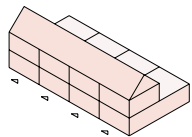
The full range of potential dwelling typologies for residential development is described here, with further explanation of each typology's defining characteristics. Reserved Matters Applications will be required to clearly describe the range of dwelling typologies proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11. In addition to the permitted dwelling typologies, innovative typologies can be proposed / submitted for approval.

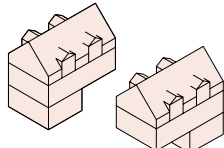
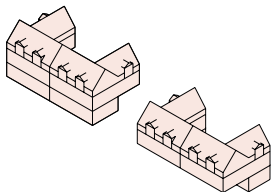
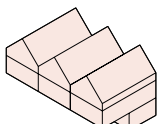
Detached Dwelling Typologies	
Typology	Description
<b>D1 - Wide frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage width is greater than the depth of the primary building form.</li> <li>The principal frontage is more than 8m wide.</li> <li>The ridge line is parallel to the principal frontage.</li> </ul>
<b>D2 - Narrow frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage width is less than the depth of the primary building form.</li> <li>The principal frontage is less than 8m wide.</li> <li>The ridge line is perpendicular to the principal frontage.</li> </ul>
<b>D3 - Villa</b> 	<ul style="list-style-type: none"> <li>The principal frontage width is between 90-110% of the depth of the dwelling.</li> <li>The principal frontage is more than 8m.</li> </ul>
<b>D4 - L-shaped/corner house</b> 	<ul style="list-style-type: none"> <li>The dwelling has two principal frontages at 90 degrees to one another.</li> <li>Both principal frontages are more than 8m wide.</li> </ul>
<b>D5 - Linked detached</b> 	<ul style="list-style-type: none"> <li>The mass of the secondary building form is less than 60% of the mass of the primary built form.</li> <li>When the secondary building form includes a garage, the frontage of the dwelling is more than 7m wide.</li> </ul>

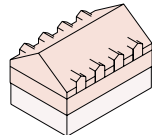
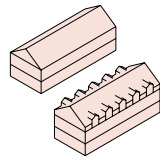
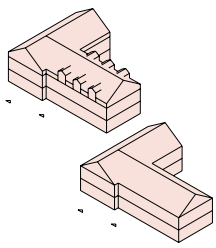
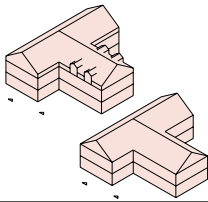
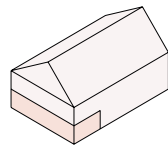
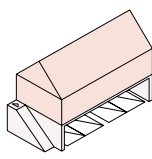
Semi-detached Dwelling Typologies	
Typology	Description
<b>SD1 - Narrow frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are less than the depth of the primary building forms.</li> <li>The principal frontages are less than 8m wide.</li> <li>The ridge line is perpendicular to the principle frontages and forms a combined pitched roof over both dwellings.</li> </ul>
<b>SD2 - Wide frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms.</li> <li>The principal frontages are more than 8m wide.</li> <li>The ridge lines are parallel to the principal frontages and are adjoining.</li> </ul>
<b>SD3 - L-shaped</b> 	<ul style="list-style-type: none"> <li>The dwellings have two principal frontages at 90 degrees to one another.</li> <li>Both principal frontages are more than 8m wide.</li> <li>Two dwellings are attached to form a U-shape.</li> </ul>
<b>SD4 - Inverted L-shape</b> 	<ul style="list-style-type: none"> <li>The dwellings have two principal frontages at 90 degrees to one another.</li> <li>Two dwellings are attached to form a U-shape.</li> </ul>
<b>SD5 - Cranked</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms.</li> <li>The principal frontages are more than 8m wide.</li> <li>The ridge lines are parallel to the principal frontages and are adjoining. The dwellings are cranked at an angle of between 30-45 degrees.</li> </ul>
<b>SD6 - T-shaped</b> 	<ul style="list-style-type: none"> <li>The T consists of a wide frontage (D1) and a narrow frontage (D2) adjoining.</li> <li>The wide frontage unit's principal frontage is more than 8m wide.</li> <li>The ridge lines are perpendicular to each other and are adjoining.</li> <li>The dwellings are set perpendicular to each other.</li> </ul>

Terraced Dwelling Typologies	
Typology	Description
<b>T1 - Narrow frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are less than the depth of the primary building forms.</li> <li>The principal frontages are less than 8m wide.</li> </ul>
<b>T2 - Wide frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms. The principal frontages are more than 8m wide.</li> <li>The ridge lines are parallel to the principal frontages and are adjoining.</li> </ul>
<b>T3 - Stepped / L-shaped</b> 	<ul style="list-style-type: none"> <li>The mass of the secondary building form is less than 60% of the mass of the primary built form.</li> <li>When the secondary building form includes a garage, the frontage of the dwelling is more than 7m wide.</li> </ul>



Urban Dwelling Typologies	
Typology	Description
<b>U1 - Courtyard</b> 	<ul style="list-style-type: none"> <li>The principal frontage is more than 7m wide.</li> <li>Courtyard is created using L-shaped building footprints, connected in back to back terraces.</li> <li>Courtyards are more than 4x3m in size.</li> </ul>
<b>U2 - Side terrace</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms.</li> <li>The principal frontages are more than 8m wide.</li> <li>The uppermost floor must consist of at least 40% amenity space in the form of a terrace.</li> </ul>
<b>U3 - Rear terrace</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are less than the depth of the primary building forms.</li> <li>The principal frontages are less than 8m wide.</li> <li>The uppermost floor must consist of at least 40% amenity space in the form of a terrace.</li> </ul>



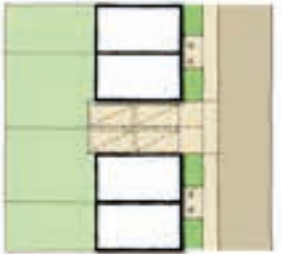

Split-Level Dwelling Typologies	
Typology	Description
<b>SL1 - Side-stepping</b> 	<ul style="list-style-type: none"> <li>The dwelling is orientated with its longer axis approximately perpendicular to the contours of the slope, stepping from 1.5 to 2.5 storeys</li> </ul>
<b>SL2 - Front/rear stepping</b> 	<ul style="list-style-type: none"> <li>Dwellings are orientated with their long axes approximately parallel to the contours of the slope, with frontage facing either up or down the slope</li> </ul>
<b>SL3 - Terraced stepping</b> 	<ul style="list-style-type: none"> <li>Terraced dwellings arranged along the contour line, with frontage facing either up or down the slope</li> </ul>

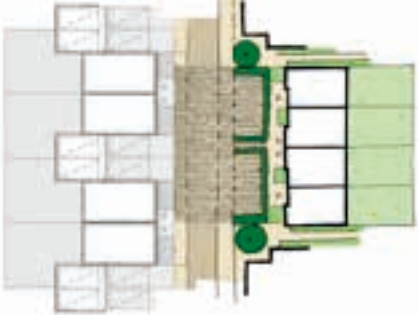


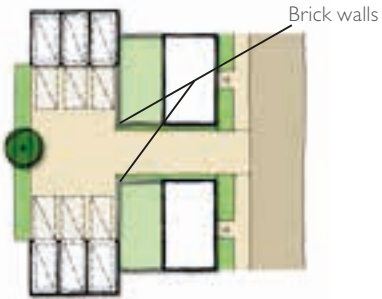


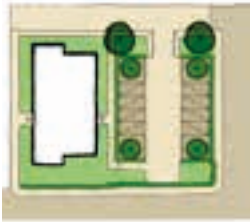
Flats Dwelling Typologies	
Typology	Description
<b>F1 - Mixed use flat block</b> 	<ul style="list-style-type: none"> <li>The block is a maximum of two and a half storeys in height with a depth of no more than 12m</li> <li>The internal layout does not include single-aspect north facing flats</li> <li>Mixed uses may be provided at ground level</li> </ul>
<b>F2 - Typical flat block</b> 	<ul style="list-style-type: none"> <li>The block is a maximum of two and a half storeys in height with a depth of no more than 14m</li> <li>The internal layout does not include single-aspect north facing flats</li> </ul>
<b>L-shaped flat block</b> 	
<b>T-shaped flat block</b> 	
<b>F3 - Duplex</b> 	<ul style="list-style-type: none"> <li>A flat within the block which is distributed over two storeys</li> <li>A private entrance may be provided directly from the street at ground level</li> <li>The duplex flat is not single-aspect north facing</li> </ul>
<b>F4 - Coach house / mews</b> 	<ul style="list-style-type: none"> <li>Accommodation is provided above garages within a mews or parking court arrangement</li> <li>The flat provides natural surveillance to the mews or court</li> <li>The flat is no more than one storey in height</li> </ul>

# APPENDICES

## C - PARKING TYPOLOGIES LIBRARY

The full range of potential parking typologies for residential development is described here, with further explanation of each typology's defining characteristics. Reserved Matters Applications will be required to clearly describe the range of parking typologies proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11.

Typologies	Description / notes
<p><b>P1 - On-plot frontage</b></p> 	<ul style="list-style-type: none"> <li>• A private driveway serving one dwelling, usually limited to the provision of two parking spaces</li> <li>• May be located to the front of a dwelling or to a directly adjoining garage</li> <li>• Wherever possible the positioning of the driveway should be such that part of the dwelling it serves projects alongside the parking spaces, adding a degree of enclosure to parked cars</li> <li>• Further enclosure should be provided by walls, hedging, or planting alongside the driveway, whilst allowing suitably direct access to the dwelling</li> <li>• On plot planting of shrubs or trees should be utilised to further screen parked cars, whilst allowing suitable space for manoeuvring and visibility between the driveway and road to which it connects</li> </ul>
<p><b>P2 - On-plot corner</b></p> 	<ul style="list-style-type: none"> <li>• A maximum of four spaces</li> <li>• Enclosure will be provided through the use of brick walls enclosing parking bays</li> </ul>
<p><b>P3 - On-plot between dwellings</b></p> 	<ul style="list-style-type: none"> <li>• Parking spaces must be set behind the building line other than in isolated instances</li> <li>• Spaces will be designed so as not to allow for tandem parking projecting forward of the building line</li> <li>• Width of parking between buildings will not exceed two spaces as shown in each example sketch</li> </ul> <p>Alternative layout options:</p> 

Typologies	Description / notes
<p><b>P4 - Single sided on-street parking</b></p> 	<ul style="list-style-type: none"> <li>No more than four spaces in a row, separated by landscaping</li> <li>To be used to serve clusters of 4-6 dwellings</li> <li>To be used in combination with other parking typologies to avoid a parking-dominated streetscene</li> <li>The street / square will be designed as a whole, to create a coherent space</li> <li>Hedging and landscape will be used to assist in defining the spaces</li> <li>A minimum landscape break of 1.5m wide to accommodate a tree or specimen shrub planting (this may be omitted if a large tree is planted in its place, with a limit of 8 spaces in a row);</li> <li>A hard landscape treatment provides a clear space to readily manoeuvre around the             <div style="display: flex; align-items: center; margin-top: 5px;">  <span>= Specimen shrub set in gravel or medium sized trees</span> </div> </li> </ul>
<p><b>P5 - Front access drive through</b></p> 	<ul style="list-style-type: none"> <li>An openable screen or gate with visual permeability must be used to access parking spaces to ensure that gardens are not open to the street. Gates will be a minimum of 5.5m from the edge of the public highway carriageway and will not open out towards the highway.</li> <li>Solid garage doors must not be used for drive through parking spaces (except for a flat over garage where this will be permitted)</li> </ul>
<p><b>P6 - Parking courts</b></p> 	<ul style="list-style-type: none"> <li>Courts to serve no more than 12 dwellings. For apartment blocks this may be increased, but courts must be sensitively designed</li> <li>Enclosure will be provided to define the access of at least 4.1m, through the use of walls, where landscape strips are provided, these will be at least 600m in width</li> <li>Courts will be designed as a whole to create a coherent space</li> <li>To include an area of space where a medium or large tree can be located in view from the streetscene (and planted no closer than 7m or 10m to the nearest building respectively)</li> </ul> <p>Alternative layouts for apartments :</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;">    </div>

# APPENDICES

## C - PARKING TYPOLOGIES LIBRARY

Typologies	Description / notes
<p><b>P7 - Forecourt</b></p> 	<ul style="list-style-type: none"> <li>• Applies to large dwellings only</li> <li>• The front boundary will be walled with a landscaped margin along its outer edge</li> </ul>
<p><b>P8 - Detached car barns</b></p> 	<ul style="list-style-type: none"> <li>• No more than eight spaces in a single structure</li> <li>• Natural surveillance required from proximate dwellings</li> </ul>
<p><b>P9 - Visitors parking on street</b></p> 	<ul style="list-style-type: none"> <li>• A maximum of two spaces before landscaping occurs</li> <li>• Medium-sized tree species to be planted no closer than 5m to the dwelling</li> <li>• Parking and adjacent landscape treatments will be designed to prevent unauthorised parking</li> </ul>
<p><b>P10 - Integral garage</b></p> 	<ul style="list-style-type: none"> <li>• Spaces will be designed so as not to allow for tandem parking projecting forward of the building line</li> <li>• There should be clear delineation between driveways for adjacent properties.</li> </ul>

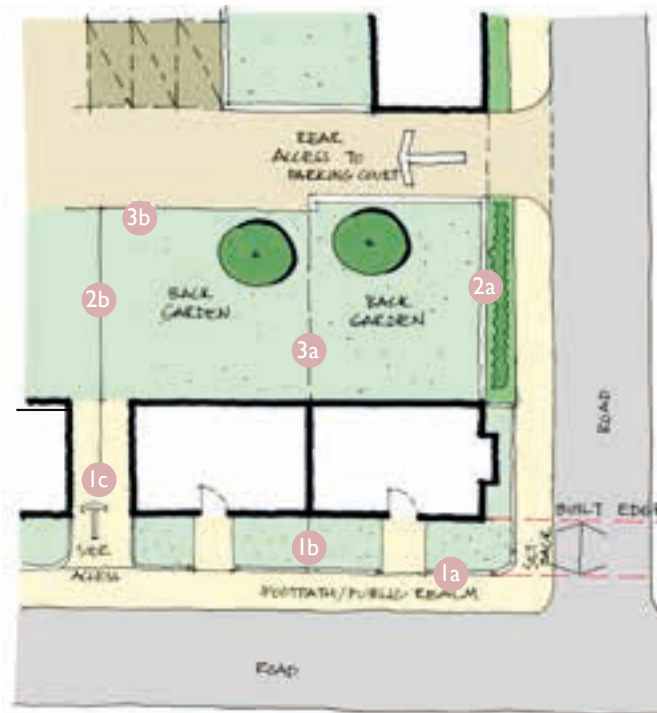


Fig 10 : Boundary Typology key plan



1a



1a, 1b



1c

Dwelling boundaries play an important role in establishing a coherent streetscape. The choice of boundary type will depend on its location within the site, and its relationship with the public realm. The coherence of boundaries that address primary streets and spaces is of key importance.

This section of the Design Code relates to front, side and rear dwelling boundaries. The adjacent diagram sets out the different boundaries referred to in this section:

### Front boundary

- 1a Front boundary addressing public realm
- 1b Front boundary to demarcate property line
- 1c Front boundary as linking element between dwellings

The table on page 33 sets out the full range of potential boundary types for residential development:

- B1 - No boundary
- B2 - Urban-style railing
- B3 - Railing on low wall
- B4 - Railing and hedge
- B5 - Low wall and ornamental hedge (e.g. Beech)
- B6 - Ornamental hedge (e.g. Beech)
- B7 - Planted zone
- B8 - Wall and hedge / planting

The following design criteria will be adhered to:

- The use of treated timber fences and high solid walls (unless enclosing forecourt parking) and high hedge (more than 1.5m high) as front boundaries will not be permitted.
- Close-board fencing will not be used in front gardens/set backs (1a) or to demarcate property boundaries (1b).
- Gates for pedestrian or vehicular access must be co-ordinated with the suitable adjoining front boundary treatment (1c).
- All walls and railings are to be stepped to match gradients on slopes.

# APPENDICES

## D - BOUNDARY TREATMENT LIBRARY

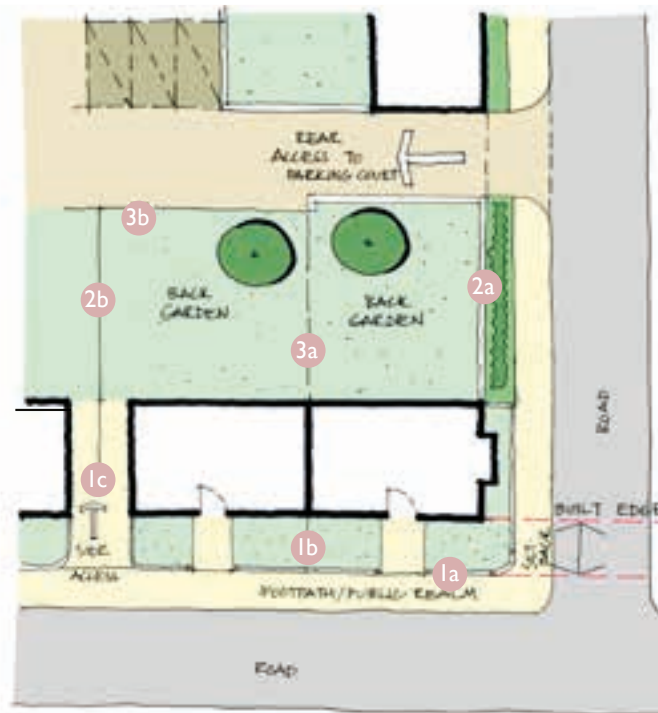


Fig 13 : Boundary Typology key plan

### Side boundary

- 2a Side boundary facing public realm
- 2b Side boundary between dwellings

- Side boundaries which address a street, public realm or mews, must be constructed of brick to provide continuity with the main built form (2a). The wall must not be more than 2.1m high and brick should match the dwelling, including its bonding and mortar details. Coping stones or a 'brick on edge' detail is considered appropriate. Walls will be of a consistent height. Brick boundary walls must be stepped if following a slope.
- A 500mm wide minimum planting zone is to be provided alongside the boundary wall to the back edge of the footpath. Where this is proposed alongside a public pedestrian path not associated with a highway, a minimum of 1.5m wide verge is to be incorporated to meet 'Secure by Design' requirements, and to limit opportunities for concealment.
- Timber fencing or brick walls will be used alongside boundaries between gardens or side access of dwellings (2b). This will not be more than 1.8m in height. Timber should be stained using a suitable and sustainable treatment.



2a, 2b

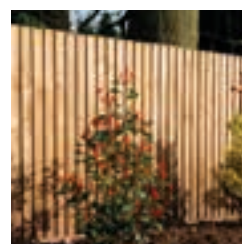


2b

### Rear boundary

- 3a Rear boundary between facing back gardens or courtyard
- 3b Rear boundary between back gardens and rear access parking courts

- 1.8m high timber close or featherboarded fencing may be used along rear boundaries between gardens (3a). Timber should be stained using a suitable and sustainable treatment.
- Brick walls must be used to define rear boundaries that back onto courtyard parking areas (3b). Such walls will be between 1.8 - 2.1m high and stepped to match the slope profile.

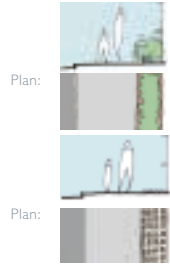









3a



3b

The full range of potential boundary treatment typologies for residential development is described here, with further explanation of each typology's defining characteristics. Reserved Matters Applications will be required to clearly describe the range of boundary typologies proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11.

Typologies	Illustration	Description	Notes
<b>B1. No boundary</b>		<ul style="list-style-type: none"> <li>Built edge is set back less than 1m from back of footpath (minimum 800mm to be maintained)</li> <li>Hard-surface finish preferable for urban character areas</li> <li>Material / surface finish should be contrasting to adjoining pavement material to differentiate ownership and demarcate defensible space</li> <li>Where soft finish is provided, area should be finished with 450mm depth of topsoil to allow for low evergreen shrubs</li> <li>Grass or gravel or loose materials as surface cover are not acceptable</li> </ul>	
<b>B2. Urban-style railing</b>		<ul style="list-style-type: none"> <li>Height – 1.2m max</li> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>Black / grey metal, painted</li> <li>Soft landscape to allow for shrubs planting</li> <li>Contemporary and in character with the street scene</li> </ul>	Property demarcation (1b) to be created through the same design of urban-style railing or ornamental hedge
<b>B3. Railing on low wall</b>		<ul style="list-style-type: none"> <li>Height – 1.5m max</li> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>Up to 300mm high brick wall, Brick wall with brick piers &amp; coping to match dwelling</li> <li>Powder coated black or grey railings</li> <li>Privacy zone – hard or soft landscape finish, to allow for shrub planting, maintained at a height of 1.5m</li> <li>Gates to match railings</li> </ul>	Property demarcation (1b) to be created through a same low height brick wall with the same railing OR ornamental hedge
<b>B4. Railing &amp; hedge</b>		<ul style="list-style-type: none"> <li>Height – 1.2m max</li> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>Black metal painted (or grey)</li> <li>Clipped hedge of continuous species</li> <li>Gates to match railings</li> </ul>	Property demarcation (1b) to be created through same railing OR ornamental hedge
<b>B5. Low wall &amp; ornamental hedge (e.g. Beech)</b>		<ul style="list-style-type: none"> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>600mm brick wall with brick coping, clay tiles creasing, bricks to match dwelling</li> <li>Hedge to grow not more than 900mm high</li> </ul>	Property demarcation (1b) to be created through same height low-brick wall with hedge OR ornamental hedge only.
<b>B6. Ornamental hedge (e.g. Beech)</b>		<ul style="list-style-type: none"> <li>Height – 0.9 / 1.2 m max</li> <li>Built edge is set back a minimum of 2m from back of footpath</li> <li>Post and wire fence integral to the hedge while it establishes</li> </ul>	Property demarcation (1b) to be created through ornamental hedge of similar species and height
<b>B7. Planted zone</b>		<ul style="list-style-type: none"> <li>Height – maximum 600mm</li> <li>Low-clipped hedge with shrub planting</li> </ul>	Property demarcation (1b) to be created through ornamental hedge of at least 600m in height
<b>B8. Wall and hedge / planting</b>		<ul style="list-style-type: none"> <li>Height – 1.8m - 2.1m</li> </ul>	

# APPENDICES

## E - WASTE AND RECYCLING

The size, location and orientation of waste storage facility/ collection points must be carefully considered: they should be discretely placed to avoid visual intrusion and nuisance, whilst ensuring ease of use and collection at all times.

Considerations to be taken into account when designing waste storage and collection facilities.

- The facilities should be positioned within close proximity of vehicle collection routes.
- Recycling of waste materials must be encouraged by the provision of facilities for storage and collection of separated waste at residential and non-residential premises.
- Homes will be required to provide adequate internal and external space for waste and recycling containers.
- External storage will be adequately screened and planned into the site layout at an early stage.
- Waste storage areas in front of dwellings will generally be discouraged
- Homes will be provided with composting facilities within the back gardens of properties.



Footways / cycleways should not be expected to provide space for bin collection areas



Open bins at main entrance of dwellings / apartment block are not acceptable.



Communal bin / bike stores for apartment blocks must be sited unobtrusively, and should not dominate the street frontage.



The potential for external refuse storage and the type of storage that is appropriate varies with the type of dwelling, and is illustrated below

- **Detached, semi-detached and end of terrace houses with side access** : Waste storage areas must be provided in the rear garden or an on-plot garage, or otherwise screened or sited out of public view, but readily accessible to the occupiers. The layout should enable sacks or bins to be moved easily to the point where they can be collected, e.g. the roadside or a communal collection point.
- **Mid-terrace houses without side or rear access** : Dwellings must include waste storage within rear gardens and private amenity space readily accessible to both occupiers and the collection point.

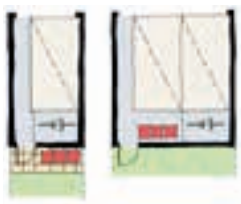
It is a requirement of Building Regulations that all properties have access to a municipal waste collection bin within 30 metres of a home's entrance and that refuse bins should be within 25 metres of a waste collection point. The standard response to this regulatory requirement is to provide each home with its own set of waste bins.

The storage and collection strategy will vary between the different types of dwelling. This is illustrated in the following diagrams. Suggestions as to how bins can be incorporated into car barns are also illustrated below. Alternative design solutions may be explored and proposed for consideration by SHBC

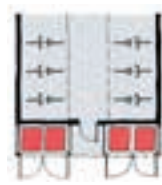
### Car barns



1. Car barns can provide bin storage areas at the rear of the shelter, to be wheeled to the collection point on specific days.



2. Garages for dwellings can also provide a storage area for bins, or bins can be stored against a wall on a paved area within the private amenity space, however this should not be placed fronting onto the main entrance area / drive.

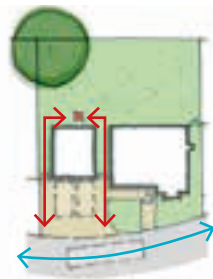


3. Apartment blocks are to be provided with communal bin stores. This can be designed as part of the bike store within the grounds of the apartment block or separate bin stores integrated with the building. This must not face the public realm or main pedestrian entrance to the block. Open bins should never be placed along the main approach to the parking court of the block.

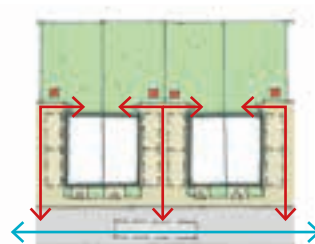
### Residential refuse collection options

Key:

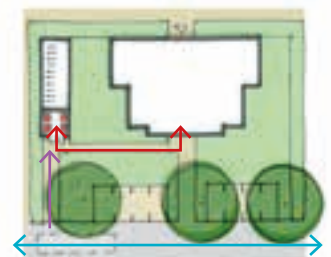
- ↑ Route to collection points (no more than 15m)
- Collection points
- ↔ Refuse collectors walking route (no more than 15m)
- ↔ Refuse collection vehicle route



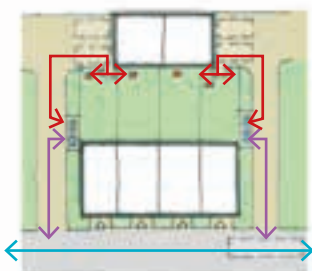
Detached dwellings



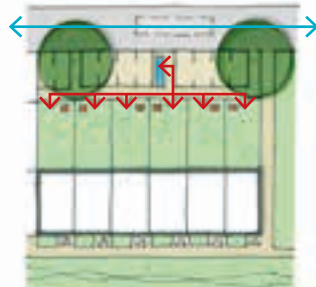
Semi-detached dwellings



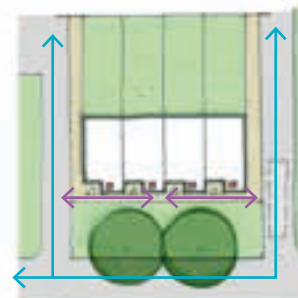
Apartment



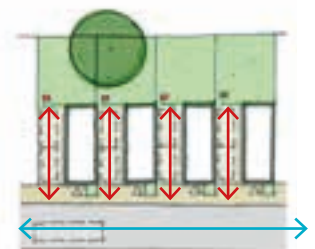
Terraced example 1



Terraced example 2



Terraced example 3



Terraced example 4

# APPENDICES

## F - CHECKLIST

Reserved Matters Applications will be expected to include a fully completed copy of the Checklist below. This highlights key requirements of compliance with the Detailed Design Code, and offers columns to be completed by the Applicant and submitted alongside detailed proposals. Where stipulations of the Code have not been met, the Checklist offers the opportunity to highlight the

fact that specifically related design justification has been provided OR to acknowledge that no design justification has been provided. It is envisaged that SHBC will complete their own versions of the Checklist as part of their assessment of Reserved Matters Applications.

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
1	Is the Northern Residential Parcel characterised by high to medium density housing, and does it display a wide range of housing typologies, providing a well-balanced community?					
2	Do typologies relate appropriately to the character of the street/space they look onto?					
3	Does the layout of new development respect that of the adjoining existing development at Dettingen Park to ensure a coherent pattern of routes and spaces linking new and existing neighbourhoods, and to the Community Hub?					
4	Have new and enhanced routes through the parcel, linking to the Central SANG and the proposed network of pedestrian and cycle routes to the south, been incorporated in the development?  Are these routes fronted by new dwellings to maximise natural surveillance and legibility of routes?					
5	Are entrances located on the elevations facing new and existing routes wherever possible?					
6	Does the overall housing mix and typologies create variety across the parcel but within an environment unified by consistent characteristics in materials (architecture and public realm), detailing and landscape?					
7	Does the Reserved Matters Application clearly describe the range of dwelling typologies selected from Appendix B, illustrating that they accord with the Design Principles set out on pages 9-11, and with particular focus on the key interfaces with public realm (pages 10-11)?					

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
8	Do dwellings complement their immediate neighbours in terms of their scale and type, avoiding uncomfortable juxtapositions of starkly contrasting building forms?					
9	Does a green link connect through from Mindenhurst Road towards to Dettingen Park estate and continue towards the Sports Hub?					
10	Is planting and landscape threaded into the residential area, thus creating opportunities for discovery and a variety of sensory experiences?					
11	Does a green link connect through from Mindenhurst Road towards to Dettingen Park estate and continue towards the Sports Hub?					
12	Do buildings offer opportunities for the creation of drama, through design and arrangement that is bespoke to their immediate and wider context?					
13	Does the development enable long range views to be revealed and framed, perhaps unexpectedly in certain locations through glimpses of the trees and heathland landscape beyond the development parcel?					
14	Is a LEAP provided as an opportunity secondary community hub that will facilitate opportunities for chance encounters and interaction in planned and unplanned ways, by people of all ages?					
15	Are dwellings predominantly 2 storey – with some 2.5 storey elements to emphasise key apartment blocks, corners and frontages?  Do any proposed apartment blocks located within the central areas of the parcel away from designated frontages face directly over areas of usable incidental amenity space associated with retained trees?					

# APPENDICES

## F - CHECKLIST

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
<b>16</b>	Is a blend of semi-detached, terraced dwellings and apartments achieved across the parcel?  Are detached units on parcel edges facing the Central SANG or elements of green infrastructure within the Newfoundland Road Character Area?					
<b>17</b>	Are terraced homes situated to provide enclosure and definition to key routes and spaces?					
<b>18</b>	Where linkage between otherwise detached buildings occurs is this achieved by walls, car barns and garages?					
<b>19</b>	Are a series of shared surface courts and mews spaces created within the inner parcel areas?  Is there a consistent approach to material selection and housing typologies in these areas?					
<b>20</b>	Is the softening of building lines along green corridors or at incidental green spaces encouraged?					
<b>21</b>	Where apartment blocks front onto primary routes or spaces, is their associated car parking located to the rear in landscaped courts?					
<b>22</b>	Is planting and landscape threaded into the residential area, thus creating opportunities for discovery and a variety of sensory experiences?					
<b>23</b>	Does the Reserved Matters Application clearly describe the range of boundary treatment typologies selected from Appendix D, illustrating that they accord with the Design Principles set out on pages 9-11, and with particular focus on the key interfaces with public realm (pages 10-11)?					

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
24	Does the Reserved Matters Application clearly describe the range of car parking typologies selected from Appendix C, illustrating that they accord with the Design Principles set out on pages 9-11, and with particular focus on the key interfaces with public realm (pages 10-11)?					
25	Have incidental pockets of green space and tree planting (existing and new) been incorporated? Do these accentuate an informal characteristic to the layout while providing opportunities for pause, meeting / chance encounters and rest?					
26	Have proposed materials been selected from the palette stipulated on page 16, and employed in accordance with principles for usage as set out on the same page?					
27	Has a clearly illustrated and described strategy for the storage and collection of waste and recycling been included as part of the Reserved Matters Application, and is it in accordance with the principles set out on pages 34-35?					
28	Does the proposed layout of streets, spaces and buildings, and the internal configuration of habitable rooms in dwellings, seek to take opportunities to benefit from passive solar gain?					
29	Do any proposed apartment blocks located within the central areas of the parcel away from designated frontages face directly over areas of usable incidental amenity space associated with retained trees?					
30	Does the Reserved Matters Applications demonstrate how and where appropriate private amenity space has been provided, with reference to page 74 of the Site-Wide Design Code?					

# APPENDICES

## F - CHECKLIST

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
31	Does the proposed layout demonstrate a response to the design principles specific to the Central SANG interface?					
32	Does the proposed layout demonstrate a response to the design principles specific to the Newfoundland Road and Cyprus Road interface?					
33	Does the proposed layout demonstrate a response to the design principles specific to the Canada and Union Road interface?					
34	Does the proposed layout demonstrate a response to the design principles specific to the Canada and Union Road interface?					
35	Does the proposed layout demonstrate a response to the design principles specific to the Malta Road interface?					





A development by  
**SKANSKA**





Phase 2

# DESIGN CODE

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Phase 1 Southern Residential Parcel

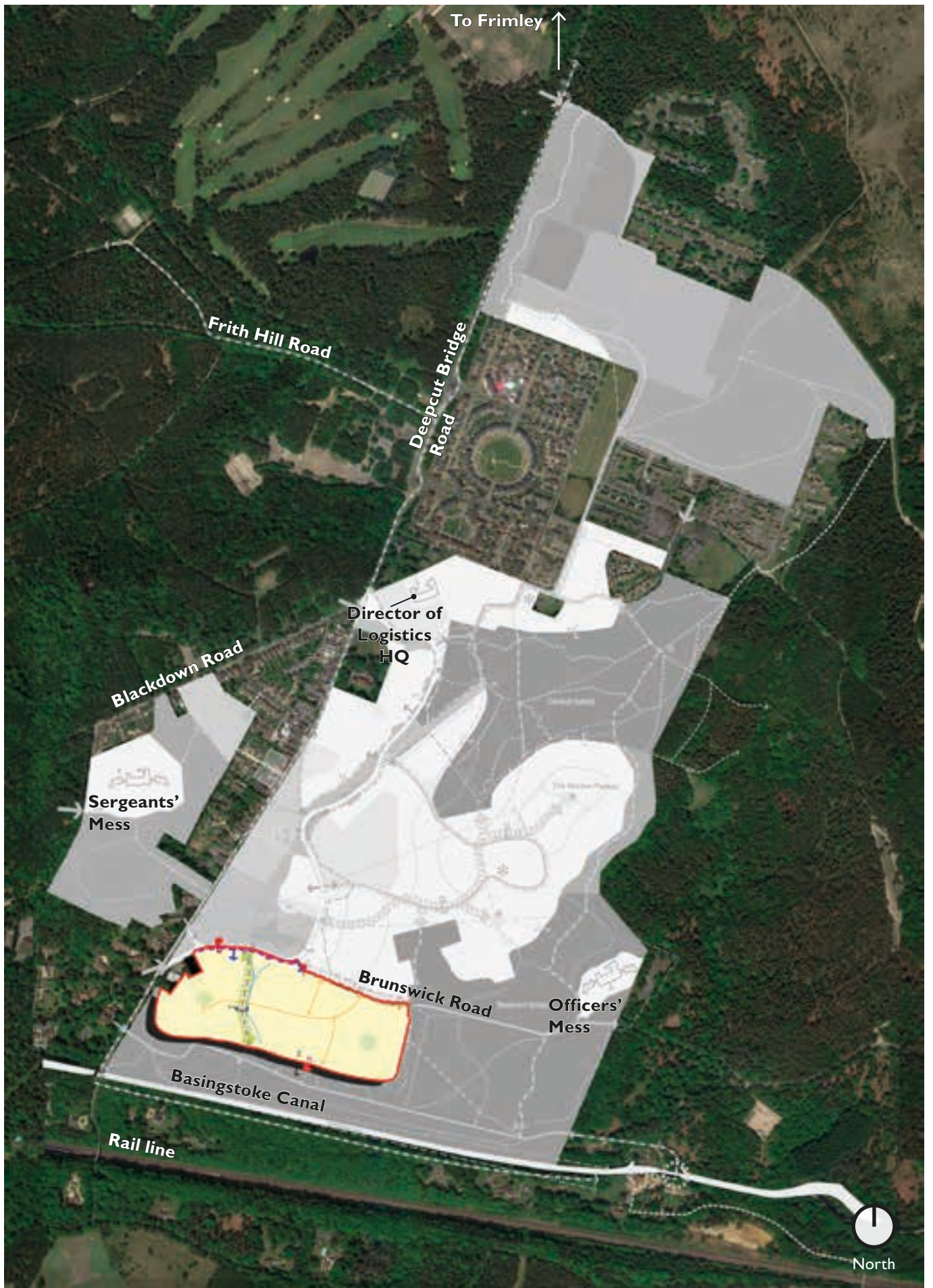


Fig 1 : Plan of the site showing the Mindenhurst site boundary and the location of the Phase I Southern Residential Parcel

## MINDENHURST, DEEPCUT, SURREY

This Design Code has been prepared in response to Condition 3 of the Outline Planning Permission\* for redevelopment of the Princess Royal Barracks site at Deepcut, and covers the Phase 2 southern residential parcel.

Phase 2 of the Mindenhurst, Deepcut development includes development of the first two residential parcels of land (Phase 1 Residential). Condition 3 of the Outline Planning Permission for Mindenhurst required preparation of specific Design Codes. An overarching Site-wide Design Code was prepared in December 2016 in response to this condition which sets the overarching design principles for this development. The Site-wide Design Code sets out a mandatory framework for Mindenhurst. This Design Code sets out further design fixes relating to the Southern residential parcel.

The Southern residential parcel is approximately 7.4 hectares and is located south of Mindenhurst and Brunswick Road. Its location is shown on the plan on the facing page.

The Detailed Regulatory Plan for the Southern Residential Parcel covered by this Code is provided on page 13, with an accompanying key. Detailed proposals for this site will be expected to conform to the principles set out on this plan. Reserved Matters Applications will also be expected to include a fully completed copy of the Checklist as provided at pages 36-40.



Site-wide Design Code June 2016

## LIST OF ABBREVIATIONS

ABBREVIATIONS	DESCRIPTION
C3	Land use class
ha	Hectare
LEAP	Local Equipped Area for Play
SANG	Suitable Alternative Natural Greenspace
SHBC	Surrey Heath Borough Council
SPD	Supplementary Planning Document
SuDS	Sustainable Drainage System
SWDC	Site-wide Design Code

\* Application Reference - 12/0546 (as amended); The original permission has been subject to a Section 73 planning application to vary two conditions. Further Application drawings and documents can be downloaded from the Mindenhurst website -

<http://www.mindenhurst.co.uk>

Revision D Submission: December 2016

Revision C Submission: December 2016

Revision B Submission: December 2016

Revision A Submission: November 2016

Detailed Design Code Phase 1 Southern Residential Submission: October 2016.

PROJECT CODE	00752
CREATED BY	RF
CHECKED BY	GP
ISSUE TYPE	PLANNING
ISSUED ON	DEC 2016

### DISCLAIMER:

This Design Code has been prepared for approval and subsequent adoption by Surrey Heath Borough Council. JTP have prepared the document on behalf of Skanska, and no responsibility or liability is accepted towards any other person in respect of the use of this report, or for reliance on the information contained in this report by any other person or for any other purpose. The use of this report by unauthorised third parties without written authorisation from JTP shall be at their own risk, and JTP accept no duty of care to any such third party.

# STRUCTURE OF THE CODE

## REGULATORY PLAN

The Site-wide Regulatory Plan sets out a framework within which this Design Code fits. The plan sets a template of mandatory requirements and design fixes. Where flexibility in the precise positioning of uses, spaces or routes exists the plan indicates this by defining 'indicative' status.

Applicants preparing Reserved Matters Applications should fully familiarise themselves with the Site Wide Design Code and Regulatory Plan in order to understand the design framework within which the Phase I Southern Residential Parcel sits, and the various expectations it sets out for developers to meet as part of their detailed proposals (general text highlighted by a coloured background).

Attention is also drawn in particular to pages:

- 26-27: Minor Residential Streets
- 28: Streets as Spaces
- 34: Green Corridors

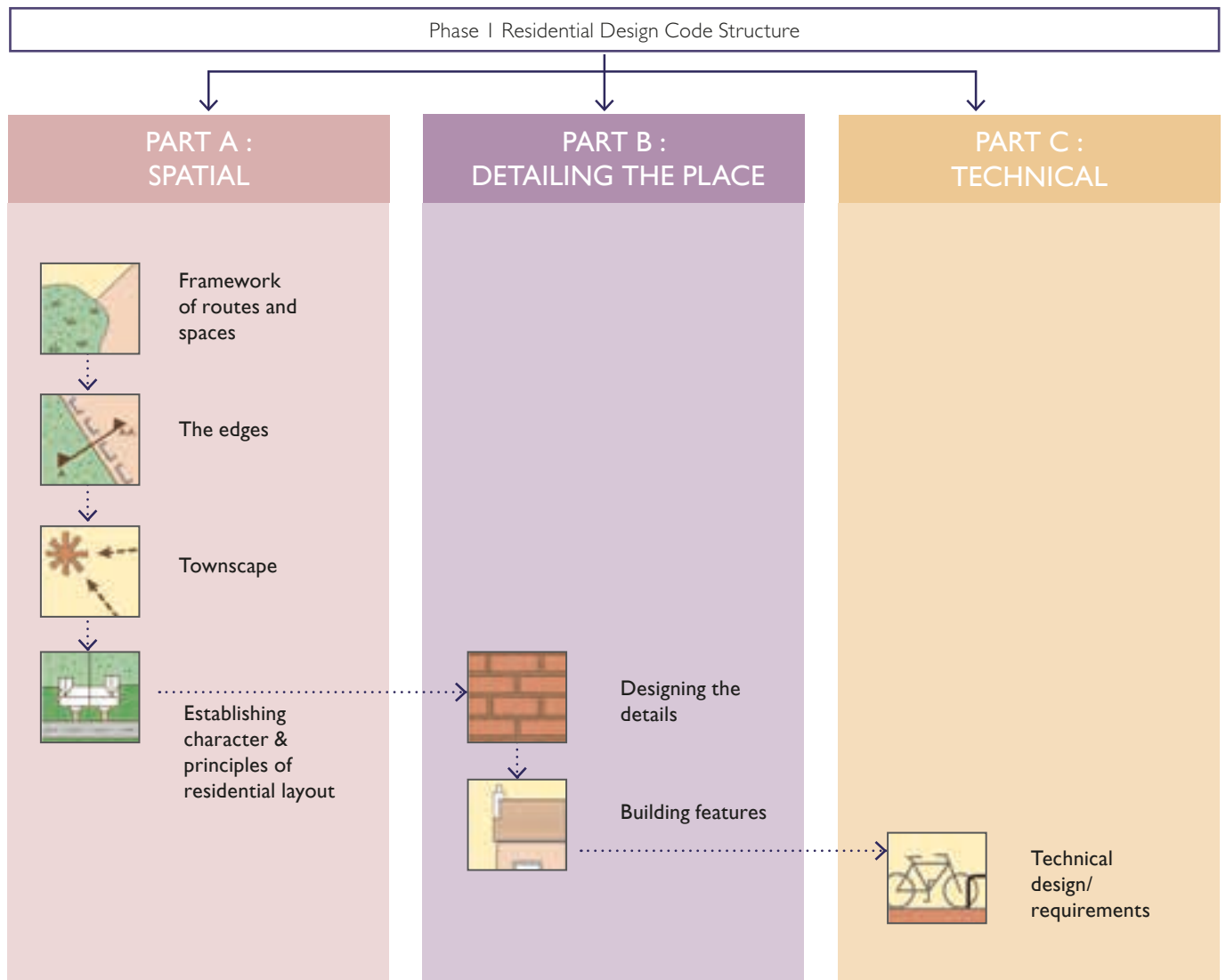
- 35: Incidental Amenity Greenspace
- 38: Southern SANG
- 42: Green Links
- 52: Brunswick Woods Character Area
- 53-56: Townscape
- 61-66: Residential Layout
- 67-74: Detailed Design Principles
- 87-88: Waste & Recycling
- 89: SuDS Strategy
- 91: Utilities
- 93: Vehicular and Cycle Parking Standards

This Detailed Design Code adds further information to Site-wide Regulatory Plan, setting out design principles relating to the character of the parcel, and a full library of dwelling typologies, car parking typologies and boundary treatments to which detailed proposals will be expected to refer.

It is anticipated that across the two Phase I Residential development parcels a minimum of 325 dwellings will be provided and that a total of approximately 200 - 235 dwellings will be provided within the Southern Residential Parcel.



Site-wide Regulatory Plan June 2016



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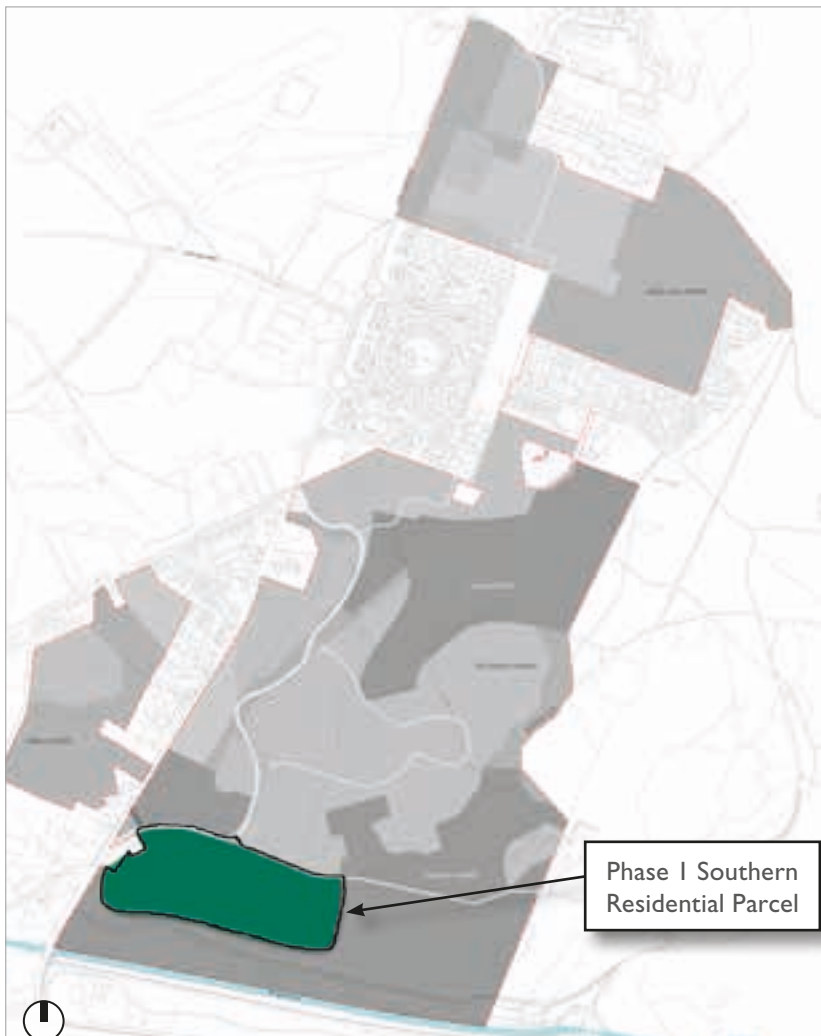
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# PART A: SPATIAL

## I. BRUNSWICK WOOD CHARACTER AREA AND VISION



Key

■ Brunswick Woods

Fig 2 : Site-wide Regulatory Plan showing Character Areas

### I.1 CHARACTER AREA

Character Areas across Mindenhurst are described in Section 6, pages 38-65 of the SPD and Section 10, pages 57-42 of the Site-wide Design Code.

The Phase I Southern Residential Parcel of the Mindenhurst development lies within the 'Brunswick Woods' Character Area. This area is defined by the mature woodland that effectively wraps around three of its four sides. It therefore serves as an important interface between the expansive woodland to the south and east, and the future residential phases and Village Green to the north. The residential parcel includes interfaces with various conditions – the Southern SANG, existing properties on Brunswick Road, primary roads, and pedestrian and cycle routes. It accommodates an important green corridor connecting the Village Green to the southern SANG and Basingstoke Canal.

Design Principles for 'Brunswick Woods' are set out in the SPD, and include:

- A mix of development intensity will be expected in this area;
- Development on the northern edge should assist in providing enclosure of the village green. The character of the enclosure should be a mixture of built structures (buildings and walls) and vegetation (trees and hedges);
- Wooded areas should penetrate through to the Village Green area and provide green pedestrian and cyclist routes through to the SANGS area and canal to the south;
- Development should have a soft feathered interface with the SANGS space and the gateway\*. Generous garden space and gaps between buildings will be expected. Hard settlement edges will not be acceptable along the southern, western and eastern edges;
- The western edge\*\* and southern gateway area should retain its tree covered rural character.

- \* The 'gateway' refers to the 'Southern Gateway Point': the junction of Deepcut Bridge Road and Brunswick Road
- \*\* The 'western edge' refers to the interface with Deepcut Bridge Road

### I.2 VISION

The 'Brunswick Woods' residential parcel will embody many of the qualities that will be characteristic of Mindenhurst as a whole. It will comprise a range of housing types in both formal and informal arrangements, displaying a gradient of development intensity that is higher and more enclosing where close to the community hub of the Village Green, and lower on its western, southern and eastern edges where it will nestle against the established woodland and the Southern SANG.











Green infrastructure will be embedded within the new neighbourhood and will directly shape it: this will take the form of retained and new trees, a wide central green corridor accommodating trees and SuDS and linking the Village Green towards the Southern SANG and major recreational and landscape resource of the Basingstoke Canal, and new planting along streets and to the frontage of residential plots. A secondary network of incidental open spaces will be positioned in central areas of the parcel, further adding to the integration of green infrastructure: they will accentuate this as a place where those on foot feel safe and

encouraged to amble through the streets, along routes punctuated by green pockets, and onwards towards the wider network of landscape, space, woodland and heathland that adjoins and embraces this cluster.

The illustrative concept plan below shows how an appropriate form of routes, spaces and green infrastructure could be created across the Phase I Southern Residential Parcel. This highlights a richly varied structure of development blocks, each different in form and proportions, and also how the integrated green spaces / indicatively retained trees and central green corridor could form a network of green infrastructure around which the new neighbourhood would be arranged. It also demonstrates how all residents would be within very close proximity to this inner network of spaces, from which direct and short connections to primary green infrastructure (the Village Green and the Southern SANG) are made.



Fig 3 : Illustrative Concept Plan

-  Residential frontages
-  Key buildings
-  Views
-  Pedestrian / Cycle oute
-  Indicative Vehicular Route
-  Green Link
-  Green Corridor
-  Indicative tree groups for retention
-  Green space
-  Key grouping

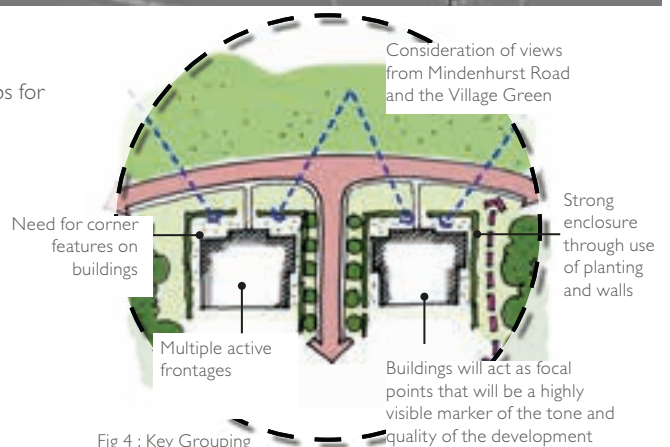


Fig 4 : Key Grouping

# PART A: SPATIAL

## 2. DEVELOPMENT FRAMEWORK

### 2.1 LAND USE

The Southern Residential Parcel (C3 use only) extends to approximately 7.4 hectares, and a net residential developable area of approximately 6.11 hectares will be made available. It is envisaged that a total of approximately 200 – 235 dwellings will be provided across the southern residential parcel (and that, in combination with the northern residential parcel, a minimum of 325 Phase I dwellings will be provided).

### 2.2 MOVEMENT AND ACCESS

The parcel is accessed from Mindenhurst Road, south of the Village Green: a new primary route to be built through the development. This access location is fixed by the Site-wide Regulatory Plan. In addition the site is accessed from Brunswick Road to the north of the residential parcel. This is an existing road to be retained and upgraded for the development.

A network of minor streets and pedestrian/cycle routes will be provided through the residential parcel. The Regulatory Plan identifies key cross parcel connections – cross-parcel permeability arrows. These denote the required principle of connections across the parcel, but are indicative only in their alignment. Additional minor streets will be provided to serve dwellings within the parcel. Road widths will vary and be dependent on the character and location of the street. The streets must accord with the highway features in sections 6.4.1-6.4.4 of the Site-wide Design Code.

### 2.3 PEDESTRIAN AND CYCLE ROUTES

A series of primary and secondary pedestrian and cycle, and pedestrian only, routes integrate across the Mindenhurst site. The Detailed Regulatory Plan on page 13 illustrates how these routes permeate through and around the Southern Residential Parcel. These routes are to be accommodated within the proposed highway as a designated route, or through public open space.

A primary pedestrian and cycle route is located to the north of the residential parcel, connecting Deepcut Road eastwards to the Southern SANGs. A secondary route runs through the green corridor north-south linking Mindenhurst Road to the Southern SANGs. This route reinforces connectivity between the residential dwellings and the Village Green - a primary community hub (see pages 17-18 of the Site-wide Design Code). Tertiary routes are indicated east-west across the green corridor, illustrating the requirement for a network of pedestrian and cycle routes through the residential parcels. The alignment of these through routes is indicative only.



### 3. DESIGN PRINCIPLES

Reserved Matters Applications for the Phase I Southern Residential Parcel will be required to clearly demonstrate how they respond to the design principles set out below. Applicants will be expected to demonstrate the dwelling typologies, boundary treatments and parking typologies that have been used and they that accord with the corresponding principles. Some principles apply parcel-wide, others are specific to certain areas, including key interfaces with public realm such as the Southern SANG and Mindenhurst Road / The Village Green.

The full library of building, parking and boundary typologies is included in Appendices A- C. A checklist is provided at Appendix F, to be completed and submitted as part of any Reserved Matters Application pertaining to this parcel.

- 3.1 The Southern Residential Parcel will be characterised by clusters of houses and pavilion apartment blocks sitting within well-defined / enclosed plots, south/south-east of the Village Green – all within a wider woodland setting;
- 3.2 Buildings will be arranged in a variety of formal and informal patterns through which existing and new landscape will be integrated;
- 3.3 There will be a mix of development intensity from higher density development fronting onto the Village Green, towards looser, organic housing clusters along the southern, western and eastern boundaries. There will be a mix of dwelling types with larger detached dwellings being occasional features amongst higher intensity development;
- 3.4 Along the southern, western and eastern boundaries spacing between dwellings will vary in width and there will be variety in the positioning of buildings relative to the route they face;
- 3.5 The layout will incorporate and directly respond to a green swathe running from the northern edge and village green, southwards to the SANGS and woodland, and the Basingstoke Canal;
- 3.6 The residential parcel will deliver a variety of housing typologies and tenures, providing a well-balanced community;
- 3.7 The dwelling typologies will relate appropriately to the character of the street/space they look onto – for example, larger detached dwellings along informal edges alongside the woodland of the Southern SANG, and smaller linked / terraced homes defining courts or informal shared-surface areas within the parcel;
- 3.8 Where dwellings and apartments are positioned close to the northern parcel boundary with Brunswick Road and Mindenhurst Road they shall have front elevations orientated directly towards those routes, with elevations designed to include significant windows to habitable rooms at ground and first floor levels;
- 3.9 Entrances will be located to face out over the perimeter parcel boundaries wherever possible, except for the north-western corner where the parcel directly adjoins the rear of existing properties;
- 3.10 Development along the northern parcel boundary should assist in providing enclosure of the Village Green, either by built structures (buildings and walls) or vegetation (trees and hedges);
- 3.11 Boundary treatments to proposed residential plots will be selected from the library of options included at Appendix D, with accompanying design justification as to how they accord with the Design Principles set out for this parcel on pages 9-11;
- 3.12 Proposed solutions to the provision of car parking will be selected from the library of options included at Appendix C, with accompanying design justification as to how they accord with the Design Principles set out for this parcel on pages 9-11;
- 3.13 Pavilion apartment blocks will be designed to give the appearance of single, large, internally sub-divided buildings, limited to 3-4 dwellings per floor and will be carefully positioned to positively relate to existing trees / groups of trees. The apartment blocks will sit within well-defined / enclosed plots, with walled / planted boundary treatments that may enclose landscaping, private / communal space, and car park;
- 3.14 Overall housing mix and typologies should create variety across the parcel but within an environment unified by consistent characteristics in materials (architecture and public realm), detailing and landscape;
- 3.15 All dwellings should complement their immediate neighbours in terms of their scale and type, avoiding uncomfortable juxtapositions of starkly contrasting building forms;



Successful interfaces between new residential development and mature trees / woodland

# PART A: SPATIAL

## 3. DESIGN PRINCIPLES

- 3.16** Routes within the parcel will be designed to be safe and appealing to pedestrians and cyclists, encouraging low vehicular speeds such that cars are not prioritised. The extent of any given zone of shared surface treatment will be limited to ensure that it is a distinct space, contrasting from its connecting routes, and not simply a long street given a different surface treatment;
- 3.17** There will be a variety of views created through the new neighbourhood, from short range views within the parcel to long-range glimpsed views towards the Village Green and Basingstoke Canal wooded area;
- 3.18** The southern edge of the residential parcel will have a soft feathered interface with the Southern SANG. This interface will support a variety of spaces that could be exposed through woodland clearings and provide the opportunity for views through established woodland or towards a focal point / key building within the residential parcel;
- 3.19** The buildings themselves can offer opportunities for the creation of drama, through design and arrangement that is bespoke to their immediate and wider context – how they are viewed from specific locations and how they capture / benefit from specific views should directly inform their design and/or orientation;
- 3.20** An integrated movement network will link through the residential parcel connecting towards the Village Green to the north, the Southern SANG, Basingstoke Canal and the wider residential area;
- 3.21** Further routes should be provided through the existing woodland that threads into the residential parcel, taking opportunities to create distinct environments beneath the tree canopies;
- 3.22** Incidental pockets of green space and tree planting (existing and new) will be incorporated, accentuating an informal characteristic to the layout while providing opportunities for social spaces suitable for pause, meeting / chance encounters and rest;
- 3.23** Specific large trees including the Redwood should be allowed to shape routes around them, and to form vista stoppers / waymarkers within the development. Retained trees in this parcel, indicatively identified in Fig 3, comprises a mix of species including Oak, Ash, Pine, Sycamore and Beech trees, ranging in height and age class;
- 3.24** The palette of materials employed will be characterised by predominantly warm / earthy colours, and the use of brick, tiles and timber that complement the woodland setting of this development parcel;
- 3.25** The layout of streets, spaces and buildings, and the internal configuration of habitable rooms in dwellings, should seek to take opportunities to benefit from passive solar gain – to ensure good levels of daylighting to rooms and that lower level sunlight is beneficially captured in colder months to reduce heating requirements within homes. Summer overheating will need to be avoided with consideration given to shading – for example by trees, canopies or other external building features;
- 3.26** Apartment blocks will be carefully positioned within proposed layouts, with design justification provided as to their location. to act as focal points If apartment blocks are to be located within central areas of the parcel away from identified interfaces with key public realm, they should face directly over areas of usable incidental amenity space (likely to be associated with retained trees);
- 3.27** The provision of private amenity space directly associated with dwellings will be in accordance with the guidance on positioning and sizing set out on page 74 of the Site-Wide Design Code. This Detailed Design Code does not stipulate minimum areas for private amenity space, but Reserved Matters Applications will be expected to demonstrate that appropriate private amenity space has been provided.
- 3.28** Building set backs (distances between principle frontages and back of footpath or equivalent) should vary according to location and character area. Where development fronts onto open space or woodland, in a low density arrangement, set backs are expected to be distinctly varied with buildings sited at subtly varying angles. However where development intensity increases, the depth and variety of set back may reduce, achieving a stronger sense of enclosure and defining more linear routes – existing or proposed.
- 3.29** In many locations it is anticipated that defined front gardens will be provided to dwellings. The size and character of these gardens will vary according to the type of dwelling and its location: for example, in areas of higher development intensity a small, private planted zone or hedgerow may be deemed sufficient and appropriate as a green buffer between dwelling and street; in others larger front gardens will emulate a more rural character, suitable along low density streets and parcel edges. Detailed proposals will be expected to demonstrate a clear rationale for the type and character of defensible space proposed for individual dwellings.
- 3.30 Southern SANG interface**
- This residential area will be informal in character with a soft feathered interface between the new housing and the Southern SANG. This edge should consist of a mix of dwelling types of varying size in a low density arrangement;
  - There should be instances where dwellings are arranged in informal clusters around a space or route;
  - There should be clear distinction between public and private space, well-defined boundary treatments and enclosure of plots through planting or walls will assist with this;
  - Frontage is principally formed by the front elevations of dwellings, however where dwellings face side onto green space / woodland / public realm they should 'turn the corner' to avoid inactive frontages;

- Garages and driveways should typically be set well back from the frontage edge, beyond dwellings or gardens;
- A varied building line is encouraged through differences in building set-back distance. Buildings may be positioned at subtly different angles to the space or route they face, and to each other.

### 3.31 Central Greenspace Interface

- Development is expected to be low to medium density;
- Wooded areas should penetrate through to the Village Green, creating a green link between the north and south of the parcel. East –west pedestrian routes are encouraged to increase legibility through the residential parcel;
- Trees of amenity value should be retained and responded to – in particular the Redwood in the north east of the green corridor;
- A planted margin could be introduced to soften the development edge alongside the central green corridor.

### 3.32 The Village Green, Mindenhurst Road, Brunswick Road interface

- As set out in the key grouping sketch on page 7, dwellings fronting onto the Village Green will act as a highly visible focal point. Buildings of 2.5 storeys are encouraged to mark the gateway into this parcel;
- A clustering of dwelling types is encouraged along Brunswick Road, providing a consistent built edge, with the provision of a green link between the Village Green and the Southern SANG. There should be a sense of enclosure through the extent of building set-backs and/or clearly defined boundary edge; however tree planting should be used to reduce the visual

impact from the Village Green;

- The layout in this area should achieve a high degree of enclosure with a high to medium density arrangement;
- Parking will be typically behind the building line with some use of rear parking courts for terraced units and apartments. Where on-street parking solutions are used landscaping / tree planting should be introduced to reduce the visual impact;
- Apartments will be located in key locations and used to 'turn the corner', acting as a focal point with multiple active frontages.



# PART A: SPATIAL

## 4. GREEN INFRASTRUCTURE

A network of routes should connect the green corridor to community hubs, the Village Green, and the Southern SANG



Dwellings should front onto the greenspace to provide natural surveillance

Fig 5 : Illustrative sketch showing an area of the Green Corridor (refer to Fig. 3 page 7)

Existing trees should be incorporated into the incidental greenspaces



Dwellings should front onto the greenspace to provide natural surveillance

Fig 6 : Pockets of incidental amenity space are to be provided within the residential parcel (refer to Fig. 3 page 7)



### 4.1 EXISTING TREES

A number of existing mature trees are to be retained and integrated within the residential development. The Detailed Regulatory Plan identifies the principal trees / groups of trees indicated as suitable for possible retention. To the western side of the parcel these indicatively retained trees comprise of a mix of species including Oak, Sycamore, Ash, Pine, Horse Chestnut and Beech. These trees range in age class from young to mature and range in heights of approximately 10m to 26m. The retained Redwood tree at the south western corner is approximately 30m in height and of a mature age class. The eastern side of the parcel contains a similar species mix to that on the western side. Tree heights range from approximately 10m to 24m and are of similar age class to those on the western side.

### 4.2 GREEN CORRIDOR

This landscaped corridor of amenity greenspace links the Village Green in the north to Brunswick Woods to the south. It is to be informal / rural in character incorporating an existing stream, connecting to a surface water attenuation area to the south. The corridor will accommodate a pedestrian and cycle route linking into Mindenhurst Road and connecting to the principal cycle route to the south. This cycle route leads to Brookwood Station, Pirbright and Woking to the east and Frimley Green and Farnborough to the west. A network of routes is to be provided through the existing woodland to connect east-west across the residential parcel.

### 4.3 INCIDENTAL AMENITY GREENSPACE

Pockets of incidental amenity greenspace are located within the residential parcel. These pockets of open space each benefit from natural surveillance from surrounding dwellings. Each of these incidental spaces is located around or next to a retained group of existing trees. They will be expected to serve as informal focal points within the immediate neighbourhood, while providing opportunities for social spaces suitable for pause, meeting / chance encounters and rest.



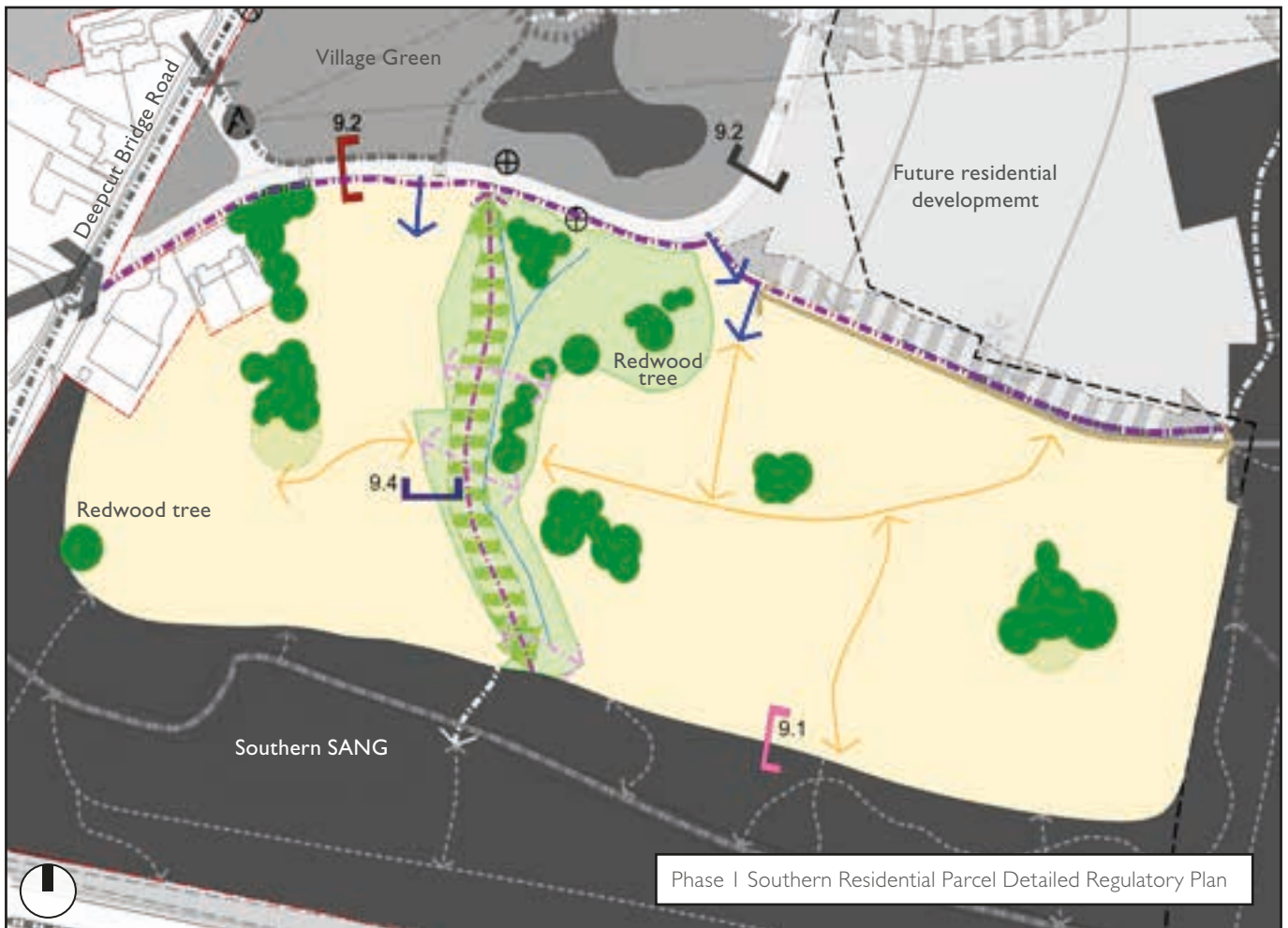


Fig 7 : Phase I Southern Residential Detailed Regulatory Plan

- Key
- A residential parcel located south of the Village Green extending to approximately 7.4 hectares. A net residential developable area of 6.11 hectares will be made available
  - Indicative areas of incidental amenity green space which are intended as areas of naturalistic green space within neighbourhoods, associated with retained trees.
  - Edge sections illustrate the relationship between the residential development and the surrounding greenspaces including the Southern SANG, green corridors and the Village Green.
  - Access points into the site are fixed at the locations of these blue arrows
  - A green corridor connects the Village Green to the Southern SANG, incorporating a secondary pedestrian and cycle route. This will be informal and / rural in character.
  - A green corridor beyond the parcel boundary
  - Indicative location for a bus stop
  - Brunswick Road: subject to detailed design, may provide opportunities for on-street parking
  - Primary pedestrian and cycle route (indicative route where shown alongside secondary streets)
  - Secondary pedestrian and cycle route
  - An integrated SuDS network will connect through the parcel
  - Arrows indicate cross parcel permeability – indicative locations for routes through the site.
  - Indicative location of tree groups for retention
  - Indicative location of open space associated with retained trees and/or watercourses
  - Tertiary pedestrian route (indicative)

# PART A: SPATIAL

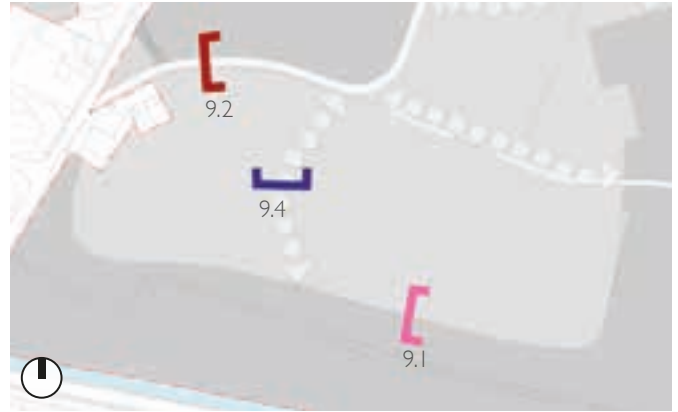
## 6. PHASE I SOUTHERN RESIDENTIAL PARCEL

### 6.1 EDGE CONDITIONS

The Southern Residential Parcel features three types of edge conditions, one interface with the Central SANG, and a second with the Village Green and a third with the green corridor running north-south through the parcel. These are annotated on the Detailed Regulatory Plan as shown on the right.

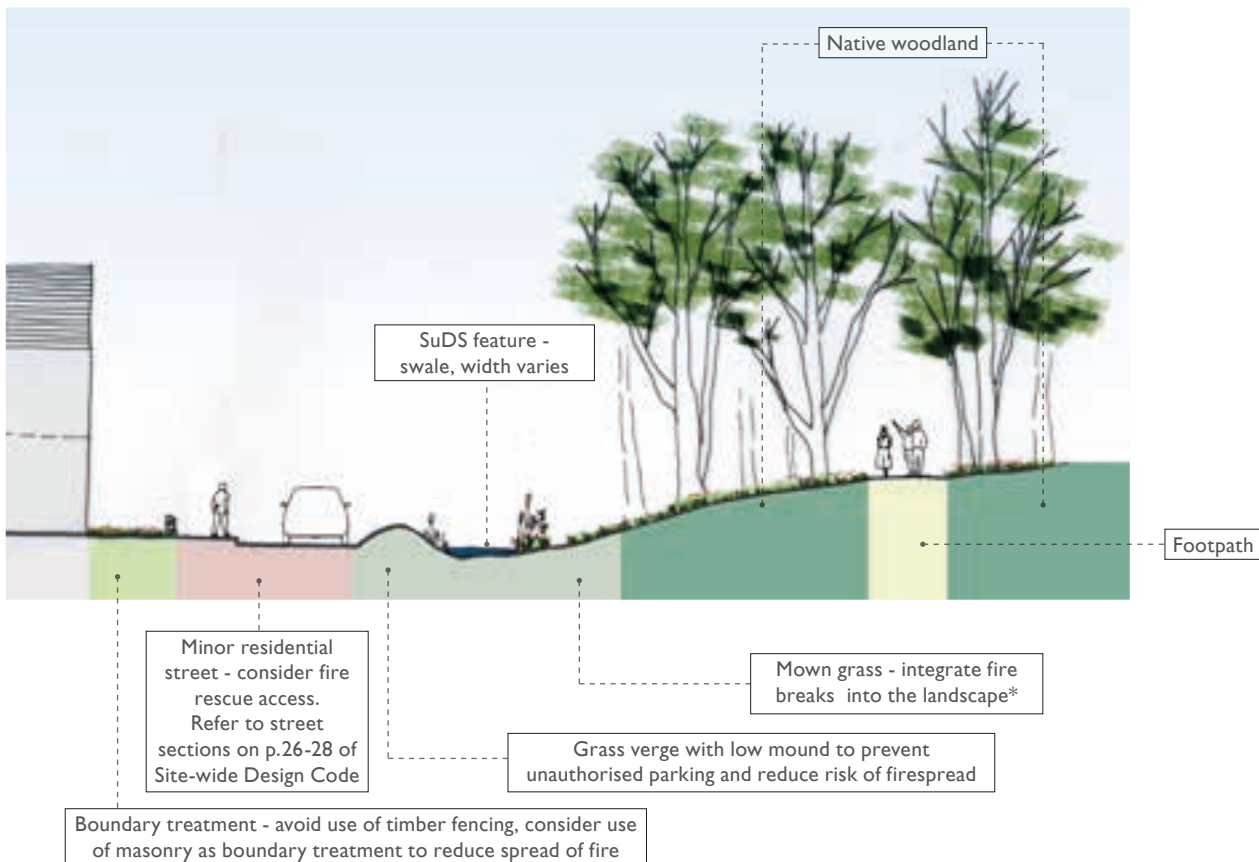
The following pages illustrate these edge sections and set out design principles for the relationship between the development parcels and open space, including:

- the importance of natural surveillance and overlooking of these open spaces to avoid unappealing or unsafe environments;
- providing connectivity to these open spaces through a network of routes;
- activation of the public realm through a positive interface with routes and buildings; and
- Incorporation of measures to inhibit or prevent the potential spread of wildfire.



Key plan

#### EDGE CONDITION 9.1 SANG EDGE SECTION



\*Wildfire proofing is integral to the edge conditions surrounding existing woodland and heathland. Firebreaks should integrate with the landscape and therefore not be in parallel strips or straight lines. Buildings should always be set back a minimum of 10m from the woodland edge. Broadleaved trees improve fire resilience while creating a visual link to neighbouring woodland. Refer to Forestry Commission Practice Guide for more information.

Fig 8 : Illustrative Edge Section - Central SANG

### EDGE CONDITION 9.2 AMENITY GREENSPACE - VILLAGE GREEN SECTION

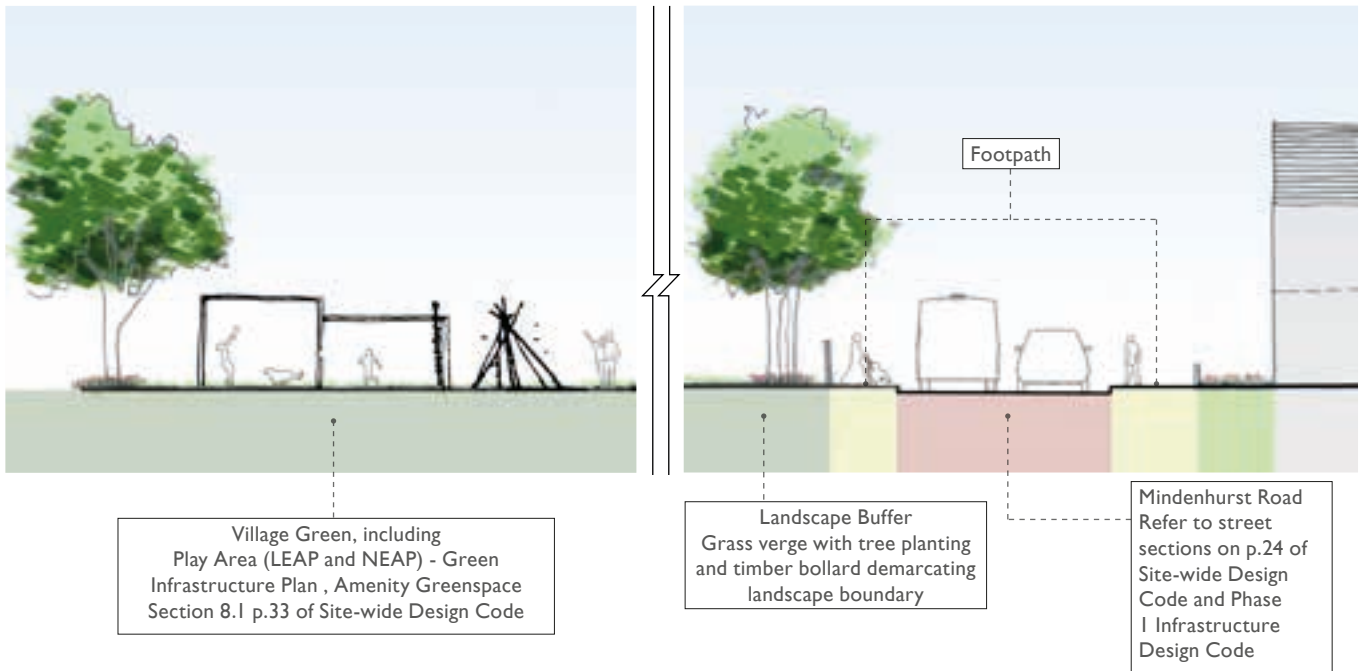
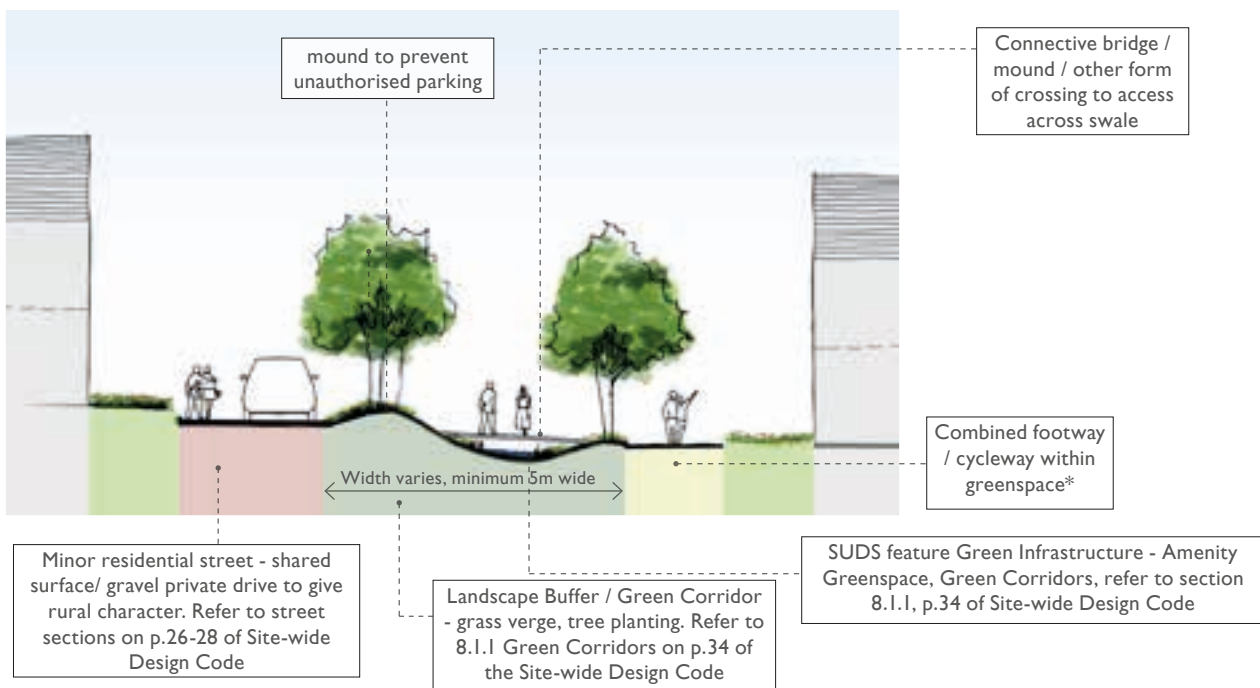


Fig 9 : Illustrative Edge Section - Village Green

### EDGE CONDITION 9.4 AMENITY GREENSPACE SECTION



\*N.B. May adjoin additional minor residential streets serving plots

Fig 10 : Illustrative Edge Section - Green Corridor

# PART A: SPATIAL

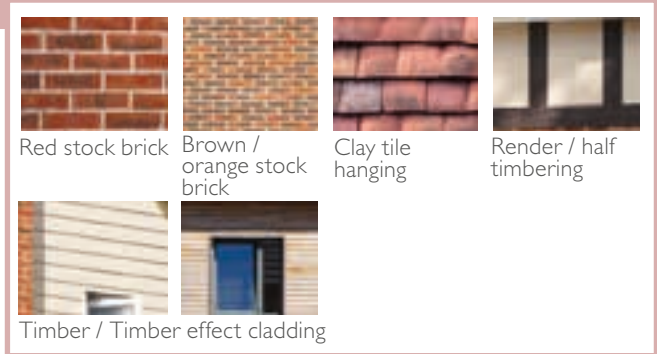
## 6. PHASE I SOUTHERN RESIDENTIAL PARCEL

### 6.2 PERMITTED MATERIALS FOR PARCEL (SEE PAGE 24 - 25 FOR FULL LIBRARY)

#### 1. Roof



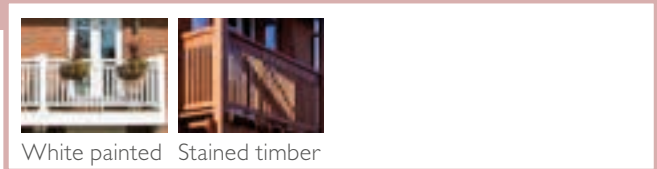
#### 2. Walls



#### 3. Windows



#### 4. Projecting, Inset, Juliet Balconies



#### Materials

- Use of natural materials including timber is encouraged;
- Extensive use of warm, earthy colours such as red / brown brickwork and tile hanging;
- Strong colour contrasts using white, cream, red brown, or other browns will be acceptable, but should not dominate;
- Walls to outbuildings (including garages) should usually be constructed from the same primary wall material as the dwelling with which they are associated;
- The careful use of timber-cladding, or a high quality timber-effect cladding, will be appropriate, usually in combination with brickwork as the primary wall material;
- At least 75% of buildings will use dark red or brown clay tiles or pantiles for roofs; up to 25% may employ slate.

#### Materials Application Principles:

The following principles for the application of materials will be adhered to throughout the Phase I residential parcels:

1. Proposals are to demonstrate consistency in material selection and usage, utilising only materials specified in the relevant palette(s);
2. Reserved Matters Applications which cover more than one parcel as described by the Design Code(s) will demonstrate a carefully considered transition between differing materials palettes;
3. Where materials for individual buildings (such as marker buildings in key / prominent locations) that contrast with prevailing materials of neighbouring buildings are proposed an accompanying design justification will be submitted as part of the Reserved Matters Application;
4. Materials will be consistent along a row of terraced dwellings or linked dwellings, including dwellings linked by garages;
5. No more than three materials will be used across walls of any given dwelling or block, and where this includes coloured render only one colour will be used;
6. Generally only one brick colour/type is to be used on any building, except where contrasting brick patterns are used for decorative purposes; and
7. Proposals will be required to demonstrate consistency of material selection for buildings on both sides of streets, either where a street passes through the parcel itself, or where the parcel faces another completed / consented parcel across a street.



# PART A: SPATIAL

## 6. PHASE I SOUTHERN RESIDENTIAL PARCEL

### Precedents - Suitable Design Solutions



# PART B: DETAILING THE PLACE

## 8. BUILDING FEATURES FOR RESIDENTIAL BUILT FORM

### 8.1. Doors and Entrances

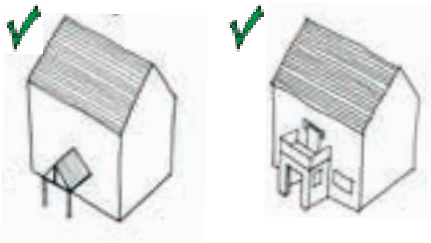
- All front doors will be recessed a minimum of 75mm from the brick / finished face.
- All garage doors will be recessed to a minimum of 90mm from the brick / finished face.
- High quality, robust doors will be used.

#### Unacceptable Design Details

No uPVC doors will be permitted on elevations which are on a street frontage.

### 8.2. Porches

- Porches will be designed as integral to the entire elevation.
- Porches will either be flat roof or pitched roof.
- Porches will not be made of GRP.
- Porches need to be sufficiently deep in order to provide shelter.
- Flat-roof porches will have a roof finish of lead, zinc or copper standing seam.
- Pitched-roof porches will match the materials used on the roof of the dwelling.
- Porches can be formed by a recessed entrance within the primary elevation.
- Small-scale enclosed porches are not permitted.



Entrances will be celebrated and designed as integral to the elevation and porches will provide sufficient shelter.

#### Unacceptable Design Details

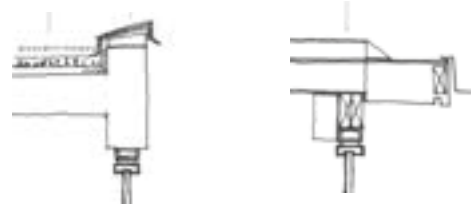
- No GRP will be permitted for flat roof or pitched porches.
- Porches will be designed so as not to dominate the building.
- Small scale porches with insufficient depth to provide shelter will not be permitted.

### 8.3. Roofs

- Roofs need to be designed with due consideration of the character area in which they are located.

#### Flat Roofs

- Flat roofs will be concealed behind a parapet, or the depth of fascia and profile of leading edge carefully detailed.
- Green roofs are encouraged.



Flat roof concealed behind parapet

Overhanging flat roofs that are carefully detailed are acceptable

#### Pitched Roofs

- Roofs will be between minimum pitch of 37.5 degrees and maximum pitch of 52 degrees.
- The roof pitch should be of a consistent angle along a terrace or group of buildings.
- Roofs to garages will be pitched.
- Pitched roofs to apartment buildings may show a pitch lower than 37.5 degrees, when using standing seam metal finishes or a similar contemporary material.

All terraces should have a consistent roof pitch



#### Photovoltaics

- The installation of photo-voltaics must be designed into the elevation and consistent along any terrace or group of buildings on street.
- Photovoltaics panels will be designed / installed to read coherently with the building elevation and form.

### 8.4. Walls

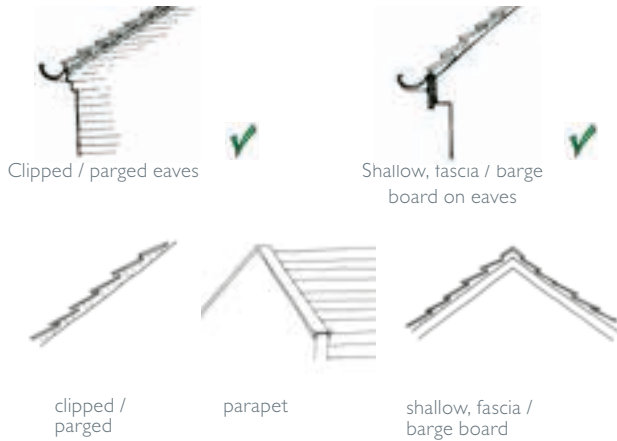
- A maximum of three materials can be chosen for exterior walls of any given building.
- When using brick, only one brick colour will be used on a single dwelling, except where contrasting brick patterns are used for decorative purposes.
- When using render, only one render colour will be used on a single dwelling.
- Brick detailing will be simple and match the main brick colour.
- Stone quoins, door/window heads and cills are permitted.

# PART B: DETAILING THE PLACE

## 10. BUILDING FEATURES FOR RESIDENTIAL BUILT FORM

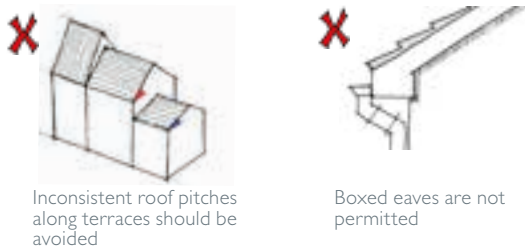
### 8.5. Eaves and Verges

- Eaves will be clipped / parged or use a shallow depth fascia/barge board. If brick detailing is used as an alternative, the detailing will be simple and in the same brick colour as the rest of the elevation.



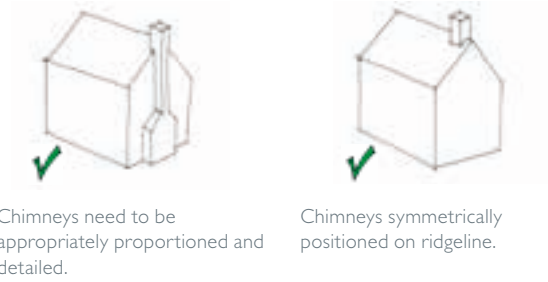
#### Unacceptable Design Details

- There will be no mix of both hips and gables on any single building.
- Interruption of eaves by dormers is discouraged.
- Boxed eaves are not permitted.
- No white uPVC.
- Concrete tiles will not be permitted.



### 8.6. Chimneys and Vents

- Chimneys and vents will match the primary elevation material.
- Chimneys should be placed symmetrically to the ridgeline where possible.
- Chimneys should rise above the roof to aid an interesting ridge line.
- Lead, zinc and metal can be used.

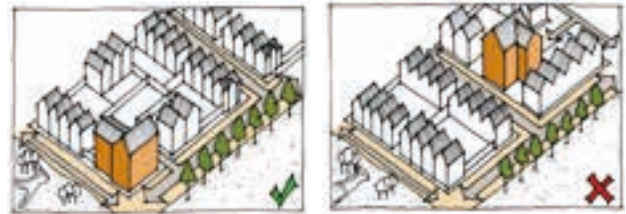


#### Unacceptable Design Details

- Chimneys, the sole purpose of which is decorative, will not be permitted
- The use of GRP will not be permitted

### 8.7. Location of Apartments

- Apartments will address key frontages
- Apartment buildings of three or more storeys must be positioned to address key streets and spaces on parcel edges.



### 8.8. Rainwater Goods

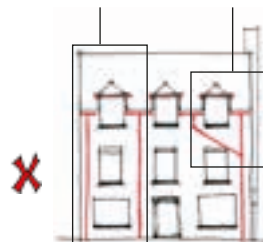
- Rainwater goods will not detract from the overall composition of the building elevation or street elevation.
- Rainwater goods including guttering and rainwater pipes will preferably be black in colour or a brushed metal finish.



The visual impact of any rainwater goods must be minimised so as not to detract from the overall appearance of the elevations.

#### Unacceptable Design Details

- Rainwater downpipes dominating the composition of the elevation due to positioning of dormer windows



Rainwater downpipes diagonally crossing the building elevation

# PART B: DETAILING THE PLACE

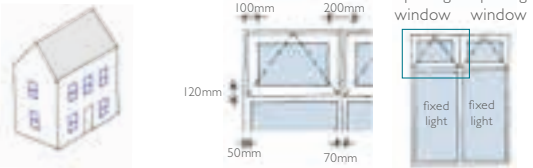
## 8. BUILDING FEATURES FOR RESIDENTIAL BUILT FORM

### 8.9. Windows

- Colour, thickness of frame, quality and design of windows must be consistent on all elevations of a dwelling/apartment building.
- All windows will be recessed a minimum of 90mm from the face of the building elevation

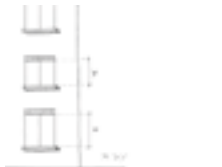


- Ground level fenestration should be distinctly taller than fenestration on above levels.



Consistent windows across elevations ✓

Maximum frame dimensions ✓

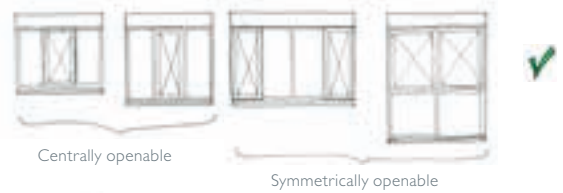


Ground Level openings will be taller than those on upper floors ✓



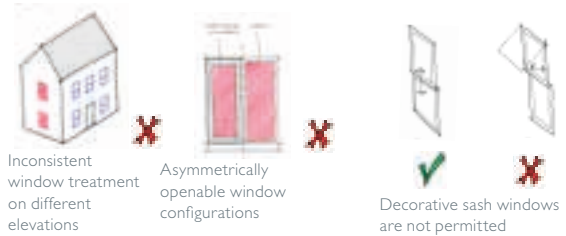
Simple, vertical fenestration ✓

### Symmetrical Window Configurations:



Repeated vertical windows make up composite elements. ✓

### Unacceptable Design Details



Inconsistent window treatment on different elevations ✗

Asymmetrically openable window configurations ✗

Decorative sash windows are not permitted ✗

### 8.10. Dormer Windows

- Dormer windows will be integral to the composition of the main facade in terms of design and positioning.
- Dormer windows will maintain overall vertical proportions, i.e. be taller than they are wide.
- The number and proximity of dormers which break the eaves line will be limited to prohibit unnecessary rainwater goods across the building elevation.
- GRP roofing will not be permitted.
- Gabled / hipped dormers will use a consistent pitch and material to that of the main roof.
- Hipped dormers will be carefully detailed to avoid disproportionate oversizing of ridge tiles and hip tiles.
- Flat roof dormers will use standing seam lead, zinc or copper roof materials.



Consistent pitches ✓

Dormer windows need to complement, and align with, the fenestration of the facade. ✓

### Unacceptable Design Details



Ridge and hip tiles that are disproportionately large relative to the window opening are not acceptable ✗

### 8.11. Bay Windows

- No GRP roofing to bay windows will be used.
- Frame members and corner posts should be carefully considered to ensure they are neither too bulky nor too flimsy in appearance.
- The roofing material of bay windows needs to match the selected material of the main roof.
- The roofing material of flat roof bay windows will be standing seam lead, zinc or copper.



Bay windows designed as part of overall composition of elevation. ✓

### 8.12. Built Form

- Buildings should seek to respond to slopes and not rely on significant reprofiling



Significant reprofiling with blank/ inactive ground level facades to be avoided ✗

Dwellings will respond to the topography through the use of stepped housing ✓



Building form steps down slope ✓



Terraced form has distinctive stepped breaks ✓

### 9.1 UTILITIES

The proposed development will be supplied with utility infrastructure (electricity, gas, potable water and telecommunications) connected to the incumbent utility provider's networks and distributed below ground across the proposed development phasing parcels.

#### Electricity Substation

- 1 Substation.
- Location: To be confirmed, but likely to be along the pedestrian and cycle route south of the residential parcel.
- 4m x 4m footprint with a land requirement by Scottish and Southern Energy Power Distribution (SSEPD) of 6m x 9m.
- Design in accordance with SSEPD "The Design and Installation of New Secondary Substations for Adoption or Use by Scottish and Southern Energy Power Distribution including Joint User Substation - TG-PS-883".
- Appearance: materials to match those of neighbouring brick built form notably choice of bricks/cladding over bricks to be same specification as adjacent buildings.
- See precedent photos below that illustrate example of substation that sensitively integrate with surrounding built form.
- Low voltage mains will then be installed in close proximity to the foul sewer runs intended to allow connection to the pumping station.
- The parcel developer to be responsible for mains connection within the Parcel.

#### Gas

The connection of gas to the Southern Residential Parcel will be from an existing gas main within the southern footpath of Brunswick Road, immediately North of the Development. Capacity within this main being already agreed with Southern Gas networks (SGN).

#### Telecommunications

Part of the overall development strategy is to deliver a fibre communications connection to each property throughout the development. This will be carried out via BT Openreach and their "fttp" (fibre to the property) policy.

To achieve this for the Southern Residential Parcel the overall developer is arranging with BT Openreach to deliver this to a series of "footway" chambers on the southern footpath of Brunswick Road connecting to both new and existing BT Openreach duct systems. The parcel developer through separate contract with BT Openreach will arrange the required parcel connections via these chambers.

Under condition 39 of the Outline Planning Permission, the parcel developer is required to build the BT Openreach duct systems within the land parcel to facilitate fibre to premises.

#### Potable Water

The connection of potable water to the Southern Residential Parcel will be from a newly laid water main by South East Water within the southern footpath of Brunswick Road, immediately North of the Development.

#### Foul Water

Will be designed in accordance with the site wide strategy. It is anticipated that a foul water pumping station will be constructed on or immediately adjacent to the Southern Residential Parcel. This is subject to detailed design, and more details will be made available in due course.

### 9.2 ECOLOGY AND HABITAT

The main ecological sensitivities associated with the delivery of the southern residential area are the demolition of a building containing low numbers of common pipistrelle and brown long-eared bats, the tree removal and scrub clearance through Brunswick woods, including removal of invasive species, and the presence of badger setts within the plot boundary. There is potential for some of the trees due to be felled to contain roosting bats, which will be subject to surveys.

The key biodiversity objectives for the delivery of the southern residential parcel are to:

- Provide appropriate mitigation for the loss of bat roosts within the building to be demolished;
- Protect badgers during the works;
- Removal of invasive plant species including Himalayan and Japanese knotweed;
- Protect nesting birds and southern SANG reptiles during site clearance and construction;
- Minimise tree loss and habitat damage on the encompassing boundaries of the plot;
- Mitigate for the loss of habitat by planting native trees/ grassland of local provenance and enhancing retained habitats;
- Maintain dark corridors and minimise light spill onto retained adjacent habitats through the use of sensitive lighting; and
- Provide additional roosting/ nesting opportunities for bats and birds post-construction.



Precedent photograph illustrating integration of substations with material palettes to match neighbouring built form.

# APPENDICES

## Appendices

A - Residential Materials Library

B - Dwelling Typologies Library

C - Parking Typologies Library

D - Boundary Treatment Library

E - Waste and Recycling Library

F - Checklist

# APPENDICES

## A - RESIDENTIAL MATERIALS LIBRARY

The full range of permitted materials for residential built form within each Phase 1 residential parcel, covering walls, roofs, windows and balconies, is described here. Neighbourhoods within Phase 1 are to have their own identity whilst reading coherently within the wider development.

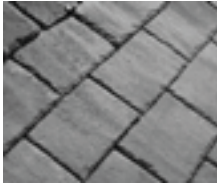

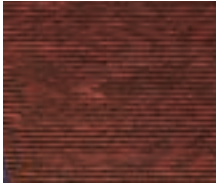





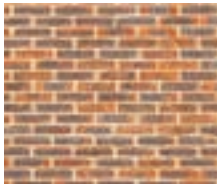

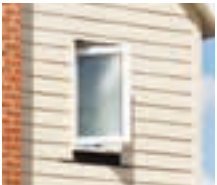








Reserved Matters Applications will be required to clearly describe the materials proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11. In addition to the permitted library, innovative materials can be proposed / submitted for approval.

All proposals will demonstrate adherence to the Materials Application Principles set out on page 16. Certain materials will be seen throughout Mindenhurst.

Reserved Matters Applications will only use materials specified in the relevant palettes. A proposed materials specification will be submitted with each Reserved Matters Application, along with samples, for approval by SHBC.

Certain locations within the development could support the introduction of contrasting, 'code-breaking' architecture, where a design rationale is developed for a particular building or cluster of buildings. This may extend to the introduction of materials not permitted elsewhere in that area. Reserved Matters Applications including 'code-breaking' elements must include design justification for those elements, alongside their proposed specification.



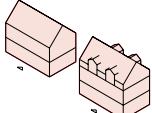
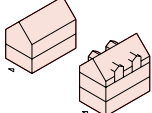
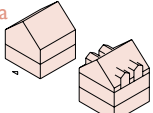
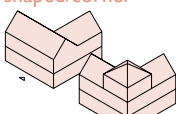
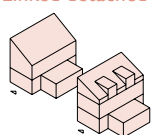
RESIDENTIAL MATERIALS LIBRARY	1. Roofs	 <p>1.1 Grey slate</p>	 <p>1.2 Orange / red tiles</p>	 <p>1.3 Dark red tiles</p>		
		 <p>1.4 Flat roof set behind parapet</p>	 <p>1.5 Brown tiles</p>			
	2. Walls	 <p>2.1 Red stock brick</p>	 <p>2.2 Clay tile hanging</p>	 <p>2.3 Render</p>	 <p>2.4 Brown / orange stock brick</p>	
		 <p>2.5 Render / half timbering</p>	 <p>2.6 Timber / Timber effect cladding</p>			
3. Windows	 <p>3.1 White</p>	 <p>3.2 Dark grey</p>	 <p>3.3 Grey green</p>	 <p>3.4 Timber (colour to be agreed)</p>		
4. Balconies / Juliette balconies	 <p>4.1 White painted</p>	 <p>4.2 Stained timber</p>	 <p>4.3 Dark metal with glass balustrade</p>	 <p>4.4 Grey / black with metal balustrades</p>		

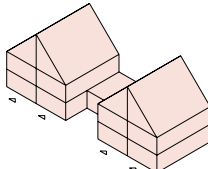
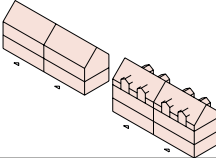
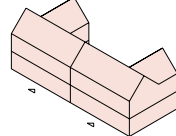
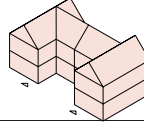
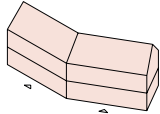
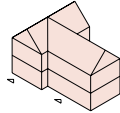
# APPENDICES

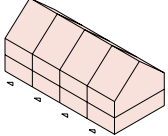
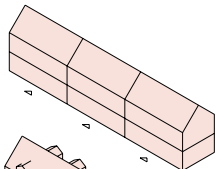
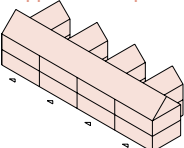
## B - DWELLING TYPOLOGIES LIBRARY

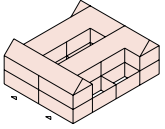
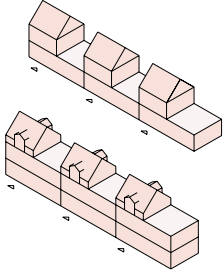
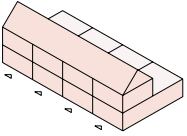
The full range of potential dwelling typologies for residential development is described here, with explanation of each typology's defining characteristics.

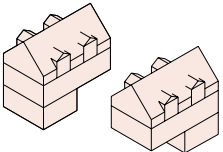
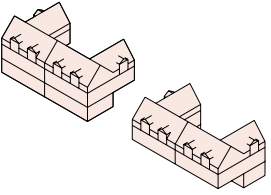
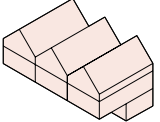
The full range of potential dwelling typologies for residential development is described here, with further explanation of each typology's defining characteristics. Reserved Matters Applications will be required to clearly describe the range of dwelling typologies proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11. In addition to the permitted dwelling typologies, innovative typologies can be proposed / submitted for approval.

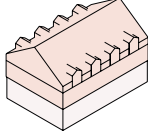
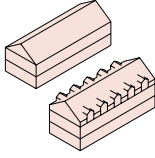
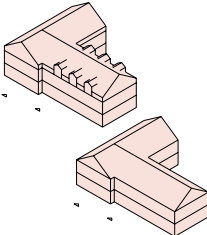
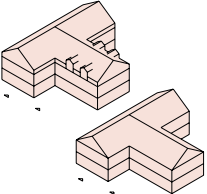
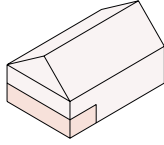
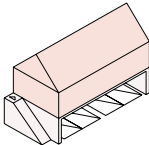
Detached Dwelling Typologies	
Typology	Description
<b>D1 - Wide frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage width is greater than the depth of the primary building form.</li> <li>The principal frontage is more than 8m wide.</li> <li>The ridge line is parallel to the principal frontage.</li> </ul>
<b>D2 - Narrow frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage width is less than the depth of the primary building form.</li> <li>The principal frontage is less than 8m wide.</li> <li>The ridge line is perpendicular to the principal frontage.</li> </ul>
<b>D3 - Villa</b> 	<ul style="list-style-type: none"> <li>The principal frontage width is between 90-110% of the depth of the dwelling.</li> <li>The principal frontage is more than 8m.</li> </ul>
<b>D4 - L-shaped/corner house</b> 	<ul style="list-style-type: none"> <li>The dwelling has two principal frontages at 90 degrees to one another.</li> <li>Both principal frontages are more than 8m wide.</li> </ul>
<b>D5 - Linked detached</b> 	<ul style="list-style-type: none"> <li>The mass of the secondary building form is less than 60% of the mass of the primary built form.</li> <li>When the secondary building form includes a garage, the frontage of the dwelling is more than 7m wide.</li> </ul>

Semi-detached Dwelling Typologies	
Typology	Description
<b>SD1 - Narrow frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are less than the depth of the primary building forms.</li> <li>The principal frontages are less than 8m wide.</li> <li>The ridge line is perpendicular to the principle frontages and forms a combined pitched roof over both dwellings.</li> </ul>
<b>SD2 - Wide frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms.</li> <li>The principal frontages are more than 8m wide.</li> <li>The ridge lines are parallel to the principal frontages and are adjoining.</li> </ul>
<b>SD3 - L-shaped</b> 	<ul style="list-style-type: none"> <li>The dwellings have two principal frontages at 90 degrees to one another.</li> <li>Both principal frontages are more than 8m wide.</li> <li>Two dwellings are attached to form a U-shape.</li> </ul>
<b>SD4 - Inverted L-shape</b> 	<ul style="list-style-type: none"> <li>The dwellings have two principal frontages at 90 degrees to one another.</li> <li>Two dwellings are attached to form a U-shape.</li> </ul>
<b>SD5 - Cranked</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms.</li> <li>The principal frontages are more than 8m wide.</li> <li>The ridge lines are parallel to the principal frontages and are adjoining. The dwellings are cranked at an angle of between 30-45 degrees.</li> </ul>
<b>SD6 - T-shaped</b> 	<ul style="list-style-type: none"> <li>The T consists of a wide frontage (D1) and a narrow frontage (D2) adjoining.</li> <li>The wide frontage unit's principal frontage is more than 8m wide.</li> <li>The ridge lines are perpendicular to each other and are adjoining.</li> <li>The dwellings are set perpendicular to each other.</li> </ul>

Terraced Dwelling Typologies			
Typology	Description	Typology	Description
<b>T1 - Narrow frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are less than the depth of the primary building forms.</li> <li>The principal frontages are less than 8m wide.</li> </ul>	<b>T2 - Wide frontage</b> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms. The principal frontages are more than 8m wide.</li> <li>The ridge lines are parallel to the principal frontages and are adjoining.</li> </ul>
<b>T3 - Stepped / L-shaped</b> 	<ul style="list-style-type: none"> <li>The mass of the secondary building form is less than 60% of the mass of the primary built form.</li> <li>When the secondary building form includes a garage, the frontage of the dwelling is more than 7m wide.</li> </ul>		

Urban Dwelling Typologies	
Typology	Description
<p><b>U1 - Courtyard</b></p> 	<ul style="list-style-type: none"> <li>The principal frontage is more than 7m wide.</li> <li>Courtyard is created using L-shaped building footprints, connected in back to back terraces.</li> <li>Courtyards are more than 4x3m in size.</li> </ul>
<p><b>U2 - Side terrace</b></p> 	<ul style="list-style-type: none"> <li>The principal frontage widths are greater than the depth of the primary building forms.</li> <li>The principal frontages are more than 8m wide.</li> <li>The uppermost floor must consist of at least 40% amenity space in the form of a terrace.</li> </ul>
<p><b>U3 - Rear terrace</b></p> 	<ul style="list-style-type: none"> <li>The principal frontage widths are less than the depth of the primary building forms.</li> <li>The principal frontages are less than 8m wide.</li> <li>The uppermost floor must consist of at least 40% amenity space in the form of a terrace.</li> </ul>



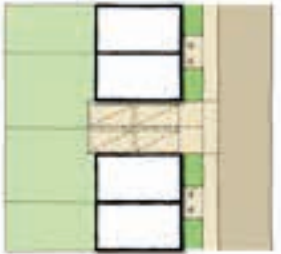

Split-Level Dwelling Typologies	
Typology	Description
<p><b>SL1 - Side-stepping</b></p> 	<ul style="list-style-type: none"> <li>The dwelling is orientated with its longer axis approximately perpendicular to the contours of the slope, stepping from 1.5 to 2.5 storeys</li> </ul>
<p><b>SL2 - Front/rear stepping</b></p> 	<ul style="list-style-type: none"> <li>Dwellings are orientated with their long axes approximately parallel to the contours of the slope, with frontage facing either up or down the slope</li> </ul>
<p><b>SL3 - Terraced stepping</b></p> 	<ul style="list-style-type: none"> <li>Terraced dwellings arranged along the contour line, with frontage facing either up or down the slope</li> </ul>

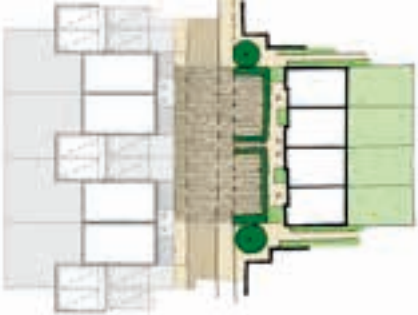


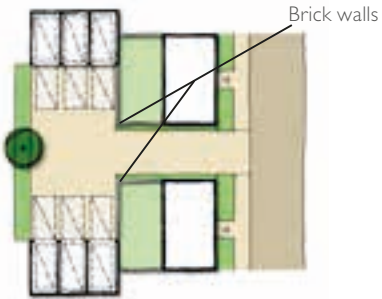


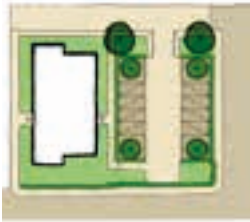
Flats Dwelling Typologies	
Typology	Description
<p><b>F1 - Mixed use flat block</b></p> 	<ul style="list-style-type: none"> <li>The block is a maximum of two and a half storeys in height with a depth of no more than 12m</li> <li>The internal layout does not include single-aspect north facing flats</li> <li>Mixed uses may be provided at ground level</li> </ul>
<p><b>F2 - Typical flat block</b></p> 	<ul style="list-style-type: none"> <li>The block is a maximum of two and a half storeys in height with a depth of no more than 14m</li> <li>The internal layout does not include single-aspect north facing flats</li> </ul>
<p><b>L-shaped flat block</b></p> 	
<p><b>T-shaped flat block</b></p> 	
<p><b>F3 - Duplex</b></p> 	<ul style="list-style-type: none"> <li>A flat within the block which is distributed over two storeys</li> <li>A private entrance may be provided directly from the street at ground level</li> <li>The duplex flat is not single-aspect north facing</li> </ul>
<p><b>F4 - Coach house / mews</b></p> 	<ul style="list-style-type: none"> <li>Accommodation is provided above garages within a mews or parking court arrangement</li> <li>The flat provides natural surveillance to the mews or court</li> <li>The flat is no more than one storey in height</li> </ul>

# APPENDICES

## C - PARKING TYPOLOGIES LIBRARY

The full range of potential parking typologies for residential development is described here, with further explanation of each typology's defining characteristics. Reserved Matters Applications will be required to clearly describe the range of parking typologies proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11.

Typologies	Description / notes
<p><b>P1 - On-plot frontage</b></p> 	<ul style="list-style-type: none"> <li>• A private driveway serving one dwelling, usually limited to the provision of two parking spaces</li> <li>• May be located to the front of a dwelling or to a directly adjoining garage</li> <li>• Wherever possible the positioning of the driveway should be such that part of the dwelling it serves projects alongside the parking spaces, adding a degree of enclosure to parked cars</li> <li>• Further enclosure should be provided by walls, hedging, or planting alongside the driveway, whilst allowing suitably direct access to the dwelling</li> <li>• On plot planting of shrubs or trees should be utilised to further screen parked cars, whilst allowing suitable space for manoeuvring and visibility between the driveway and road to which it connects</li> </ul>
<p><b>P2 - On-plot corner</b></p> 	<ul style="list-style-type: none"> <li>• A maximum of four spaces</li> <li>• Enclosure will be provided through the use of brick walls enclosing parking bays</li> </ul>
<p><b>P3 - On-plot between dwellings</b></p> 	<ul style="list-style-type: none"> <li>• Parking spaces must be set behind the building line other than in isolated instances</li> <li>• Spaces will be designed so as not to allow for tandem parking projecting forward of the building line</li> <li>• Width of parking between buildings will not exceed two spaces as shown in each example sketch</li> </ul> <p>Alternative layout options:</p> 

Typologies	Description / notes
<p><b>P4 - Single sided on-street parking</b></p> 	<ul style="list-style-type: none"> <li>No more than four spaces in a row, separated by landscaping</li> <li>To be used to serve clusters of 4-6 dwellings</li> <li>To be used in combination with other parking typologies to avoid a parking-dominated streetscene</li> <li>The street / square will be designed as a whole, to create a coherent space</li> <li>Hedging and landscape will be used to assist in defining the spaces</li> <li>A minimum landscape break of 1.5m wide to accommodate a tree or specimen shrub planting (this may be omitted if a large tree is planted in its place, with a limit of 8 spaces in a row);</li> <li>A hard landscape treatment provides a clear space to readily manoeuvre around the             <div style="display: flex; align-items: center; margin-top: 5px;">  <div> <p>= Specimen shrub set in gravel or medium sized trees</p> </div> </div> </li> </ul>
<p><b>P5 - Front access drive through</b></p> 	<ul style="list-style-type: none"> <li>An openable screen or gate with visual permeability must be used to access parking spaces to ensure that gardens are not open to the street. Gates will be a minimum of 5.5m from the edge of the public highway carriageway and will not open out towards the highway.</li> <li>Solid garage doors must not be used for drive through parking spaces (except for a flat over garage where this will be permitted)</li> </ul>
<p><b>P6 - Parking courts</b></p> 	<ul style="list-style-type: none"> <li>Courts to serve no more than 12 dwellings. For apartment blocks this may be increased, but courts must be sensitively designed</li> <li>Enclosure will be provided to define the access of at least 4.1m, through the use of walls, where landscape strips are provided, these will be at least 600m in width</li> <li>Courts will be designed as a whole to create a coherent space</li> <li>To include an area of space where a medium or large tree can be located in view from the streetscene (and planted no closer than 7m or 10m to the nearest building respectively)</li> </ul> <p>Alternative layouts for apartments :</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;">    </div>

# APPENDICES

## C - PARKING TYPOLOGIES LIBRARY

Typologies	Description / notes
<p><b>P7 - Forecourt</b></p> 	<ul style="list-style-type: none"> <li>• Applies to large dwellings only</li> <li>• The front boundary will be walled with a landscaped margin along its outer edge</li> </ul>
<p><b>P8 - Detached car barns</b></p> 	<ul style="list-style-type: none"> <li>• No more than eight spaces in a single structure</li> <li>• Natural surveillance required from proximate dwellings</li> </ul>
<p><b>P9 - Visitors parking on street</b></p> 	<ul style="list-style-type: none"> <li>• A maximum of two spaces before landscaping occurs</li> <li>• Medium-sized tree species to be planted no closer than 5m to the dwelling</li> <li>• Parking and adjacent landscape treatments will be designed to prevent unauthorised parking</li> </ul>
<p><b>P10 - Integral garage</b></p> 	<ul style="list-style-type: none"> <li>• Spaces will be designed so as not to allow for tandem parking projecting forward of the building line</li> <li>• There should be clear delineation between driveways for adjacent properties.</li> </ul>

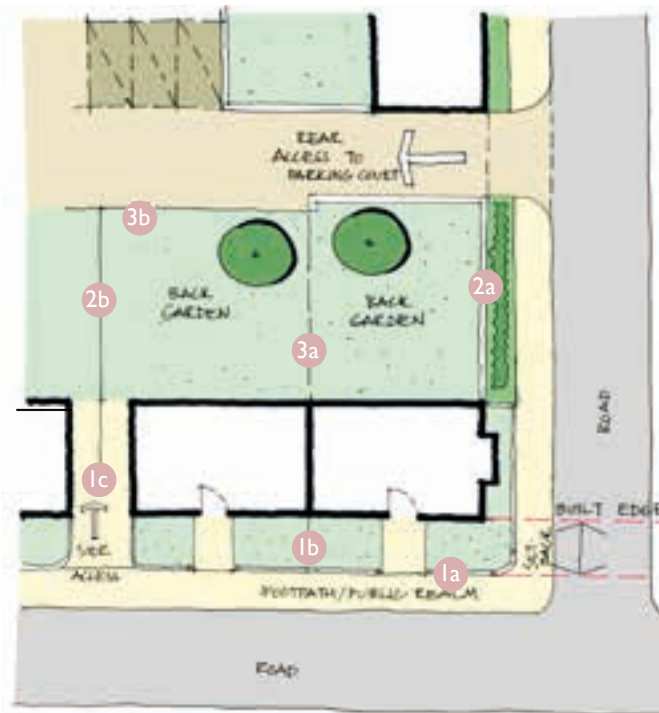


Fig 11 : Boundary Typology key plan



1a



1a, 1b



1c

Dwelling boundaries play an important role in establishing a coherent streetscape. The choice of boundary type will depend on its location within the site, and its relationship with the public realm. The coherence of boundaries that address primary streets and spaces is of key importance.

This section of the Design Code relates to front, side and rear dwelling boundaries. The adjacent diagram sets out the different boundaries referred to in this section:

### Front boundary

- 1a Front boundary addressing public realm
- 1b Front boundary to demarcate property line
- 1c Front boundary as linking element between dwellings

The table on page 33 sets out the full range of potential boundary types for residential development:

- B1 - No boundary
- B2 - Urban-style railing
- B3 - Railing on low wall
- B4 - Railing and hedge
- B5 - Low wall and ornamental hedge (e.g. Beech)
- B6 - Ornamental hedge (e.g. Beech)
- B7 - Planted zone
- B8 - Wall and hedge / planting

The following design criteria will be adhered to:

- The use of treated timber fences and high solid walls (unless enclosing forecourt parking) and high hedge (more than 1.5m high) as front boundaries will not be permitted.
- Close-board fencing will not be used in front gardens/set backs (1a) or to demarcate property boundaries (1b).
- Gates for pedestrian or vehicular access must be co-ordinated with the suitable adjoining front boundary treatment (1c).
- All walls and railings are to be stepped to match gradients on slopes.

# APPENDICES

## D - BOUNDARY TREATMENT LIBRARY

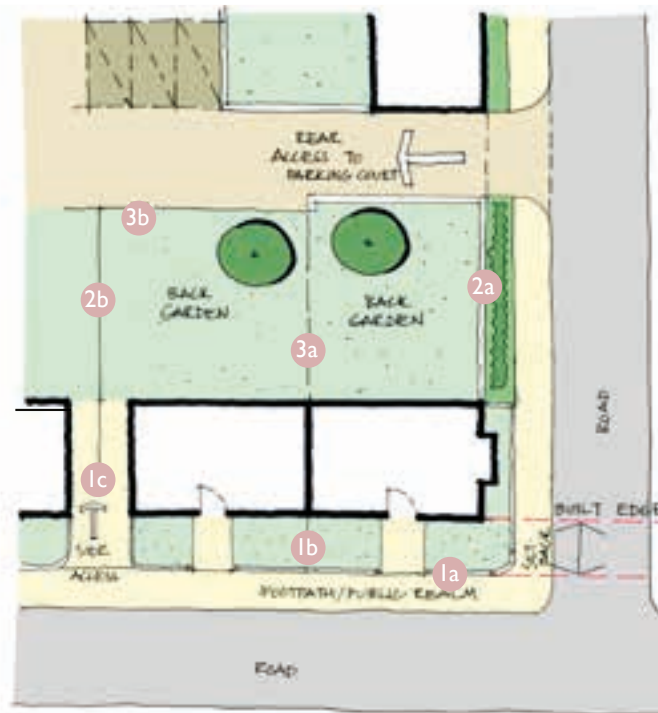


Fig 12 : Boundary Typology key plan

### Side boundary

- 2a Side boundary facing public realm
- 2b Side boundary between dwellings

- Side boundaries which address a street, public realm or mews, must be constructed of brick to provide continuity with the main built form (2a). The wall must not be more than 2.1m high and brick should match the dwelling, including its bonding and mortar details. Coping stones or a 'brick on edge' detail is considered appropriate. Walls will be of a consistent height. Brick boundary walls must be stepped if following a slope.
- A 500mm wide minimum planting zone is to be provided alongside the boundary wall to the back edge of the footpath. Where this is proposed alongside a public pedestrian path not associated with a highway, a minimum of 1.5m wide verge is to be incorporated to meet 'Secure by Design' requirements, and to limit opportunities for concealment.
- Timber fencing or brick walls will be used alongside boundaries between gardens or side access of dwellings (2b). This will not be more than 1.8m in height. Timber should be stained using a suitable and sustainable treatment.



2a, 2b



2b

### Rear boundary

- 3a Rear boundary between facing back gardens or courtyard
- 3b Rear boundary between back gardens and rear access parking courts

- 1.8m high timber close or featherboarded fencing may be used along rear boundaries between gardens (3a). Timber should be stained using a suitable and sustainable treatment.
- Brick walls must be used to define rear boundaries that back onto courtyard parking areas (3b). Such walls will be between 1.8 - 2.1m high and stepped to match the slope profile.








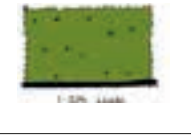


3a



3b



The full range of potential boundary treatment typologies for residential development is described here, with further explanation of each typology's defining characteristics. Reserved Matters Applications will be required to clearly describe the range of boundary typologies proposed, with particular focus on the key interfaces (pages 10-11), and illustrate that they accord with the corresponding principles set out on page 9-11.

Typologies	Illustration	Description	Notes
<b>B1. No boundary</b>		<ul style="list-style-type: none"> <li>Built edge is set back less than 1m from back of footpath (minimum 800mm to be maintained)</li> <li>Hard-surface finish preferable for urban character areas</li> <li>Material / surface finish should be contrasting to adjoining pavement material to differentiate ownership and demarcate defensible space</li> <li>Where soft finish is provided, area should be finished with 450mm depth of topsoil to allow for low evergreen shrubs</li> <li>Grass or gravel or loose materials as surface cover are not acceptable</li> </ul>	
<b>B2. Urban-style railing</b>		<ul style="list-style-type: none"> <li>Height – 1.2m max</li> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>Black / grey metal, painted</li> <li>Soft landscape to allow for shrubs planting</li> <li>Contemporary and in character with the street scene</li> </ul>	Property demarcation (1b) to be created through the same design of urban-style railing or ornamental hedge
<b>B3. Railing on low wall</b>		<ul style="list-style-type: none"> <li>Height – 1.5m max</li> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>Up to 300mm high brick wall, Brick wall with brick piers &amp; coping to match dwelling</li> <li>Powder coated black or grey railings</li> <li>Privacy zone – hard or soft landscape finish, to allow for shrub planting, maintained at a height of 1.5m</li> <li>Gates to match railings</li> </ul>	Property demarcation (1b) to be created through a same low height brick wall with the same railing OR ornamental hedge
<b>B4. Railing &amp; hedge</b>		<ul style="list-style-type: none"> <li>Height – 1.2m max</li> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>Black metal painted (or grey)</li> <li>Clipped hedge of continuous species</li> <li>Gates to match railings</li> </ul>	Property demarcation (1b) to be created through same railing OR ornamental hedge
<b>B5. Low wall &amp; ornamental hedge (e.g. Beech)</b>		<ul style="list-style-type: none"> <li>Built edge is set back a minimum of 1.5m from back of footpath</li> <li>600mm brick wall with brick coping, clay tiles creasing, bricks to match dwelling</li> <li>Hedge to grow not more than 900mm high</li> </ul>	Property demarcation (1b) to be created through same height low-brick wall with hedge OR ornamental hedge only.
<b>B6. Ornamental hedge (e.g. Beech)</b>		<ul style="list-style-type: none"> <li>Height – 0.9 / 1.2 m max</li> <li>Built edge is set back a minimum of 2m from back of footpath</li> <li>Post and wire fence integral to the hedge while it establishes</li> </ul>	Property demarcation (1b) to be created through ornamental hedge of similar species and height
<b>B7. Planted zone</b>		<ul style="list-style-type: none"> <li>Height – maximum 600mm</li> <li>Low-clipped hedge with shrub planting</li> </ul>	Property demarcation (1b) to be created through ornamental hedge of at least 600m in height
<b>B8. Wall and hedge / planting</b>		<ul style="list-style-type: none"> <li>Height – 1.8m - 2.1m</li> </ul>	

# APPENDICES

## E - WASTE AND RECYCLING

The size, location and orientation of waste storage facility/ collection points must be carefully considered: they should be discretely placed to avoid visual intrusion and nuisance, whilst ensuring ease of use and collection at all times.

Considerations to be taken into account when designing waste storage and collection facilities.

- The facilities should be positioned within close proximity of vehicle collection routes.
- Recycling of waste materials must be encouraged by the provision of facilities for storage and collection of separated waste at residential and non-residential premises.
- Homes will be required to provide adequate internal and external space for waste and recycling containers.
- External storage will be adequately screened and planned into the site layout at an early stage.
- Waste storage areas in front of dwellings will generally be discouraged
- Homes will be provided with composting facilities within the back gardens of properties.



Footways / cycleways should not be expected to provide space for bin collection areas



Open bins at main entrance of dwellings / apartment block are not acceptable.



Communal bin / bike stores for apartment blocks must be sited unobtrusively, and should not dominate the street frontage.

The potential for external refuse storage and the type of storage that is appropriate varies with the type of dwelling, and is illustrated below

- **Detached, semi-detached and end of terrace houses with side access** : Waste storage areas must be provided in the rear garden or an on-plot garage, or otherwise screened or sited out of public view, but readily accessible to the occupiers. The layout should enable sacks or bins to be moved easily to the point where they can be collected, e.g. the roadside or a communal collection point.
- **Mid-terrace houses without side or rear access** : Dwellings must include waste storage within rear gardens and private amenity space readily accessible to both occupiers and the collection point.

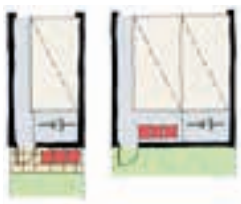
It is a requirement of Building Regulations that all properties have access to a municipal waste collection bin within 30 metres of a home's entrance and that refuse bins should be within 25 metres of a waste collection point. The standard response to this regulatory requirement is to provide each home with its own set of waste bins.

The storage and collection strategy will vary between the different types of dwelling. This is illustrated in the following diagrams. Suggestions as to how bins can be incorporated into car barns are also illustrated below. Alternative design solutions may be explored and proposed for consideration by SHBC

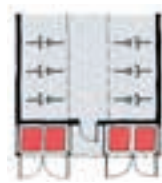
### Car barns



1. Car barns can provide bin storage areas at the rear of the shelter, to be wheeled to the collection point on specific days.



2. Garages for dwellings can also provide a storage area for bins, or bins can be stored against a wall on a paved area within the private amenity space, however this should not be placed fronting onto the main entrance area / drive.

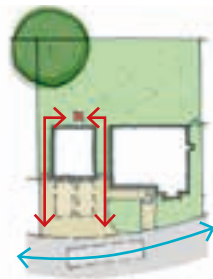


3. Apartment blocks are to be provided with communal bin stores. This can be designed as part of the bike store within the grounds of the apartment block or separate bin stores integrated with the building. This must not face the public realm or main pedestrian entrance to the block. Open bins should never be placed along the main approach to the parking court of the block.

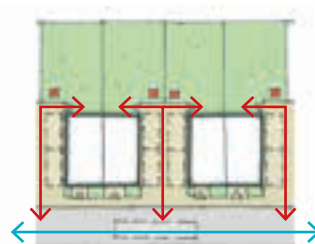
### Residential refuse collection options

Key:

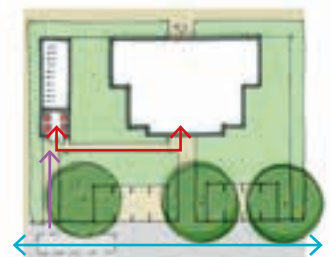
- ↑ Route to collection points (no more than 15m)
- Collection points
- ↔ Refuse collectors walking route (no more than 15m)
- ↔ Refuse collection vehicle route



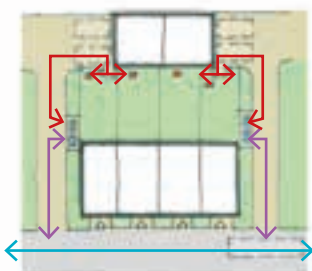
Detached dwellings



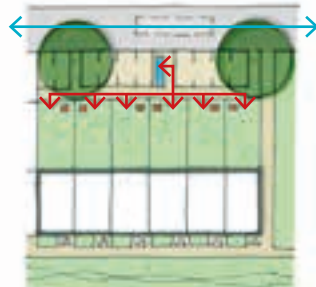
Semi-detached dwellings



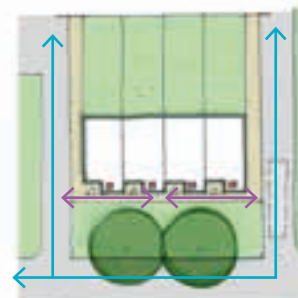
Apartment



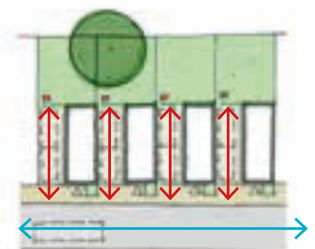
Terraced example 1



Terraced example 2



Terraced example 3



Terraced example 4

# APPENDICES

## F - CHECKLIST

Reserved Matters Applications will be expected to include a fully completed copy of the Checklist below. This highlights key requirements of compliance with the Detailed Design Code, and offers columns to be completed by the Applicant and submitted alongside detailed proposals. Where stipulations of the Code have not been met, the Checklist offers the opportunity to highlight the

fact that specifically related design justification has been provided OR to acknowledge that no design justification has been provided. It is envisaged that SHBC will complete their own versions of the Checklist as part of their assessment of Reserved Matters Applications.

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
1	Is the Southern Residential Parcel characterised by clusters of houses and pavilion apartment blocks located to the south/south-east of the Village Green, all set within a wider woodland setting?					
2	Are buildings arranged in a variety of formal and informal patterns through which existing and new landscape is integrated?					
3	Does the proposal deliver a mix of development intensity from higher density development fronting onto the Village Green, towards looser, organic housing clusters along the southern, western and eastern boundaries?					
4	Along the southern, western and eastern boundaries, does the spacing between dwellings vary in width and present variety in the positioning of buildings relative to the route they face?					
5	Does the layout incorporate and directly respond to the green swathe running from the northern edge and village green, southwards to the SANGS and woodland, and the Basingstoke Canal?					
6	Does the residential parcel deliver a variety of housing typologies and tenures, providing a well-balanced community?					

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
7	Does the Reserved Matters Application clearly describe the range of dwelling typologies selected from Appendix B, illustrating that they accord with the Design Principles set out on pages 9-11, and with particular focus on the key interfaces with public realm (pages 10-11)?					
8	Do the dwelling typologies relate appropriately to the character of the street/space they look onto?					
9	Do the dwellings and apartments positioned close to the northern parcel boundary with Brunswick Road and Mindenhurst Road have front elevations orientated directly towards those routes?  Are building elevations designed to include significant windows to habitable rooms at ground and first floor levels?					
10	Are entrances located to face out over the perimeter parcel boundaries wherever possible, except for the north-western corner where the parcel directly adjoins the rear of existing properties?					
11	Does the development along the northern parcel boundary assist in providing enclosure of the Village Green, either by built structures (buildings and walls) or vegetation (trees and hedges)?					
12	Does the Reserved Matters Application clearly describe the range of boundary treatment typologies selected from Appendix D, illustrating that they accord with the Design Principles set out on pages 9-11, and with particular focus on the key interfaces with public realm (pages 10-11)?					
13	Does the Reserved Matters Application clearly describe the range of car parking typologies selected from Appendix C, illustrating that they accord with the Design Principles set out on pages 9-11, and with particular focus on the key interfaces with public realm (pages 10-11)?					

# APPENDICES

## F - CHECKLIST

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
14	<p>Have pavilion apartment blocks been designed to give the appearance of single, large, internally sub-divided buildings, limited to 3-4 dwellings per floor? Are the buildings positioned on a well defined plot with a high degree of enclosure?</p> <p>Have they been carefully positioned to positively relate to existing trees / groups of trees?</p>					
15	<p>Do the overall housing mix and typologies create variety across the parcel but within an environment unified by consistent characteristics in materials (architecture and public realm), detailing and landscape?</p>					
16	<p>Have routes within the parcel been designed to be safe and appealing to pedestrians and cyclists, encouraging low vehicular speeds such that cars are not prioritised?</p>					
17	<p>Does the proposal present a variety of views created through the new neighbourhood, from short range views within the parcel to long-range glimpsed views towards the Village Green and Basingstoke Canal?</p>					
18	<p>Does the southern edge of the residential parcel have a soft feathered interface with the Southern SANG supporting a variety of spaces that are exposed through woodland clearings and provide the opportunity for views through established woodland or towards a focal point / key building within the residential parcel?</p>					
19	<p>Do street layouts and buildings offer opportunities for the creation of drama, through design and arrangement that is bespoke to their immediate and wider context?</p> <p>Can they be viewed from specific locations and do they capture / benefit from specific views that directly inform their design and/or orientation?</p>					
20	<p>Does an integrated movement network link through the residential parcel connecting towards the Village Green to the north, the Southern SANG, Basingstoke Canal and the wider residential area?</p>					

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
21	Have further routes been provided through the existing woodland that threads into the residential parcel, creating distinct environments beneath the tree canopies?					
22	Have incidental pockets of green space and tree planting (existing and new) been incorporated? Do this accentuate an informal characteristic to the layout while providing opportunities for pause, meeting / chance encounters and rest?					
23	Have proposed materials been selected from the palette stipulated on page 16, and employed in accordance with principles for usage as set out on the same page?					
24	Has a clearly illustrated and described strategy for the storage and collection of waste and recycling been included as part of the Reserved Matters Application, and is it in accordance with the principles set out on pages 34-35?					
25	Does the proposed layout of streets, spaces and buildings, and the internal configuration of habitable rooms in dwellings, seek to take opportunities to benefit from passive solar gain?					
26	Are any proposed apartment blocks located within central areas of the parcel away from its frontages, and if so do they face directly over areas of usable incidental amenity space associated with retained trees?					
27	Does the Reserved Matters Applications demonstrate how and where appropriate private amenity space has been provided, with reference to page 74 of the Site-Wide Design Code?					
28	Does the proposed layout demonstrate a response to the design principles specific to the Southern SANG interface?					

# APPENDICES

## F - CHECKLIST

		YES	PARTIALLY, with design justification provided	NO, with design justification provided	NO, with no design justification provided	Not applicable
29	Does the proposed layout demonstrate a response to the design principles specific to the Central greenspace interface?					
30	Does the proposed layout demonstrate a response to the design principles specific to the Village Green, Mindenhurst Road, Brunswick Road interface?					







A development by  
**SKANSKA**

2016/0920

Reg Date 10/10/2016

Town

**LOCATION:** LYNWOOD, HEATH RISE, CAMBERLEY, GU15 2ER  
**PROPOSAL:** Variation of condition 4 of Appeal Decision APP /D3640/A/10/2133102 to planning permission SU/09/0814 so as to allow changes to windows, doors, basement layout and the erection of dormer windows on all 3 plots, and changes to roof for Plot 3 (retrospective for Plots 1 and 2).  
**TYPE:** Relaxation/Modification  
**APPLICANT:** The Proprietor  
 Beckingham Homes Frimley Ltd  
**OFFICER:** Emma Pearman

**This application would normally be determined under the Council's Scheme of Delegation, however it has been reported to the Planning Applications Committee at the request of the Executive Head of Regulatory.**

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 This application relates to three dwellings which were allowed on appeal in 2010, after a refusal of permission by the Council, on land which formerly comprised the garden of Lynwood. The dwellings are now under construction and the exterior of all three is mostly complete. The three dwellings are on high ground and due to their height do appear somewhat overbearing from ground level and from the dwellings to the rear in Chaucer Grove and Tekels Avenue, particularly. This application seeks permission for minor changes to the exterior of all three dwellings, which relate to windows, doors and the basement layout, including the construction of some small dormer windows in the roofspace to the rear, identical to those already allowed for two of the dwellings.
- 1.2 Concern has been raised by neighbouring residents particularly about the new dormers to the rear. However, given the size of the dwellings and the views which would already exist from the balconies, dormers, and veluxes, it is considered that the new dormers would not give rise to any significant additional views or any significant additional overbearing effects from that which have already been approved. It should also be noted that once the houses are occupied the occupiers could erect larger dormers without planning permission. However, if this application is approved it is considered that removing permitted development rights to prevent any additional dormers being constructed without planning permission is justified for the reasons set out in the report, along with a condition to ensure additional screening along the boundaries where there are gaps. It is therefore considered that permission should be granted, subject to conditions.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is an irregularly shaped parcel of land which formerly was part of the grounds of the property Lynwood in Heath Rise, within the settlement area of Camberley. The three dwellings allowed at appeal under 09/0814 are currently under construction on the site though the exterior of the dwellings themselves are mostly completed. The dwellings are different levels because of the lie of the land, but to the front appear as two storey dwellings and to the rear, there are three floors being the basement, ground and first floors. The site is bordered by residential dwellings on all sides, other than to the north where a dwelling is proposed to be constructed under a separate application (SU10/0717). The site also lies within the Wooded Hills Housing Character Area, as set out in the Western Urban Area Character SPD. The application site is bordered by mature trees and understorey although there are gaps in places that give rise to views of neighbouring dwellings.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 09/0814 – Erection of three detached split level dwellings with associated detached garages and vehicular access.

*Allowed on appeal 14/12/2010. The Council refused the application originally for five reasons, relating to the loss of trees, impact on badgers, infrastructure contributions, the impact on the Thames Basin Heaths SPA, and impact on bats.*

## **4.0 THE PROPOSAL**

- 4.1 The proposal is for the Variation of condition 4 of Appeal Decision APP /D3640/A/10/2133102 to planning permission SU/09/0814 so as to allow changes to windows, doors, basement layout and the erection of dormer windows on all 3 plots, and changes to roof for Plot 3 (retrospective for Plots 1 and 2). Condition 4 lists the plans that were approved as part of the permission, and as such some of these plans are proposed to be replaced by this application.

- 4.2 The proposed changes to Plot 1 are as follows:

- Replace two roof windows with two dormers on rear elevation to first floor bedroom
- Remove 6 roof windows at pitch (3 front and 3 rear) and replace with three on rear above galleried landing
- Change window shape from arch to rectangular on front elevation
- Changes to front door details and windows either side
- Additional window at basement level to rear and changes to internal layout of basement.

4.3 The proposed changes to Plot 2 are as follows:

- Replace four roof windows with four dormers to first floor bedroom on rear elevation
- Remove 6 windows at pitch of roof (3 front and 3 rear facing) and replace with three on rear elevation of roof above galleried landing
- Change window shape from arch to rectangular on front elevation
- Changes to front door details and windows either side
- Reduce size of window serving master suite in side elevation, and a new obscure glazed window to serve en-suite to bedroom 4
- An additional window at basement level on the rear elevation, and changes to the internal layout of the basement.

4.4 The proposed changes to Plot 3 are as follows:

- Replace two roof windows with two dormers to first floor bedroom on rear elevation
- Remove 6 roof windows at pitch of roof (three front and three rear) and replace with three on the rear elevation located above the galleried landing
- Removal of two gabled ends on front elevation and replacement with hipped roof
- Additional window at basement level (rear elevation) and changes to internal layout of basement.

## 5.0 CONSULTATION RESPONSES

n/a

## 6.0 REPRESENTATION

6.1 At the time of preparation of this report four letters of representation (one from the Chaucer Grove Residents' Association) have been received which raise the following issues:

### Character [see section 7.3]

- Dormer windows add to the mass of the dwellings and their overbearing impacts.

### Amenity and landscaping/screening issues [see section 7.4]

- New windows rear of Plot 3 will impact on privacy over and above the velux windows

- Dormer windows will increase the impact in terms of overlooking
- Previous application 09/0814 was refused partly due to overlooking of 18 Chaucer Grove
- The part velux/part dormer arrangement was in order to protect privacy
- Distances from neighbouring properties are irrelevant given the height of these dwellings compared to neighbours
- No plan provided to show landscaping – should be additional planting between the site and houses on Tekels Avenue
- Application site is not enclosed by a dense band of mature trees and hedging as stated in the documents.

#### Other

- Application is retrospective – should have been made before the dwellings were built *[Officer comment: This is correct but is not something that can be taken into account in the determination of the planning application]*
- Council has failed to act in time or provide a response to complaints about the dormers being constructed *[Officer comment: The applicant was advised to submit this planning application once the Council was aware about the construction of the dormers]*
- Has reduced property values in Chaucer Grove *[Officer comment: Not a planning consideration]*
- Fact that they have already completed these should not weigh in their favour *[Officer comment: This would not weigh in the applicant's favour as the application is determined on its planning merits only]*
- There was no specific discussion of the roof design or balconies at the Appeal *[Officer comment: The Inspector would have had regard to the design of the roof and balconies when making his decision and could have dismissed the Appeal if he considered these to be unacceptable]*
- Council has not visited the site to see the result of its decision *[Officer comment: The Council did not allow the original application, this was a decision made by the Planning Inspectorate following a refusal by the Council. A site visit has been made in response to this application].*

## **7.0 PLANNING CONSIDERATION**

- 7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012, and in this case the relevant policy is Policy DM9 (Design Principles).

It will also be considered against the National Planning Policy Framework (NPPF) and the Guiding Principles of the Wooded Hills Housing Character Area as set out in the Western Urban Area Character SPD.

7.2 The main issues to be considered are:

- Character; and
- Residential amenity and landscaping/screening.

### 7.3 Impact on character

- 7.3.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture.
- 7.3.2 Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density. The Guiding Principles of the Wooded Hills Housing Character Area state that new buildings should be set in spacious, irregularly shaped plots allowing for maintenance of a verdant character, consist principally of two storey detached buildings, and high quality contemporary designs will be welcomed where it respects its surroundings.
- 7.3.3 The three dwellings already permitted and under construction appear two-storey to the front and three-storey to the rear. They are set on higher ground than the dwellings to the rear in Chaucer Grove and Tekels Avenue, and due to the combination of their height and the higher ground upon which they are set, do appear somewhat overbearing from ground level. The Wooded Hills character guidance was not in effect in 2009 or 2010 when they were allowed on appeal and as such any harm to the character area has already occurred. As such the changes to the dwellings listed in paragraphs 4.2-4.4 of this report must be considered in the context of what has already been permitted. In terms of character, with the exception of the internal layout of the basement, the changes are in respect of windows, and the changes to the front and side elevations of all three dwellings and the addition of basement windows are not considered to be significant or harmful in character terms.
- 7.3.4 On the rear elevations, the proposed dormers would be in keeping with the overall appearance of the three properties as they would match those already approved in size and design. While concern has been raised that the dormers add to the overbearing impacts and mass of the dwellings, the dormers are in fact small when compared to the overall size of all three dwellings, and given their size it is considered that they would increase the overall dominant appearance of the dwellings by only a very limited degree.
- 7.3.5 It should also be noted that, permitted development rights for the properties were not removed by the Inspector who allowed the appeal. As such, considerably larger dormers could have been constructed in the future without planning permission. It is considered that, given the overall dominant effect of the dwellings

and the change in policy position since 2009/2010, and this proposal for additional dormers, that it is reasonable and necessary to now remove permitted development rights to prevent any further large additions to the roof which may detrimentally affect the character of the Wooded Hills.

- 7.3.6 It is therefore considered that, subject to the above condition, the proposal complies with Policy DM9 and the Guiding Principles of the Wooded Hills Character Area.

#### **7.4 Impact on residential amenity and proposed landscaping/screening**

- 7.4.1 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. 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.
- 7.4.2 The three dwellings face each other and towards Redcrest on Heath Rise. The proposed changes to the front elevations do not add any windows at first floor level and as such are not considered to affect the amenities of this neighbour or each other.
- 7.4.3 The changes to the rear of Plot 1 include two dormer windows in the roof on the north-eastern side and an additional basement window at ground level. The rear elevation of the dwelling is approximately 25m from the boundary with Spring Hill and additionally the dwelling is orientated such that it faces towards the middle/end of the garden and not the patio area. Although the dwelling is on a higher level than the garden of Spring Hill, there is significant mature vegetation on this boundary including understorey and from the new dormers the garden of Spring Hill is almost completely obscured. In addition, the new dormers do not give rise to any views that are significantly different to those already seen by the balcony and the two dormers that already have permission. Nor would they be significantly different from the velux windows that do have permission, as the veluxes were going to be positioned low in the roof, and could be opened, and the Inspector did not consider that they should be obscure glazed. The window at basement level given its height, the distance from the boundary and the resultant views is not considered to give rise to any significant impact on amenity; and, given also the two existing windows at this level will not give rise to any significantly different views from existing.
- 7.4.4 The changes to the rear of Plot 2 include four new dormer windows in the roof, and a window at basement level. The rear elevation of the dwelling is approximately 23m from the boundary of the garden of number 18 Chaucer Grove, and faces towards the front of number 18 and the garden of Lynwood rather than the rear garden of number 18. There is mature vegetation on the boundary with number 18 although this has gaps in places, and from the new dormers there are oblique views through gaps in the vegetation of the some of the garden of 18 Chaucer Grove. However again, these views are not significantly different from what they would have been from the velux windows that were proposed, nor any different from the views from the balcony that already exist.



The additional window at basement level is 30m from the boundary and given its height and the vegetation in between, is not considered to cause any adverse impacts on amenity.

- 7.4.5 The changes to the rear of Plot 3 comprise two dormers on the southern side, next to the already approved balcony and two dormers on the opposite side. The new dormers are approximately 21m from the rear boundary of number 19 Tekels Avenue though face towards the gardens of 17 and 17a Tekels Avenue. Again, there are views from the dormers of the rear garden of 17a Tekels Avenue particularly, through gaps in the vegetation, but these views are not noticeably different from those that already exist with the approved balcony and dormers. Again, the basement window is considered to be acceptable given the distance from the boundary and additionally there is vegetation and boundary fencing in between.
- 7.4.6 As already explained in paragraph 7.3.5 above, the Inspector did not remove permitted development rights for any of the properties. As such, if this application is refused then the future occupiers of the dwellings could in fact build much larger dormers in the roof without planning permission i.e. under Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, which allows homeowners to enlarge the roof by 50 cubic metres. Such a scenario could give rise to the same or additional views as now proposed and could potentially be more harmful to neighbouring amenity. By permitting this application it may be less likely that future roof enlargements will be sought, but in the interests of safeguarding residential amenities, it is also considered reasonable to impose a condition to remove permitted development rights.
- 7.4.7 The landscaping plan was agreed pursuant to Condition 8 of the Inspector's decision and was approved in November 2013. Having reviewed the approved plan, it does not appear that there is much in the way of planting proposed along the rear garden boundaries of the most affected properties. As such, in light of the new dormers and the additional harm arising (although limited), it is considered that some additional boundary planting, along the boundaries of the garden of 18 Chaucer Grove and 17, 17a and 19 Tekels Avenue is justified and could be secured by condition. This would assist in screening the gardens of the properties from the new development where currently there are gaps in the vegetation. The Council's Arboricultural Officer has advised that due to the existing trees there would not be space for additional trees, however, mature understorey planting could be added of a minimum of 2-2.5m planted height. It is considered therefore that a new landscaping plan should be secured by condition which can be based on the existing approved plan but with additional screening along these boundaries.
- 7.4.8 The three velux windows on the rear of each property that are proposed to be moved down the roof slope, are above a galleried landing and as such no views would be possible from these windows. The changes to the windows on the side of Plot 2 are not considered to impact on the amenities of Plot 1 given the orientation between the buildings and the fact that there are already windows on this side elevation. Additionally the applicant states that the additional window will be obscure glazed.

7.4.9 It is therefore considered that, subject to the above conditions, the proposal is acceptable in terms of its impact on residential amenity and in line with Policy DM9 and the NPPF in this regard.

## **7.5 Other matters**

7.5.1 The proposal does not increase the floorspace and as such it is not CIL liable.

## **8.0 CONCLUSION**

8.1 The three dwellings granted on appeal in 2010 are now mostly complete and the changes relate to mostly minor changes to windows and doors, and the erection of small dormer windows in the roofspace identical to those already approved for plots 1 and 3. It is considered that the changes are acceptable in character terms, though will add to the overbearing impacts to a limited degree.

8.2 In terms of amenity, the changes are not likely to result in any significant additional views to those that already exist from the approved windows and balcony. Additionally, the Inspector did not remove permitted development rights and as such the rear dormers (or larger dormers) could be constructed in any case once the dwellings are occupied. However, it is considered that in light of the limited additional harm arising, that a condition can be imposed to remove permitted development rights preventing any further additions to the roof, and also to add screening along the boundaries of some of the most affected properties.

8.3 It is therefore considered that the proposal is acceptable in terms of its impact on character and amenity, 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

GRANT subject to the following conditions:-

1. The development shall be carried out in accordance with details and samples of the external materials that have already been approved as agreed by letter from the Council dated 10th September 2013 and the additional elements hereby approved shall match those agreed samples.

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

2. The development shall be carried out in accordance with the approved Method of Construction Statement as agreed by letter from the Council dated 3rd October 2013.

Reason: In the interests of highway safety and not to cause inconvenience to other highway users, in line with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan received 10.10.16

Plot 1 Lower Ground Floor Plan CDA/179/P1/101 Rev D received 26.9.16

Plot 1 Front and Side Elevations CDA/179/P1/111 Rev E received 26.9.16

Plot 1 Rear and Side Elevations CDA/179/P1/112 Rev H received 26.9.16

Plot 1 Roof Plan CDA/179/P1/117 received 26.9.16

Plot 1 First Floor Plan CDA/179/P1/103 Rev H received 26.9.16

Plot 2 First Floor Plan CDA/179/P2/103 Rev D received 26.9.16

Plot 2 Lower Ground Floor Plan CDA/179/P2/101 Rev E received 26.9.16

Plot 2 Front and Side Elevations CDA/179/P2/111 Rev C received 26.9.16

Plot 2 Roof Plan CDA/179/P2/116 received 26.9.16

Plot 2 Rear and Side Elevations CDA/179/P2/112 Rev E received 26.9.16

Plot 3 Lower Ground Floor Plan CDA/179/P3/101 Rev B received 26.9.16

Plot 3 First Floor Plan CDA/179/P3/103 Rev D received 26.9.16

Plot 3 Roof Plan CDA/179/P3/116 Received 26.9.16

Plot 3 Front and Side Elevations CDA/179/P3/111 Rev C received 10.10.16

Plot 3 Rear and Side Elevations CDA/179/P3/112 Rev D received 26.9.16

Site Plan Amended received 15.12.16

and the following plans approved under Appeal Decision

APP/D3640/A/10/2133102:

COM 16861 11B, 3831/F/04, COMP/GAR/E1, 3831/F/01, COM 16861 03B, 3831/F/02 and levels only as shown on COMP/SS-AA and COMP/SS-BB

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 NPPG.

4. Each of the garages hereby permitted shall be completed in accordance with the approved drawings before occupation of the house that it serves and shall thereafter be kept available for the parking of motor vehicles.

Reason: In the interests of ensuring there is sufficient parking for the development, so as not to impact upon highway safety nor cause inconvenience to other highway users, in line with Policy DM11 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

5. Construction works, including the delivery of plant and materials, shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason: In the interests of preventing harm to the amenities of neighbouring properties, in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document and the National Planning Policy Framework.

6. Development shall proceed in accordance with the details of tree protection and sequence of work contained in the Arboricultural Method Statement dated 1 October 2009 prepared by ACD Arboriculture and submitted with the planning application, amended to refer to tree protection plan no COM16861-03 revision B.

Reason: To protect the vegetation worthy of retention in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

7. Within six weeks of the date of this decision, a revised landscaping plan based on the plan PRI18945-12 dated November 2013 already approved under Condition 8 of appeal decision APP/D3640/A/10/2133102, shall be submitted to the Local Planning Authority for approval in writing. This plan shall include all planting as shown on the approved plan, with additional understorey planting proposed along the boundaries of the application site with 18 Chaucer Grove, and 17, 17a and 19 Tekels Avenue. The additional planting shall comprise suitable species for this location and the plants shall be at a minimum of 2-2.5m planted height.

Reason: In order to assist in screening views of neighbouring rear gardens from the proposed rear dormer windows, and to maintain and enhance the character and quality of the area in line with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

8. All hard and soft landscaping works shall be carried out in accordance with the details approved under Condition 7 above. The works shall be carried out before occupation of any part of the development or in accordance with a programme agreed with the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In order to maintain and enhance the character and quality of the area and maintain boundary screening in the interests of amenity, in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

9. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and Planning Practice Guidance, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall: i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and, ii) include a timetable for its implementation; and provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

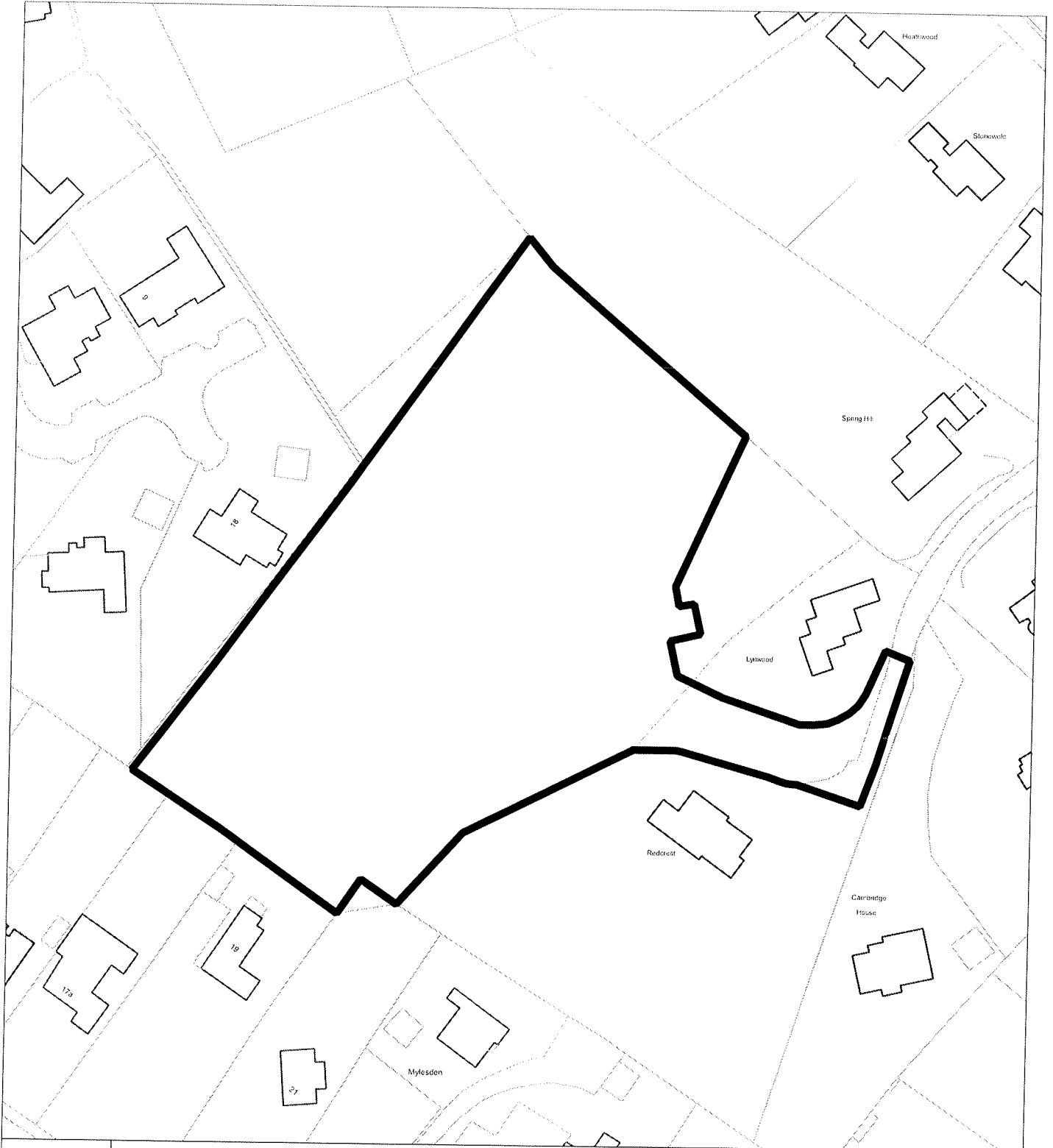
Reason: In order to reduce the volume and rate of surface water run-off through the incorporation of appropriately designed Sustainable Drainage Systems in accordance with Policy DM10 of the Surrey Heath Core Strategy and Development Management Policy Document 2012 and the National Planning Policy Framework.

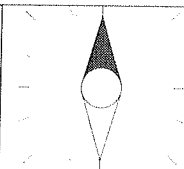

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no further extensions to the roofspace shall be erected under Schedule 2, Part 1, Class B of that Order, without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement of the development and prevent any additional overbearing or overlooking effects, in line with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

1. Decision Notice to be kept DS1



<b>Title</b>	Planning Applications		<b>Page</b>	1 of 4
<b>Application number</b>	16/0920		<b>Scale @ A4</b>	1:1,000
<b>Address</b>	LYNWOOD, HEATH RISE, CAMBERLEY, GU15 2ER		<b>Date</b>	16-12-2016
<b>Proposal</b>	<p>Variation of condition 4 of Appeal Decision APP /D3640/A/10/2133102 to planning permission SU/09/0814 so as to allow changes to windows, doors, basement layout and the erection of dormer windows on all 3 plots, and changes to roof for Plot 3 (retrospective for Plots 1 and 2).</p>			
<small>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 10012678 2016</small> <b>Page 119</b>				

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Plot 1 Elevations

Approved front elevation



Proposed front elevation



Approved rear elevation



Proposed rear elevation





Approved rear elevation



Proposed rear elevation



Approved side elevation

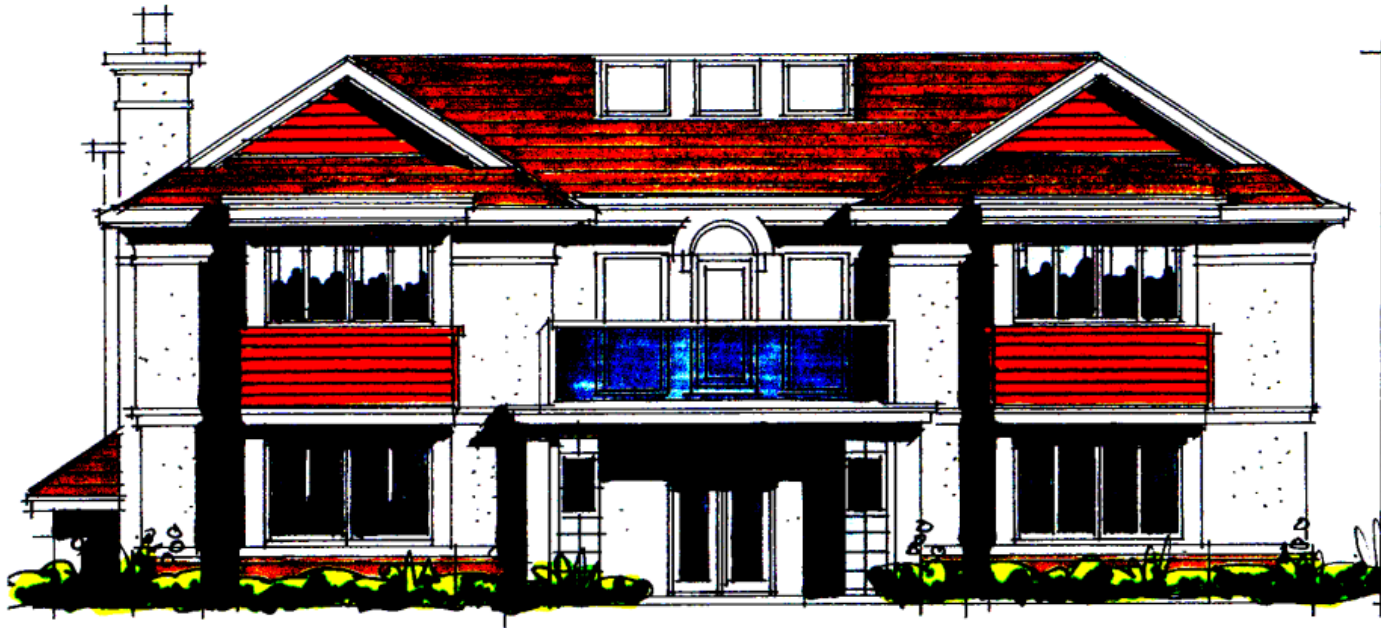


Proposed side elevation



Plot 3 Elevations

Approved Front Elevation



Proposed Front elevation

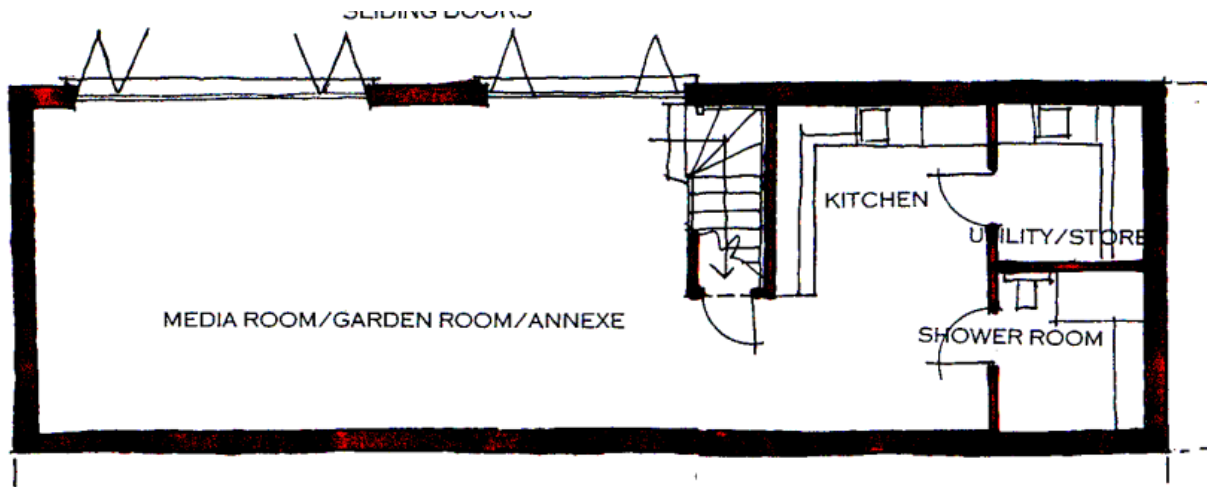




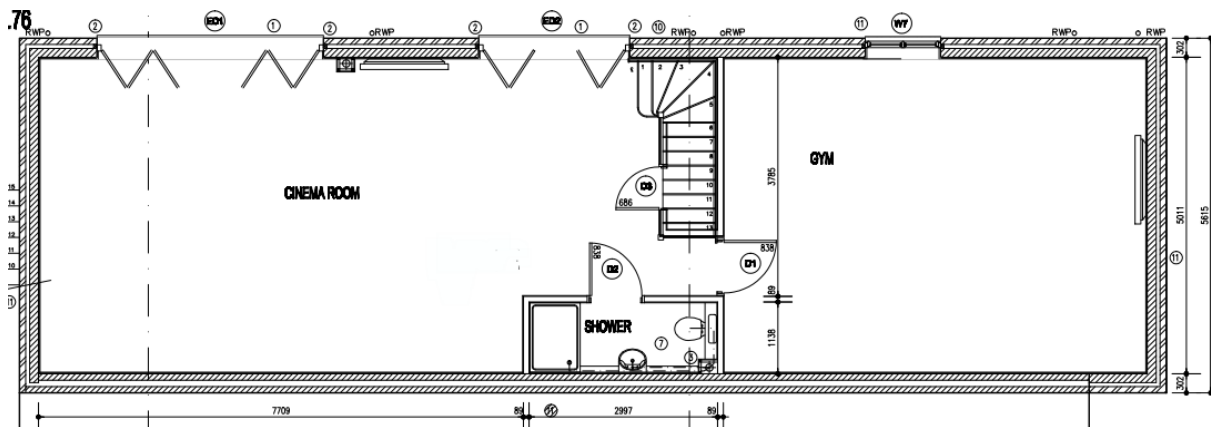
Basement layouts

Plot 1

Approved layout

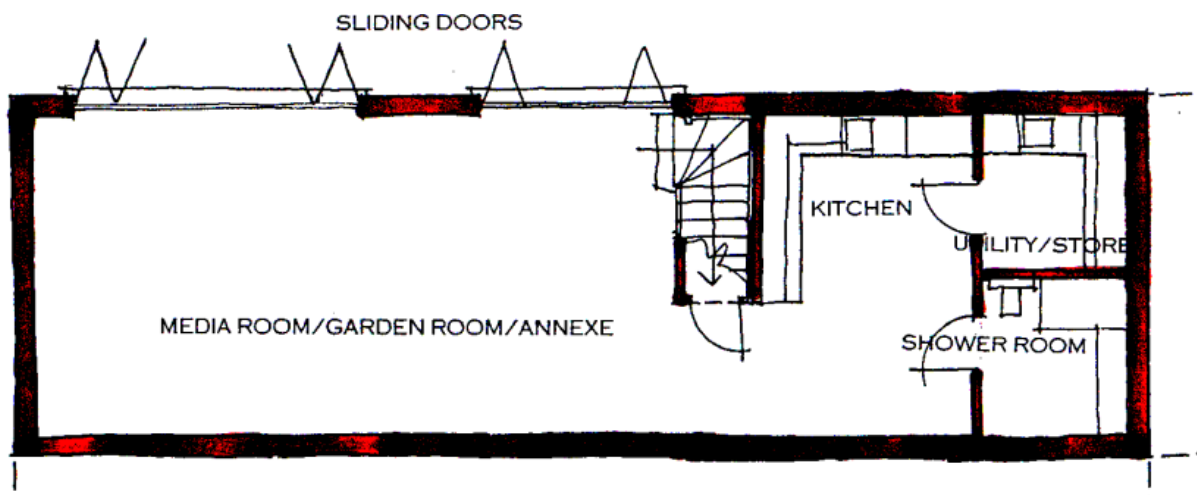


Proposed layout



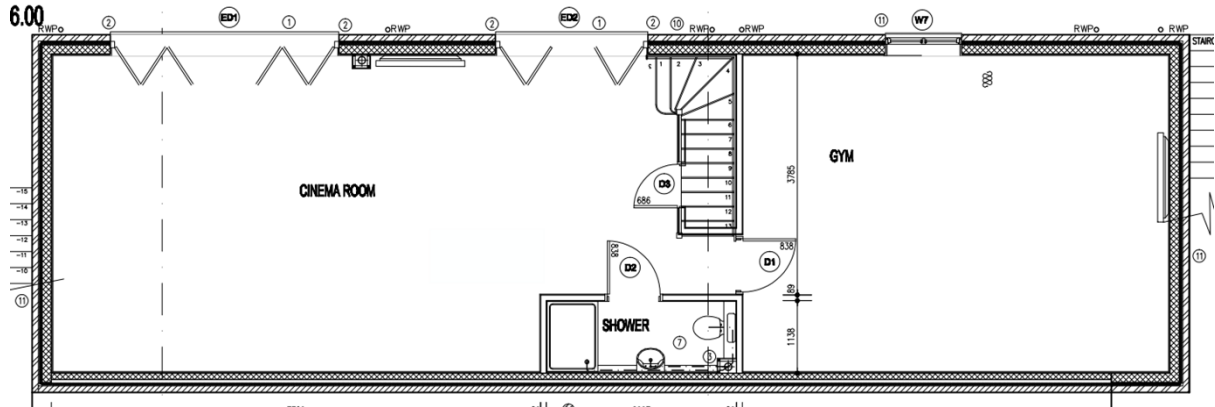
Plot 2

Approved layout



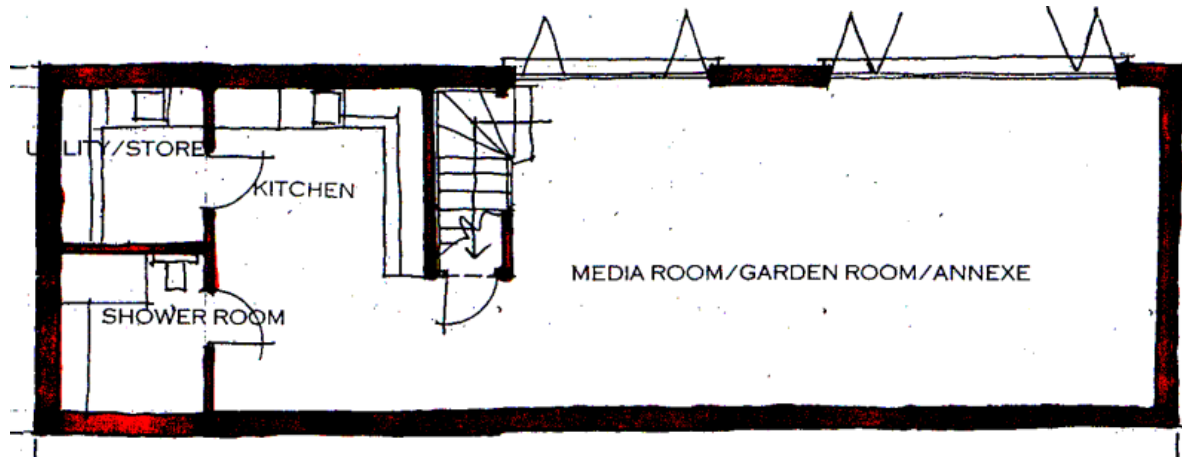


Proposed layout

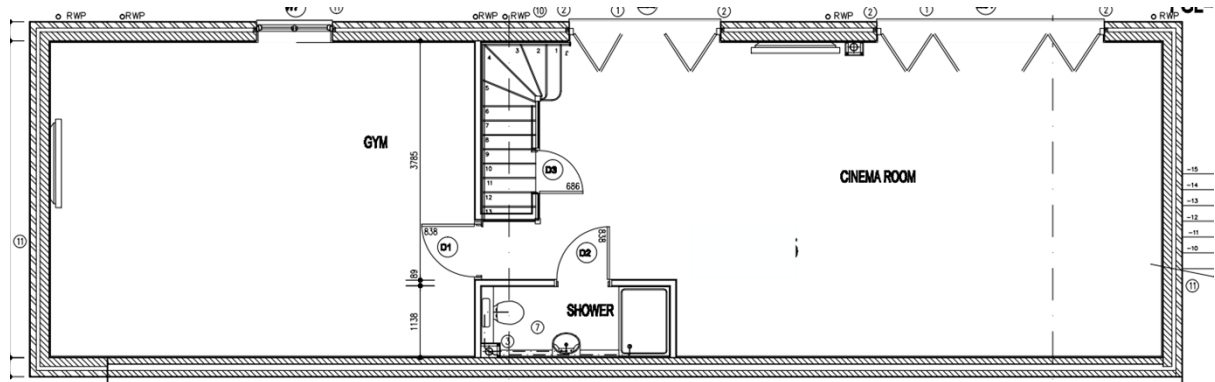


Plot 3

Approved layout



Proposed layout



Photos Plot 1

Front elevation



Views from new rear dormers



Rear elevation



Plot 2

Front elevation



Views from rear dormers



Views from balcony (already approved)



Rear elevation



Plot 3

Front elevation



Views from rear dormers



Rear elevation



2016/0925

Reg Date 12/10/2016

Lightwater

**LOCATION:** BY PASS NURSERY, BLACKSTROUD LANE EAST, LIGHTWATER, GU18 5XR

**PROPOSAL:** Erection of a detached two storey dwelling with further basement accommodation, following demolition of all existing buildings and caravan.

**TYPE:** Full Planning Application

**APPLICANT:** Mr Bell

**OFFICER:** Mr N Praine

**This application would normally be determined under the Council's Scheme of Delegation, however, it has been reported to the Planning Applications Committee at the request of Cllr White.**

**RECOMMENDATION: GRANT subject to conditions**

## **1.0 SUMMARY**

- 1.1 This application seeks redevelopment of an existing site comprising a former poultry farm and disused buildings which include chicken coops, dove coops, poultry stores and a caravan. The site is located on the eastern side of the A322 Bracknell Road in Lightwater, with access from the Blackstroud Lane East. The site falls outside the settlement area of Bagshot and lies wholly within the Green Belt.
- 1.2 The proposal would provide a detached two storey dwelling with further basement accommodation following demolition of all existing buildings and removal of the existing caravan. The new building represents inappropriate development in the Green Belt but given the reduction in the quantum of built form, that would significantly improve the openness of the Green Belt, in the officer's opinion this would outweigh the limited harm to constitute very special circumstances. The development would also not result in adverse harm to agricultural provision, trees, character, ecology, residential amenity or the highway and is acceptable in all other regards. It is therefore considered that planning permission should be granted.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is a 0.45ha area of land located on the eastern side of the A322 Lightwater bypass within the designated Green Belt. The site is accessed from Blackstroud Lane East outside the settlement area of Bagshot and within the Green Belt. The application site a former poultry farm comprises a number of disused buildings which include chicken coops, dove coops, poultry stores and a caravan. The site has been disused since 2015.

The site has a significant amount of hardstanding and there is space to the front for several vehicles.

### **3.0 RELEVANT PLANNING HISTORY**

- 3.1 SU/15/0746 - Certificate of Lawful Development for the existing use of a caravan on blocks and part use of a concrete building as a residence – agreed 04/11/15.
- 3.2 Prior to this the site has been used as a poultry farm and dating further back other horticultural and agricultural uses have continued on the site.

### **4.0 THE PROPOSAL**

- 4.1 This proposal is for the erection of a detached two storey dwelling with further basement accommodation, following demolition of all existing buildings and removal of the existing caravan. The proposed dwelling would have 4 bedrooms with an integral garage, the dwelling as proposed would be spit over 3 floors the lowest floor being basement accommodation which opens to a rear courtyard area which is cut into the existing ground levels. The proposed dwelling would have a pitched roof with maximum height of 7.2m, maximum width of 22m and maximum depth of 7m.
- 4.2 The access will remain as existing and the proposed driveway will utilise or replace existing hardstanding areas with additional landscaping proposed across the site. It is also proposed to engineer a 1.5m planted bund to the A322 boundary and re-profile the land levels around the basement of the dwelling. The application is supported by both existing and proposed land level, and cross section drawings.

### **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Highway Authority No objections.
- 5.2 Environmental Health Officer No objection, subject to conditions.
- 5.3 Council's Arboricultural Officer No objection, subject to conditions.
- 5.4 Surrey Wildlife Trust At the time of writing this report no comments have been received.
- 5.5 Windlesham Parish Council Objection – Green Belt location, there is a need to demonstrate Very Special Circumstances [*Officer comment: These Green Belt considerations are set out at paragraph 7.4.1 below*].
- 5.6 Drainage Officer No objections.



## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report no representations of objection and no representations of support have been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012 (CSDMP), and in this case the relevant policies are Policy CPA, CP2, CP8, CP12, CP14, DM9, DM11 and DM13. It will also be considered against the National Planning Policy Framework (NPPF) and Lightwater Village Design Statement Supplementary Planning Guidance (SPG).

7.2 The main issues to be considered are:

- Principle of the loss of the agricultural use;
- Principle of the development in the Green Belt;
- Character;
- Residential amenity;
- Highways, parking and access;
- Trees;
- Impact on Infrastructure and the Thames Basin Heaths SPA; and,
- Other matters – ecology, contaminated land and noise.

### **7.3 Principle of the loss of the agricultural use**

7.3.1 The applicant has commissioned an independent agricultural appraisal of the site and this has been submitted with the application (Nb. The applicant has relied upon the same agricultural advisors that the Council would normally rely upon). It is noted from this appraisal that the site has enjoyed agricultural uses until 2015 with the most recent use focusing on the breeding and selling of live poultry, eggs and associated poultry rearing equipment over the 10 years from 2005 to 2015. The report states that, over the 10 year period there has been significant capital investment with the enterprise investing in the region of £200,000 on facilities which include, automatic feeding systems, incubators, cages, hoppers and packing facilities. However, since 2009 the enterprise has become less profitable as demand for pure breed poultry has been fallen away since 2009. By 2015 the commercial venture became unviable and ceased trading.

- 7.3.2 In considering if the site would be viable to continue as an agricultural use, it is appropriate to consider if future agricultural uses could be sustained on this site given the site layout, condition, current market conditions and location of the site.
- 7.3.3 It was noted during the site visit that the buildings are currently in a poor state of repair with the timber structures suffering from rot. The applicant's agricultural advisor states that replacement and repair of the existing infrastructure would require significant investment as well as further expenditure to re-establish breeding lines if livestock was reintroduced. Likewise, given the restrictive size of the site at 0.45ha with no scope to expand, any livestock introduced onto the site would be low scale with limited room for modern agriculture machinery. The agricultural appraisal considers the site would only generate a low income. The associated noise, odour and dust from any livestock farming to the adjoining dwellings would also, in the officer's opinion be unneighbourly.
- 7.3.4 Turning to horticulture, it was also noted from the site visit that buildings on site have been heavily modified to accommodate poultry. The agricultural advisor considers the size of the buildings on site are too small in both footprint and height for modern horticulture and as such would not achieve the economies of scale to ensure viability. Likewise, the size of the site is limited at 0.45ha and does not offer any opportunities for expansion. Well established competition from surrounding retail and wholesale nurseries which include Wyevale Garden Centre, Longacres Garden Centre, Hillers Garden Centre, North Hill Nurseries, Plants Ltd and Dingley Dell Nurseries also weigh against the viable use of this site for horticulture.
- 7.3.5 The applicant has demonstrated that the use of the site is not viable because of the size of the site being too small for a modern agriculture and horticulture. The size, layout and condition of the buildings make the site currently unviable and also very unlikely to be viable for any subsequent owners. Although it is also noted that the site has not been marketed as a going concern, in terms of the constraints identified above and the limited contribution it would make to the economy, if it traded, there is no objection to the loss of the use.
- 7.3.6 It is therefore considered that the loss of the existing use is justified as the current site constraints and market conditions make an agricultural use on this site unviable. No objections are raised on these grounds.

#### **7.4 Impact on the Green Belt**

- 7.4.1 Paragraph 89 of the NPPF regards the construction of new buildings as inappropriate development in the Green Belt but lists exceptions to this. This

includes buildings for agriculture. Thus the existing buildings historically used for agriculture are not inappropriate development. Another exception under paragraph 89 is the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use. However, agricultural sites are not included in the definition of previously developed land (Annex 2 of the NPPF), and there are no other exceptions that would allow this development. As such the development is inappropriate in the Green Belt.

7.4.2 Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

7.4.3 The most important attribute of the Green Belt is its openness and therefore it is necessary to ascertain whether the quantum of proposed development would cause additional harm to the Green Belt. In this case the site is covered with a number of low scale agricultural buildings of up to 4.4m in height. The following table indicates the differences in floor space, footprint and volume in comparison with the existing situation:

	Existing	Proposed	Difference
Floor space	744m <sup>2</sup>	344m <sup>2</sup>	-54%
Volume	2372m <sup>3</sup>	1004m <sup>3</sup>	-28%

7.4.4 While the proposed dwelling would be taller than existing structures at 7.2m it is noted that the volume and floor space and the spread of built development across the site would be reduced significantly from existing as well as removal of the existing hardstanding. As such the significant net gain to the openness of the Green Belt is considered to outweigh the in principle inappropriateness to constitute very special circumstances. To safeguard the openness of the site it is, however, considered necessary and reasonable to remove permitted development rights.

7.4.5 The above table's figures are inclusive of the proposed basement, part of which would be exposed. However, to ensure that the land is graded as shown on the proposed plans it is deemed necessary to secure this by conditions. The bund would constitute an engineering operation and this form of development is not inappropriate development in the Green Belt provided that it preserves the openness of the Green Belt and does not conflict with the purposes of the Green Belt (para 90 of the NPPF refers). In the officer's opinion this bund does not harm

openness. Again it is, however, considered necessary to secure the correct grading of this bund by condition.

## **7.5 Impacts on the character and quality 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 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture. Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale, materials, massing, bulk and density. Policy CP2 requires development to ensure that all land is used efficiently within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments.

7.5.2 It is also acknowledged that paragraph 60 of the NPPF is clear that planning decisions should not attempt to impose architectural styles or particular tastes, and that they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, though it is proper to promote or reinforce local distinctiveness. In this case, the proposal would not be visible from public vantage points and its design nods to the agricultural past through its materials and style. The materials to be used can be required by condition to ensure that they are high quality and result in an attractive dwelling.

7.5.3 It is therefore considered that, subject to the proposed conditions, that the development is acceptable in character terms and in line with Policy DM9 and the NPPF in this regard.

## **7.6 Impact on residential amenity**

7.6.1 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. 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.

7.6.2 The nearest neighbours are sited in excess of 20m away and on this basis it is therefore considered that the proposal is acceptable in terms of its impact on residential amenity and in line with Policy DM9 in this regard.

## **7.7 Highways, parking and access**

7.7.1 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

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.

7.7.2 The County Highway Authority has been consulted and have assessed the application on safety, capacity and policy grounds and have not objected. It is therefore considered that the proposal is acceptable in terms of highway safety and capacity and in line with Policies CP11, DM11 and the NPPF in this regard.

## **7.8 Trees**

7.8.1 Policy DM9 states that development will be acceptable where it protects trees and other vegetation worthy of retention and provides high quality hard and soft landscaping where appropriate. The site currently has mature vegetation along the boundaries and the submitted tree report confirms that no trees will be removed as part of the proposal. The report also recommends suitable tree protection during the demolition and construction phases. The Council's Arboricultural Officer has been consulted and has not objected, subject to a condition requiring tree and ground protection measures having been implemented and a comprehensive landscaping plan being submitted via condition.

7.8.2 The proposed site plan shows some hardstanding proposed to the front in the form of the driveways and access, and to the rear for patios, however the rest of the site would be open land. There are no details of boundary treatments or size of the residential curtilage, however, these details can be agreed within the landscaping plan. It is therefore considered that the proposal is acceptable subject to the above condition and in line with Policy DM9 in this regard.

## **7.9 Impact on Infrastructure and the Thames Basin Heaths SPA**

7.9.1 Policy CP12 states that the Borough Council will ensure that sufficient physical, social and community infrastructure is provided to support development and that contributions in the longer term will be through the CIL Charging Schedule. Paragraph 153 of the NPPF states that supplementary planning documents should be used where they can aid infrastructure delivery.

7.9.2 The CIL Charging Schedule came into force on 1 December 2014 and details of infrastructure projects that are to be funded through CIL are outlined in the Regulation 123 list, which includes open space, transport projects, pedestrian safety improvements among others. These projects do not have to be related to the development itself. This development would not CIL liable as the proposal results in a reduction in floor space. It is therefore considered that the proposal would be in accordance with Policy CP12, the Infrastructure Delivery SPD and the NPPF in this regard.

7.9.3 All of Surrey Heath lies within 5km of the Thames Basin Heaths SPA and this site is within 5k of the SPA. The Thames Basin Heaths Special Protection Area 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. All new development is required to either provide SANG on site (for larger proposals) or for smaller proposals such as this one, provided that sufficient SANG is available and can be allocated to the development, given a residential unit has already been established on the site via SU/15/0746, see paragraph 3.1 above, it is considered that there is no net increase in residential units as part of this proposal.

## **7.10 Other matters**

7.10.1 Policy CP14A supports the conservation and enhancement of biodiversity within Surrey Heath. The applicant has submitted an Ecological Appraisal, which assessed the site as having negligible benefit for protected species and makes recommendations (under paragraph 6) for the ecological improvements across the site. In the event Surrey Wildlife Trust raises no objections before the committee date and subject to conditions requiring the undertaking of these mitigation measures as outlined in the Ecological Assessment, it is considered the development is acceptable in this regard.

7.10.2 Paragraph 120 of the NPPF states that to prevent unacceptable risks from pollution, planning decisions should ensure that new development is appropriate for its location. The applicant has submitted a Contamination Report. The Environmental Health Officer has not objected but has recommended conditions to ensure further work is carried out to establish the extent of the contamination and remediation measures implemented, all to be agreed with the LPA. It is therefore considered the proposal is acceptable in this respect, subject to the proposed conditions.

7.10.3 In respect of noise the Environmental Health Officer comments that the proposed dwelling is adjacent to the A322 and traffic noise levels at the façade of the proposed building through a normal double glazed window when partially open for ventilation purposes would result in a noise level within the dwelling of 57 to 65dB. British Standard 8233:14 recommends an internal level within bedrooms of no more than 30dB. The Environmental Health Officer therefore considers that higher specification windows in the bedrooms nearest the A322 are therefore required. Subject to the imposition of a condition to control this, the Environmental Health Officer raises no objection.

## **8.0 CONCLUSION**

- 8.1 The dwelling represents inappropriate development in the Green Belt but no other harm arising from this proposal has been identified. Given the reduction in the quantum of built form, that would significantly improve the openness of the Green Belt, in the officer's opinion this would outweigh the limited harm to constitute very special circumstances. The application is therefore recommended for approval.

## **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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## **10.0 RECOMMENDATION**

GRANT 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. No development shall take place until details and samples of the external materials to be used shall be 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 accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

3. The proposed development shall be built in accordance with the following approved plans: 025-P-015 B, 025-P-018 C, 025-P-020 C, 025-P-021 C, 025-P-022 C, 025-P-024 B, 025-P-025 B, 025-P-028 C, 025-P-031 B, 025-P-035 B, 025-P-036 A. 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no further extensions to the dwelling hereby approved or additions to the roof shall be erected under Schedule 2, Part 1, Class A or Class B of that Order; and no buildings, enclosures, pools or containers incidental to the enjoyment of a dwelling house shall be erected under Schedule 2, Part 1, Class E of that order; without the prior approval in writing of the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement of the development, in order to preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.

5. The development hereby permitted shall not be constructed until any additional outbuildings constructed after the date of this permission have been demolished and all resultant debris removed from the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the enlargement of the development, in order to preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.

6. Prior to commencement of development, full details of both hard and soft landscaping works, and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should include an indication of all hard surfaces, walls, fences, access features, the size of the residential curtilage and any existing trees and hedges to be retained, together with the new planting to be carried out. All plant material shall conform to BS3936 Part 1: Nursery stock specification for trees and shrubs. 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. The planting shall be carried out after completion of the building programme and prior to first occupation and shall be carried out fully in accordance with the approved details.



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 Document 2012.

7. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Treetec Consultancy Limited dated August 2016. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

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. The development, hereby approved, shall be implemented in accordance with the recommendations of the Extended Phase 1 Habitat Survey. Any deviation from the requirements of the report must be agreed in writing by the Local Planning Authority prior to the changes being undertaken.

Reason: To ensure the protection of protected species in accordance with the National Planning Policy Framework

9. Prior to the commencement of development all existing buildings and hard standing on the site shall be demolished and removed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent an overdevelopment of the site to the detriment of the residential and visual amenities of the Green Belt in accordance with the National Planning Policy Framework.

10. Unless otherwise agreed in writing with the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

### **1. Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

## **2. Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## **3. Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies CP2 and DM9 of the Surrey Heath Core Strategy and Development Management Policies Document 2012 and the National Planning Policy Framework.

11. The following shall be implemented, unless otherwise agreed in writing with the Local Planning Authority;

1. All the window openings on the ground and first floor bedrooms 1 and 2 must achieve a minimum of 33dB reduction when in the closed position.

2. An alternative means of ventilation must be provided to the bedrooms marked 1 and 2 such as to provide fresh air when the windows are shut. Such ventilation, which may be passive or active, must ensure that the level of 30dB<sub>L<sub>aeq</sub></sub> over 8 hours is not exceeded within the bedrooms.

3. The acoustic bund is completed in complete accordance with drawings 025P 031 Rev B and 025P 035 Rev B.

Reason: In the interests of residential amenities and to accord with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012

12. Unless otherwise agreed in writing with the Local Planning Authority, the finished ground levels of the site including the planted bund and garden areas shall be in complete accordance with submitted drawings 025-P035 B and 025-P-015 B

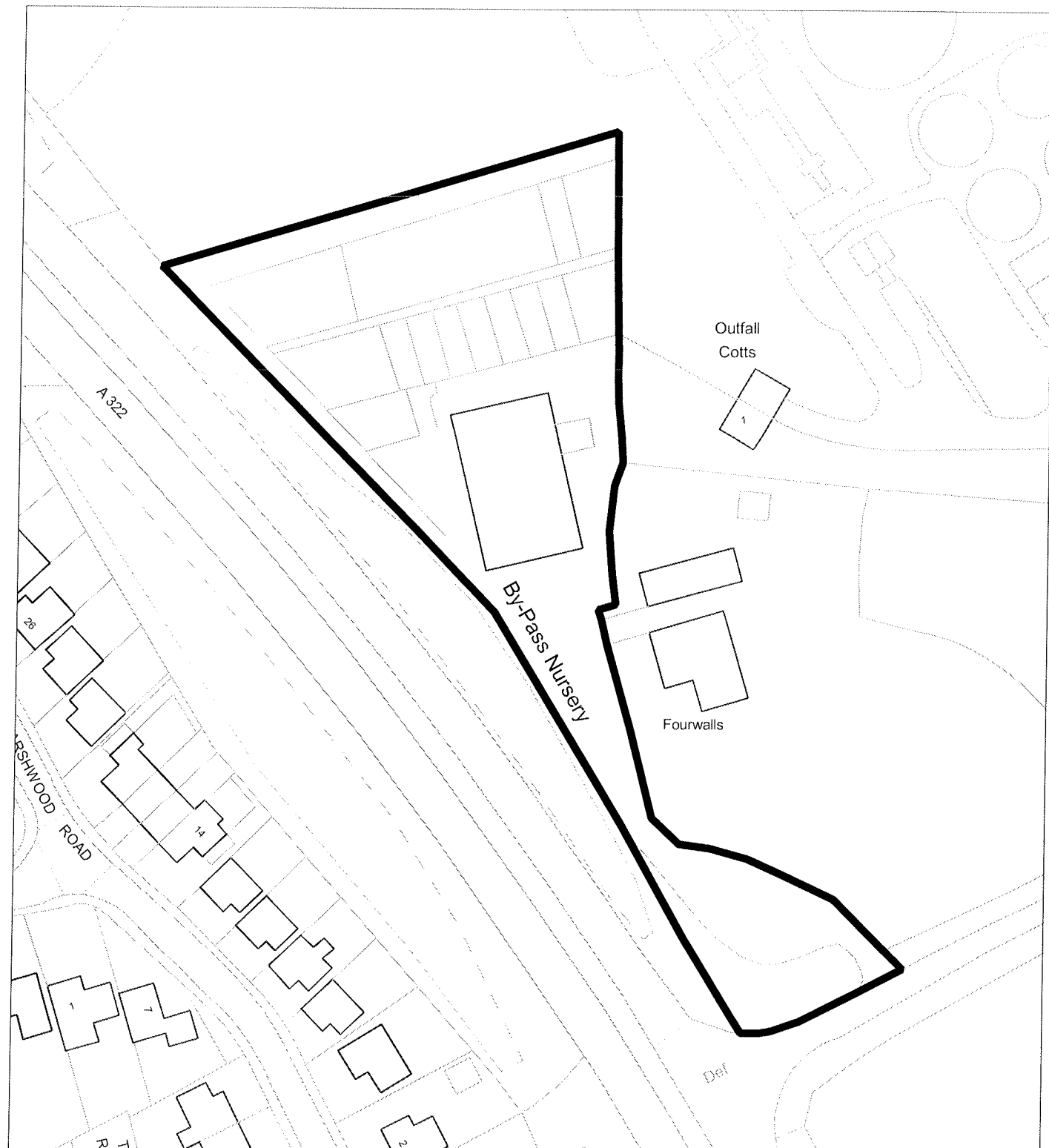
Reason: To enable the Local Planning Authority to retain control over the development, in order to preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.


13. No development shall take place on site until details of the proposed finished ground levels around the backfilled basement and basement courtyard, in relation to the proposed ground levels of the remainder of the site, are submitted to and approved in writing by the Local Planning Authority. Once approved, the development shall be built in accordance with the approved details.

Reason: To enable the Local Planning Authority to retain control over land levels in order to preserve the openness of the Green Belt, in accordance with the National Planning Policy Framework.

Informative(s)

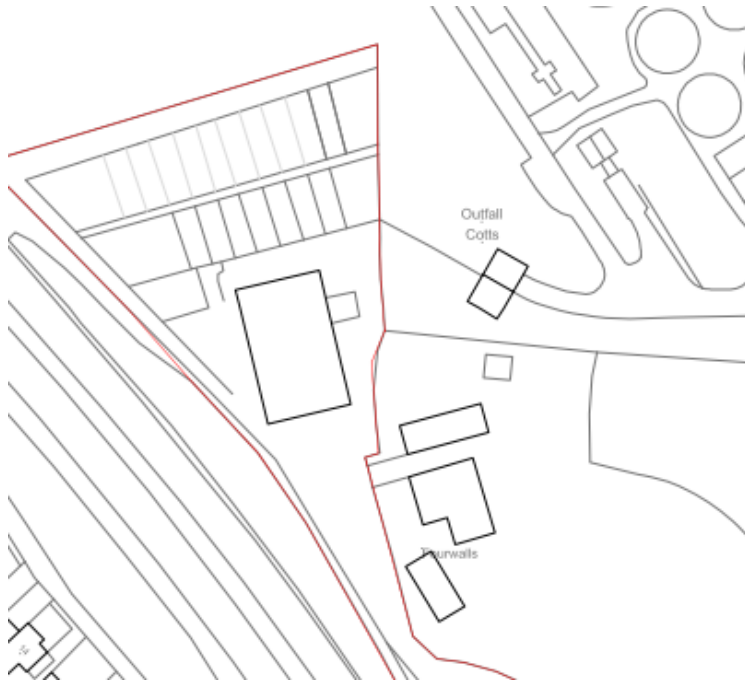
1. Building Regs consent req'd DF5
2. Decision Notice to be kept DS1



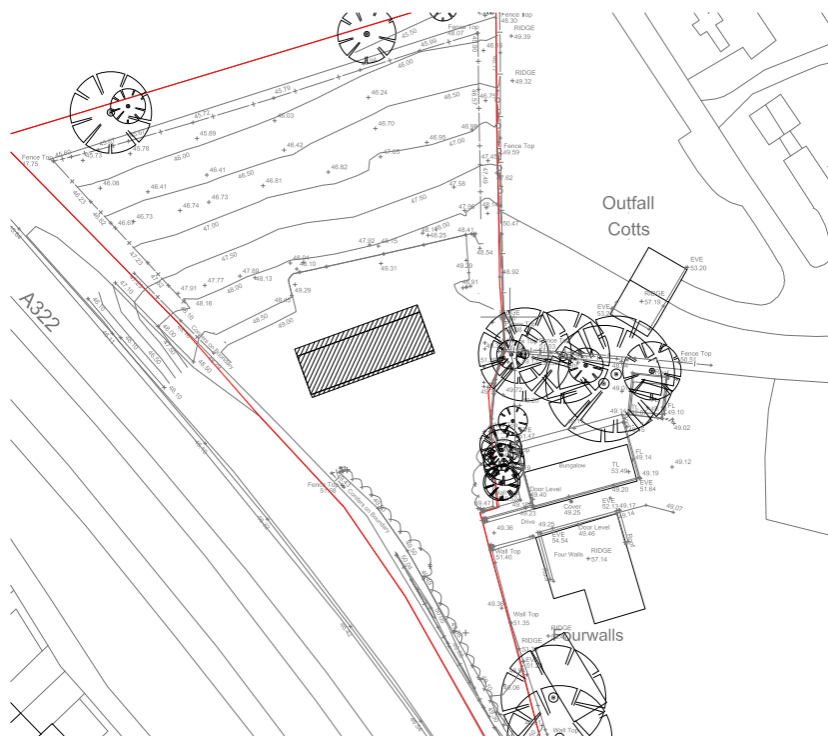
<b>Title</b>	Planning Applications		<b>Page</b>	4 of 4
<b>Application number</b>	16/0925		<b>Scale @ A4</b>	1:1,000
<b>Address</b>	BY PASS NURSERY, BLACKSTROUD LANE EAST, LIGHTWATER, GU18 5XR		<b>Date</b>	16-12-2016
<b>Proposal</b>	Erection of a detached two storey dwelling with further basement accommodation, following demolition of all existing buildings and caravan.			
<small>© Crown Copyright. All rights reserved. Surrey Heath Borough Council 100012678 2016</small>				

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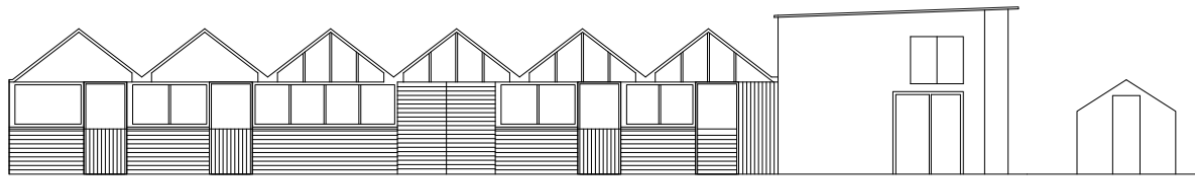
Existing site plan



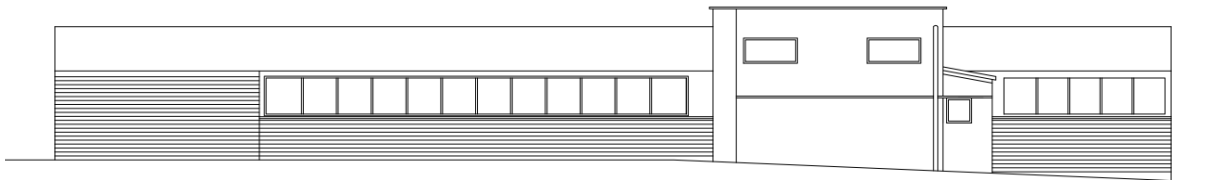
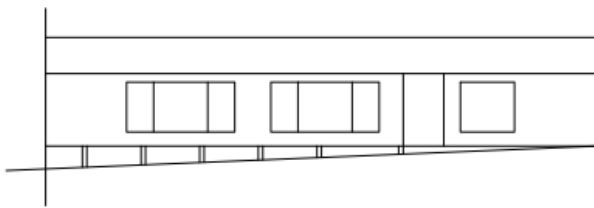
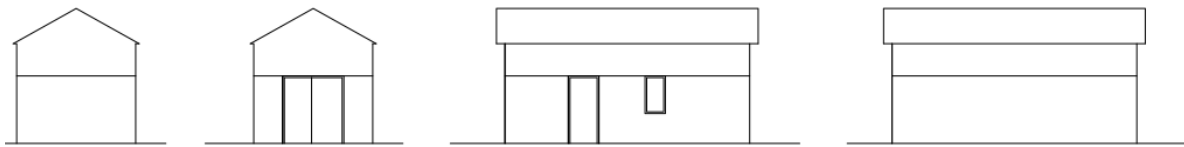
Proposed site plan



Existing elevations



FRONT ELEVATION



Proposed elevations







3D visualisation of the proposal



Existing buildings



2016/0951

Reg Date 07/10/2016

Lightwater

**LOCATION:** 3 BLACKTHORN DRIVE, LIGHTWATER, GU18 5YW  
**PROPOSAL:** Erection of two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage and associated alterations (amendment to 16/0411). (Amended Plan - Rec'd 14/12/2016).  
**TYPE:** Full Planning Application  
**APPLICANT:** Mrs Rantala  
**OFFICER:** Emma Pearman

**This application would normally be determined under the Council's Scheme of Delegation, however, it has been reported to the Planning Applications Committee at the request of Cllr Valerie White.**

**RECOMMENDATION: GRANT subject to conditions**

## **1.0 SUMMARY**

- 1.1 The application property is a two-storey detached property with attached garage, on a corner plot, within the settlement area of Lightwater. The proposal is for the erection of a two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage to habitable accommodation and associated alterations. A very similar application was granted permission in September this year (16/0411) and could be implemented, and the only change with this application is an addition of 63cm to the depth of the two-storey rear/side extension.
- 1.2 Concern has been raised about 'overdevelopment' by Windlesham Parish Council. Although there are several elements to the proposal, none of these are particularly large additions. This is also not a property that has been extended before, and the proposed extension to the rear that is the subject of the 63cm increase is not considerably larger than what could be achieved with a similar proposal under permitted development, in any case. It was previously considered that the application 16/0411 was acceptable in terms of its impact on character, residential amenity and highways, parking and access, and it is not considered that the addition of 63cm to the rear changes these conclusions. Previous applications for similar development have also been granted at the property that have not been implemented, with the only difference in size being the depth of the extension to the rear was approx. 1.9m less. It is therefore considered that permission should be granted for this application.

## 2.0 SITE DESCRIPTION

- 2.1 The application property is a two storey, link-detached property located on the eastern side of Blackthorn Drive within the settlement area of Lightwater. The property has an attached garage set back from the main front elevation and a driveway to the front of this, and a small front garden. To the rear of the back garden are a row of large trees which are subject to a group Tree Preservation Order (TPO 12/85). Surrounding properties are similar link-detached properties of very similar architectural styles.

## 3.0 RELEVANT PLANNING HISTORY

- 3.1 16/0411 – Erection of a two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage to habitable accommodation, and associated alterations.

*Granted 01/09/2016 [not yet implemented] This application was not called-in and determined under delegated powers.*

- 3.2 11/0889 – Application for new planning permission to replace extant planning permission SU08/1033 (for the erection of a first floor and single storey side/rear extension, a two storey rear extension and conversion of garages to habitable accommodation) to extend time period for implementation.

*Granted 03/02/2012 [not implemented]*

- 3.3 08/1033 – Erection of a first floor and single storey side/rear extension, a two storey rear extension and conversion of garage to habitable accommodation.

*Granted 24/12/2008 [not implemented]*

- 3.4 05/0562 - Erection of a summerhouse to rear/side.

*Granted 24/08/2005*

## 4.0 THE PROPOSAL

- 4.1 The proposal is for the erection of a two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage to habitable accommodation, and associated alterations. The following dimensions are proposed:

- The two storey rear extension would be 4.8m in width and 3.93m in depth, with a pitched roof with gabled end of eaves height 5.1m and ridge height 6.7m.
- The rear of the existing garage would be converted to a utility room and WC with a bedroom built above. The bedroom would be 2.9m in width and 5.4m in depth, same as the existing garage, with a roof with a gabled end to match existing with ridge height 7m and eaves height 5m.

- There would be a single storey front extension to the garage of 1.5m depth and 2.7m width, with a mono-pitched roof of eaves height 2.3m and total height 3.5m with garage door to the front.
- There would be the addition of brickwork below the existing bay window to the front for storage.

4.2 The previous application 16/0411 recently granted was almost identical to this application. The only change is the addition of 63cm depth to the two-storey rear extension.

## **5.0 CONSULTATION RESPONSES**

- |     |                                  |  |
|-----|----------------------------------|--|
| 5.1 | Windlesham Parish Council        | Objection – overdevelopment of the site. |
| 5.2 | Council’s Arboricultural Officer | No objection subject to condition.       |

## **6.0 REPRESENTATION**

6.1 At the time of preparation of this report no letters of representation have been received.

## **7.0 PLANNING CONSIDERATION**

7.1 The application proposed is considered against the policies within the Surrey Heath Core Strategy and Development Management Policies Document 2012, and in this case the relevant policies are Policy DM9 (Design Principles) and Policy DM11 (Traffic Management and Highway Safety). It will also be considered against Policy B3 of the Lightwater Village Design Statement 2007 and the National Planning Policy Framework (NPPF).

7.2 The main issues to be considered are:

- Character and trees;
- Residential amenity; and
- Highways, parking and access.

### **7.3 Character and trees**

7.3.1 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment. Paragraph 58 goes on to say that planning decisions should aim to ensure that developments respond to local character and history, reflect the identity of local surroundings and materials, and are visually attractive as a result of good architecture.

7.3.2 Policy DM9 states that development should respect and enhance the local, natural and historic character of the environment, paying particular regard to scale,

materials, massing, bulk and density, and states that development will be acceptable where it protects trees and other vegetation worthy of retention. Policy B3 states that extensions should maintain the style, balance and character of the existing building, and be sympathetic to the scale and character of adjoining properties and the street scene.

- 7.3.3 The single storey front extension and the first floor side/rear extension above the garage would be visible in the street scene from the front of the property. The single storey front extension is very limited in size being 1.5m in depth and the first floor extension would be the same width as the existing garage with a lower ridge height. It was previously considered at the time of the previous application 16/0411 that the size of the extensions would appear subservient to the existing property due to the lower ridge height and limited width of the extensions; that the design of the roof form would be in keeping with that of the existing building; and, that the single storey front extension with mono-pitched roof or small addition of brickwork below the bay window would not be harmful to the appearance of the building or the streetscene. It should also be noted that this property is on a corner and as such has more space on this side than those surrounding, with the front elevation of number 4 approx 11.5m away so the proposal would not give rise to a cramped appearance. This application is identical to the previous one in this regard, and the previous application could in any case be implemented. As such officer conclusions are the same.
- 7.3.4 The two storey rear/side extension would be visible in the streetscene to a limited degree from the rear of the property, however this would be obscured by the wall and large trees behind the garden. In any case, it is not considered that it would be harmful to the appearance of the building, and the additional 63cm to the rear does not materially change the appearance in this regard. While concern has been raised by the parish council only about overdevelopment of the plot, it is not considered that the size of the extensions as a whole are significantly large in comparison to the size of the property, which has not been previously extended, and it is noted that permission has already been granted twice in 2011 and 2008 for similar development (but not implemented). It is also noted that as a detached property that has had no previous rear extensions, the applicant would be allowed to extend to the rear up to 4m in any case for a single storey extension, up to 8m with prior approval, or up to 3m for a two-storey rear extension and as such the size of the extension at 3.93m for two-storey is not considerably larger than these limits.
- 7.3.5 A Tree Report has been provided by the applicant which has been reviewed by the Council's Arboricultural Officer. It states that the proposal will intrude minimally into the Root Protection Area of trees to the rear but this is within acceptable limits and tree and ground protection will be used. The addition of 63cm to the rear is not considered to change these conclusions given the distance from these trees. The Council's Arboricultural Officer has not objected, subject to a condition to ensure tree and ground protection measures as detailed in the report.
- 7.3.6 The proposal is therefore considered to be acceptable in character terms and in line with Policy DM9 and the NPPF in this regard.

## **7.4 Impact on residential amenity**

- 7.4.1 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. 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.
- 7.4.2 The property is link-detached (attached by the garage) to 2 Blackthorn Drive to the north. The rear elevation of number 2 is currently further to the rear of that of the application property as a two-storey rear extension was granted on this neighbouring property in 2007. The addition of 63cm to the rear would result in the application property extending 40cm beyond the rear elevation of this neighbour, and given this limited distance is not considered to cause any significant overbearing or overshadowing impacts. While the extension would be in front of an obscure glazed window on the ground floor side elevation of this property (as was the previous one granted under 16/0411), this appears to serve a utility room and not main living accommodation and as such it is not considered that it would be significantly harmful to amenity. While there would be new upper floor windows to the rear (the same as under 16/0411 though moved 63cm further to the rear), this would not change the pattern of overlooking from existing. The first floor extension above the garage is almost 5m from the boundary with number 2 and as such is not considered to be harmful to amenity.
- 7.4.3 No other properties are considered to be close enough to be affected by the proposal. The proposal is therefore considered to be acceptable in terms of its impact on residential amenity and in line with Policy DM9 and the NPPF in this regard.

## **7.5 Highways, parking and access**

- 7.5.1 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 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.
- 7.5.2 There is currently a driveway and garage serving the property. The single storey front extension to the garage will reduce the driveway space by 1.5m, however, there will still be two parking spaces including the garage for this property which is sufficient for property of this size. The County Highway Authority did not object to the previous application and this application is no different in this regard. The proposal is considered therefore to be in line with Policy DM11 and the NPPF in this regard.

## **7.6 Other matters**

- 7.6.1 The proposed increase in floorspace is less than 100m<sup>2</sup> and as such the proposal is not CIL liable.

## **8.0 CONCLUSION**

- 8.1 The proposal is identical to that previously granted under 16/0411 which could still be implemented. The addition of 63cm to the two storey rear/side extension is still considered to result in a development that is acceptable in terms of its impact on character, trees, residential amenity and highways, parking and access and in line with the relevant policies. It is therefore considered that permission can be granted.

## **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 suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.

## **10.0 RECOMMENDATION**

GRANT 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 proposed development shall be built in accordance with the following approved plans: Proposed Scheme 04-02 Rev D, 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. 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 Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

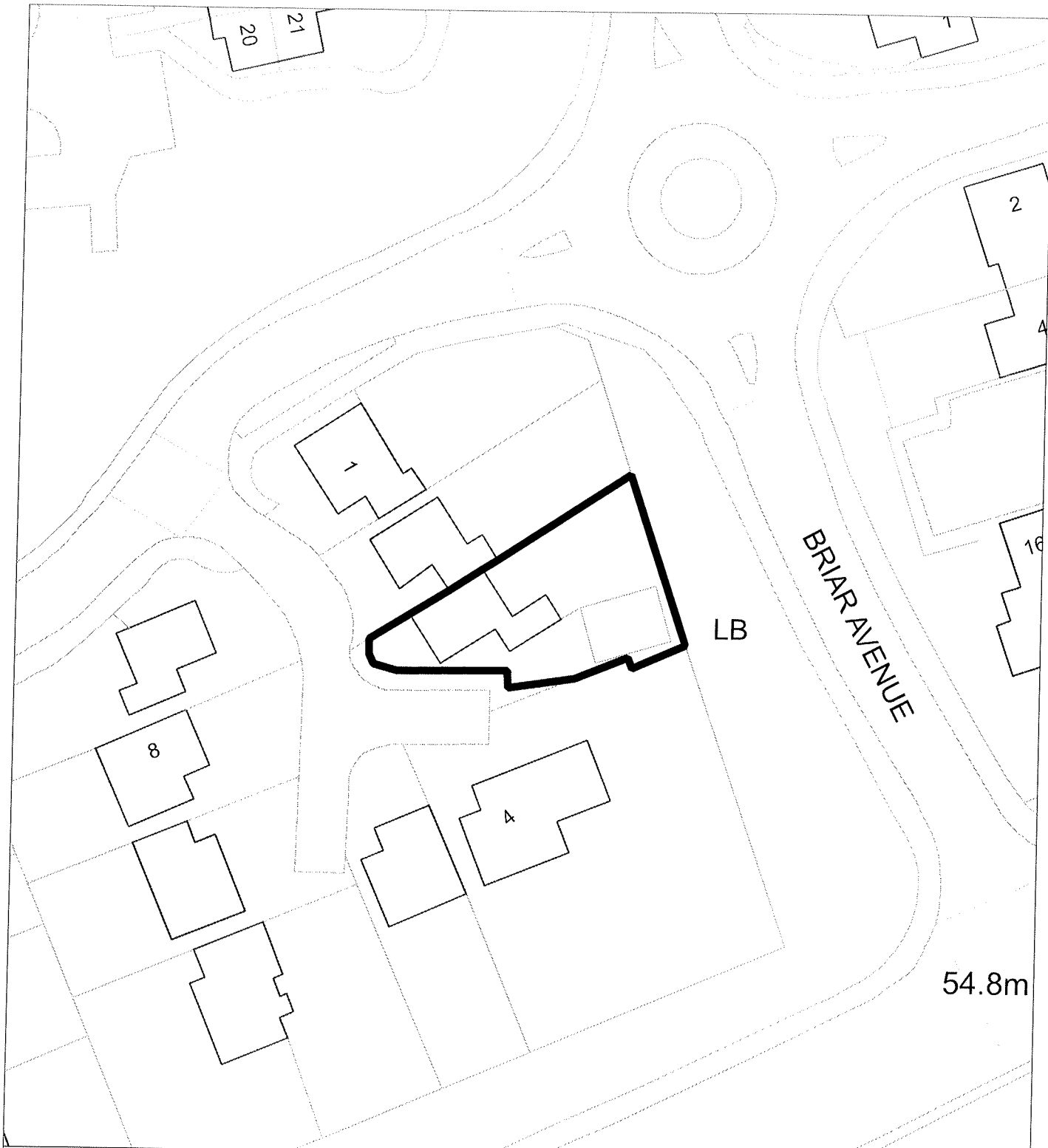
4. The development hereby permitted shall be carried out wholly in accordance with the submitted Arboricultural Report prepared by Tamla Trees [Keiron Hart] and dated August 2016. No development shall commence until photographs have been provided by the retained Consultant and forwarded to and approved by the Council's Arboricultural Officer. This should record all aspects of tree and ground protection measures having been implemented in accordance with the Arboricultural Report. The tree protection measures shall be retained until completion of all works hereby permitted.

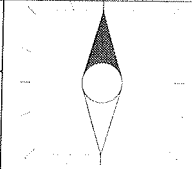

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### Informative(s)

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

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<b>Title</b>	Planning Applications		<b>Page</b>	2 of 4
<b>Application number</b>	16/0951		<b>Scale @ A4</b>	1:500
<b>Address</b>	3 BLACKTHORN DRIVE, LIGHTWATER, GU18 5YW		<b>Date</b>	16-12-2016
<b>Proposal</b>	Erection of two storey rear/side extension, first floor rear/side extension above existing garage, single storey front/side extension and part conversion of garage and associated alterations (amendment to 16/0411).			
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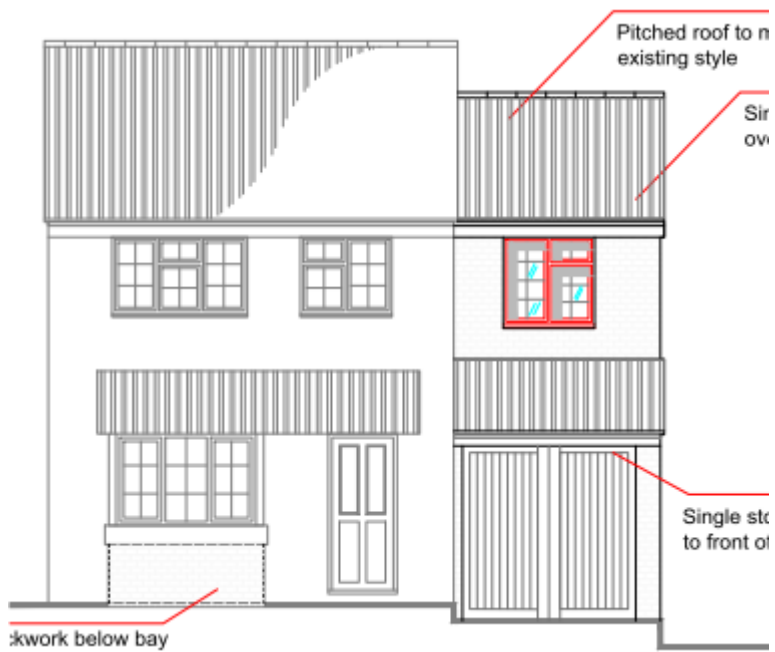
Existing front elevation



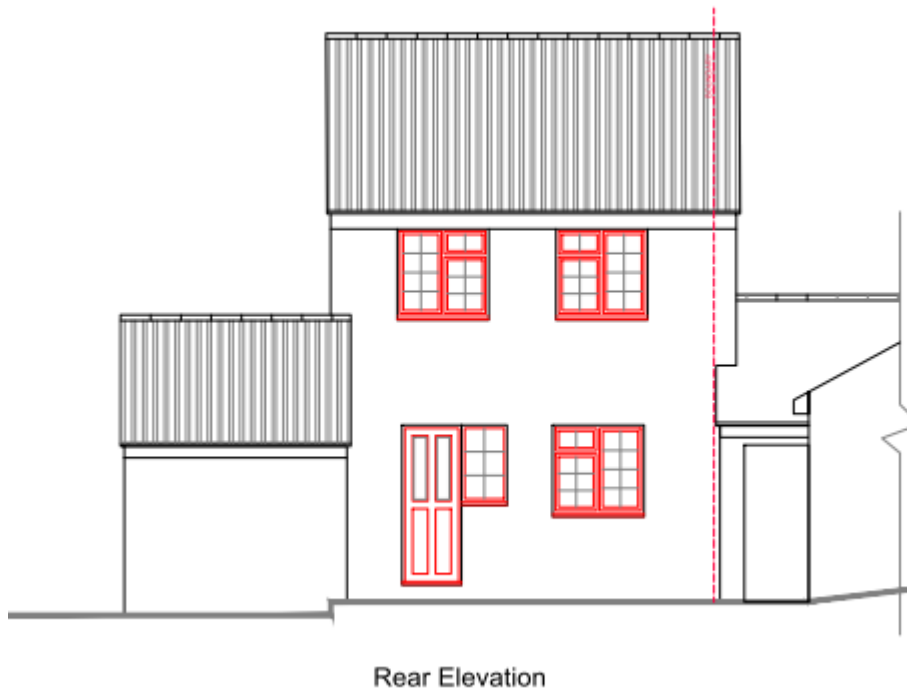
Front Elevation

!

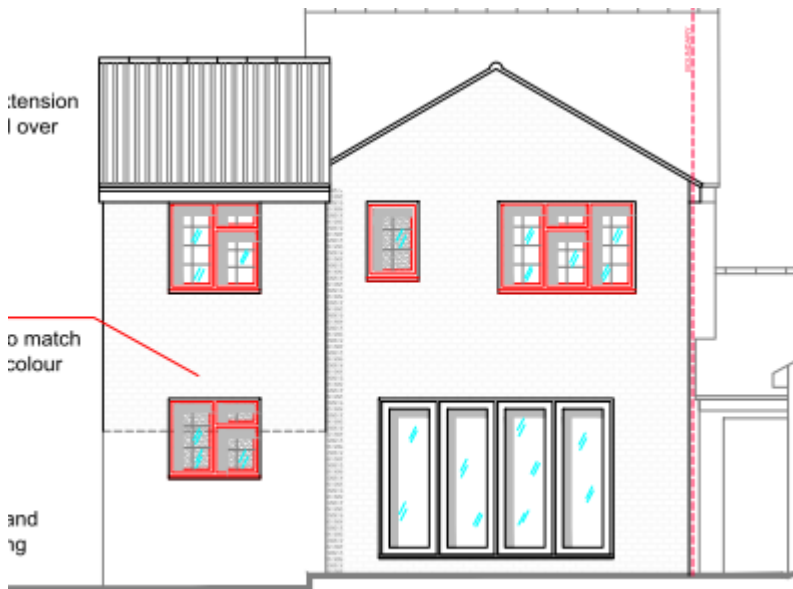
Approved/proposed front elevation (no change from that recently approved under 16/0411)



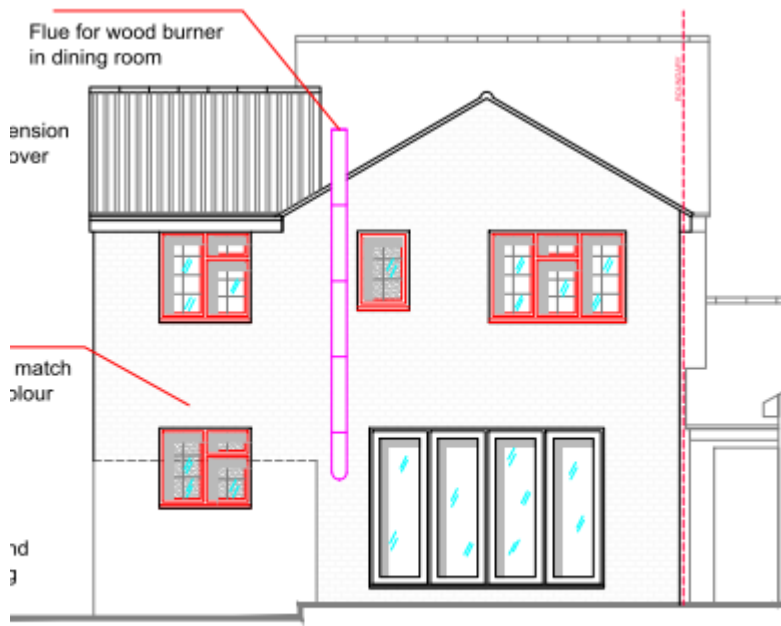
Existing rear elevation



Approved rear elevation under 16/0411



Proposed rear elevation

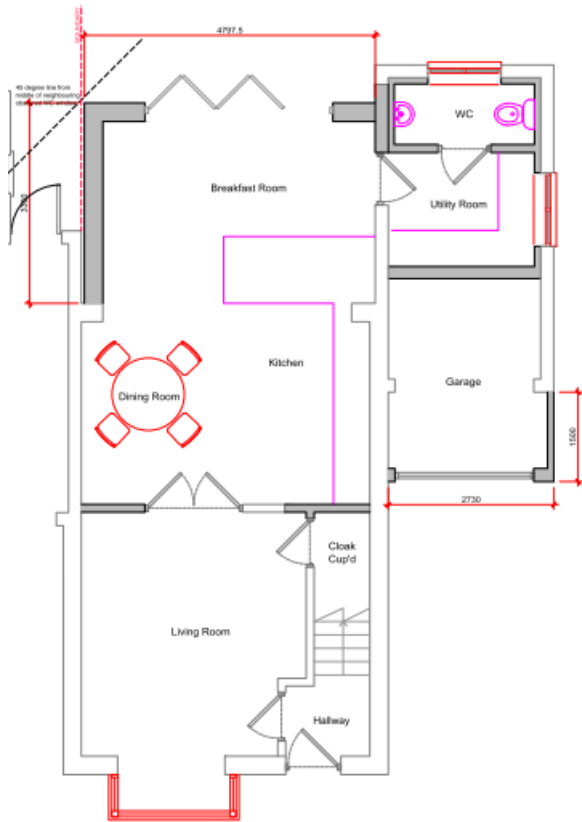


Proposed Rear Elevation

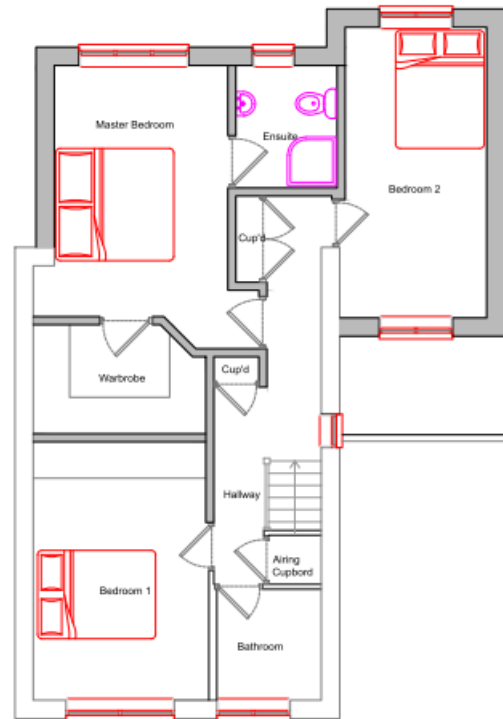
Existing floor plans



Approved floor plans

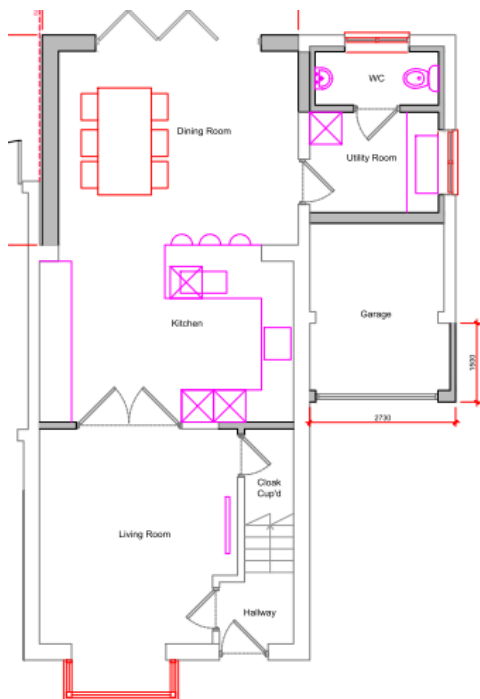


Proposed Ground Floor Plan

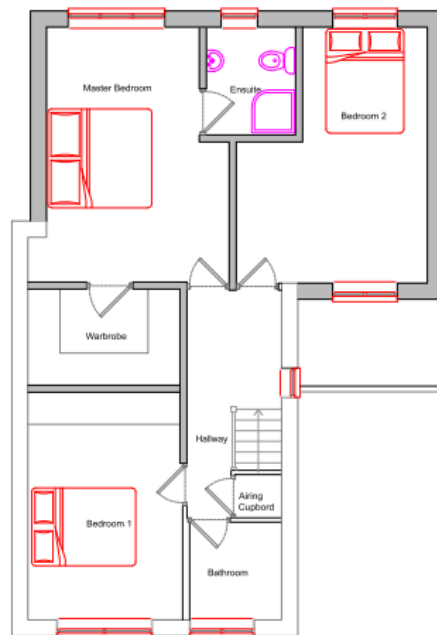


Proposed First Floor Plan

Proposed floor plans



Proposed Ground Floor Plan



Proposed First Floor Plan



2016/0935

Reg Date 30/09/2016

Lightwater

**LOCATION:** 181 AMBLESIDE ROAD, LIGHTWATER, GU18 5UW  
**PROPOSAL:** Erection of two storey and single storey front rear and side extensions and raising of existing roof to provide two storey, 4 bed dwelling.  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr & Mrs Smith  
**OFFICER:** Michelle Fielder

**This application would normally be determined under the Council's Scheme of Delegation, however it has been reported to the Planning Applications Committee at the request of Cllr White.**

**RECOMMENDATION: REFUSE**

## **1.0 SUMMARY**

- 1.1 This application seeks planning permission for extensive alterations and extensions to an existing bungalow set in the settlement of Lightwater.
- 1.2 This report explains that this application is one of three submitted in the last 12 months which seek to extend and heavily alter the existing property. The first application was refused planning permission as it was considered the proposal would result in unneighbourly development, the second was approved as it was considered the reduction in the mass and scale of the proposal at first floor in proximity to the affected neighbour had overcome the previous concerns. This third application seeks to reintroduce a significant amount of built form along the shared boundary with no.179 and in doing so seeks to take a retrograde step in terms of the development's impact on this neighbour. It is therefore considered planning permission should be refused.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is located to the south side of Ambleside Road, a residential road in Lightwater. At its length of 1.4km, Ambleside Road is a very long road and reflects a great variety of residential development. There are detached dwellings with a very few examples of semi-detached properties in this area. The built form ranges from single storey bungalows with no rooms in the roof space to larger two-storey properties with additional habitable accommodation at the roof level. The neighbouring dwellings to the application site are single storey in height.
- 2.2 The application plot is occupied by a single storey detached bungalow. Boundaries are of various heights and materials. The frontage includes a garden area and car port and is bound by a hedge to the front boundary.

### **3.0 RELEVANT HISTORY**

- 3.1 15/0158 – extensive extensions and alterations to dwelling to form two storey 4 bed dwellinghouse. This application was described as being two storey front, side and rear extensions and a new roof; however the resulting work would have turned the existing heavily extended bungalow into a large two storey dwelling. The overall height of the dwelling would have increased from 6.1m ridge and 2.4m eaves to 6.8m and 3.9m respectively. The application was refused for the following reason:

*The two storey front extension, adjacent to no.179 Ambleside Road, by reason of its height, depth and massing in proximity to this eastern boundary would result in a cramped, dominant and incongruous development that would form a poor and uncomfortable relationship with this neighbouring single storey dwelling and be harmful to the street scene. The proposal would therefore fail to respect and improve the character and quality of the area contrary to the aims and objectives of Policies B1, B2 and B3 of the Lightwater Village Design Statement and Policy DM9 of the Core Strategy and Development Management Policies 2012 and the NPPF.*

- 3.2 15/1051 – This application also sought various extensions and alterations to the already heavily extended bungalow. The proposal was an amended scheme to the earlier refusal cited above and which followed pre-application advice. In essence a substantive element of the two storey development along the shared boundary with no.179 had been removed with an enlarged single storey retained in this area. This application was approved.

### **4.0 THE PROPOSAL**

- 4.1 The proposed development is a further amendment to the initially refused scheme referenced 15/0158. However unlike the substantial amendments made in approved application 15/1051 (and which reduced two storey development along the shared boundary with no.179 to under 11m in depth and introduced a large single storey element) the proposed change in this current application is relatively minor. This revised submission proposes the following changes:

- The depth of the two storey projection was 16.2m (under 15/0158) along this shared boundary; this has been amended to 15.4m while the ridge height has been retained at 6.8m. Under 15/0158 the eaves height was continuous at 3.9m and this has been amended in the revised proposal to be either 4.3 or 4.7m. Under 15/0158 the two storey bulk of the extension in relation to this shared boundary had a separation gap of 1m and in this application this is between 1 and 1.9m.
- The design of the proposed dwelling has been amended and this is now more contemporary.

### **5.0 CONSULTATION RESPONSES**

- 5.1 Windlesham Parish Council                      Objection: the proposed development is considered to be an overdevelopment of the site.

## **6.0 REPRESENTATION**

- 6.1 At the time of preparation of this report there has been one letter of support received from the owner of 179 Ambleside Road. This states they are in support of the application.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The National Planning Policy Framework (NPPF); Policies CP2, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and the Lightwater Village Design Statement SPD (LVDS SPD) are material considerations in this application.
- 7.2 As detailed above the scale of this revised proposal is more akin to that which was refused in 15/0158 and it is, in so far as its massing along the shared boundary with 179 is concerned, not materially similar to the scheme approved under 15/1051. With this in mind while it is accepted the approval of 15/1051 is a material consideration and a more recent event in the planning history of the property it remains that consideration of this application has to be centre on whether the objections raised in 15/0158 have been overcome. The main considerations in this application are therefore:
- Impact on the character of the area; and,
  - Impact on residential amenities.

### **7.3 Impact on character of the surrounding area**

- 7.3.1 The NPPF has a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. However, the NPPF rejects poor design that fails to take the opportunity to improve the character and quality of an area. Policy CP2 (Sustainable Development and Design) of CSDMP 2012 is reflective of the NPPF as it requires development to ensure that all land is used effectively within the context of its surroundings and to respect and enhance the quality of the urban, rural, natural and historic environments. Policy DM9 (Design Principles) of CSDMP 2012 also promotes high quality design that respects and enhances the local environment, paying particular regard to scale, materials, massing, bulk and density.
- 7.3.2 As the application site lies within the settlement of the Lightwater village, the proposal is subject to the design principles outlined in the LVDS SPD. This document states that new development should pay regard to the locally distinctive and valued patterns of development, ranging from the shape of streets, the size of building plots, the spaces between buildings, the scale and shape of buildings, the architectural detailing and materials of individual buildings, boundary treatments, and landscaping. The overdevelopment of sites should be resisted due to its harmful impact on residential amenity, through increased traffic generation and harm to the character of the area through eroding the generally smaller scale character of the Village.

- 7.3.3 As outlined in para 2.1 above, Ambleside Road contains residential dwellings of a great variety of architectural styles, form, external materials and height. The majority of the properties to the west part of the road maintain good sized front gardens and are set within fairly deep plots. The application site is not an exception to this and given the varied built form of the area there is no objection to the principle of the overall height of the property being increased, nor, indeed to further extensions being undertaken.
- 7.3.4 The surrounding area features properties which have been heavily extended or replaced and numerous of these feature part flats roofs as a result of the size of their footprints. However, despite this the area maintains a spacious character with space about properties and deep setbacks from the highways.
- 7.3.5 In refusing application 15/0158 the LPA noted that the design response proposed was acceptable in context of the varied mixed character of the area, however this has been amended in the revised proposal and a more contemporary response proposed. It is accepted that in this mixed character area this may be acceptable, however, like with the consideration of 15/0158 the scale and massing of the proposal, in particular its depth and height when viewed in context of the adjacent bungalow at no.179 would appear visually dominant and could be considered to be an overdevelopment of the application site leading to a cramped and overbearing development. Moreover the extensive depth of the proposal, at a ridge height 6.8m, would appear as a largely unbroken, undetailed mass, far higher than the bulk of the adjacent dwelling.
- 7.3.6 It is noted that no.179 has been extended and that this extension would project further forward than the proposed works and it is also noted this extension is sited hard to the shared boundary. However, the proposed extensions, at two storey height, would increase the bulk of the application property and would result in a tangible loss of space about the property at first floor level. The resulting visual impact would be materially different than the existing arrangement and that which was approved under 15/1051, and would result in an uncomfortable visual relationship with No.179, appearing dominant and bulky against the back drop of that neighbour. It is noted that applicant has introduced a part at back at first floor level to reduce the mass along this boundary; however, at 0.9m and a depth of 5m, this does not go far enough to reduce the overall mass and its visual impact.
- 7.3.7 It is therefore considered the proposed development is unacceptable and would give rise to a poor visual relationship and cramped relationship with no.179 Ambleside Road. The proposal would therefore fail to respect and improve the character and quality of the area contrary to the aims and objectives of Policies B1, B2 and B3 of the Lightwater Village Design Statement and Policy DM9 of the Core Strategy and Development Management Policies 2012 and the NPPF.

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

- 7.4.1 The National Planning Policy Framework seeks a good standard of amenity for all existing and future occupants of land and buildings. Policy DM9 (Design Principles) ensures that the amenities of the occupiers of the neighbouring

properties and uses are respected. Policy B3 of the Lightwater Village Design Statement SPD seeks to protect the village character and residential amenity.

- 7.4.2 The neighbouring property to the west, No. 183 is a single storey bungalow. The proposed development would be set between 3.5 and 1.8m off this shared boundary. This neighbouring property has a flat roof single storey element set close to the shared boundary and this, coupled with the separation distance would be sufficient to prevent an overbearing or unneighbourly relationship arising.
- 7.4.3 As with application 15/0158, this application has been founded to be in part unsatisfactory, on character terms in its relationship with 179. While the approved scheme in 15/1051 was considered to be acceptable as a result of the reduction of the two storey depth as previously proposed on 15/0158 being reduced from 16.2 to 10.8m, this further revised scheme has extended this bulk again to a significant depth of 15.4m. While no specific amenity harm is alleged as a result, like with 15/0158 officers conclude the resulting relationship would be unsatisfactory.

## **7.5 Other matters**

- 7.5.1 The proposed development would give rise to 166m<sup>2</sup> of new build floor area. The development would therefore be CIL liable, it is noted a self-build exemption has been completed.

## **8.0 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:

- a) 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.

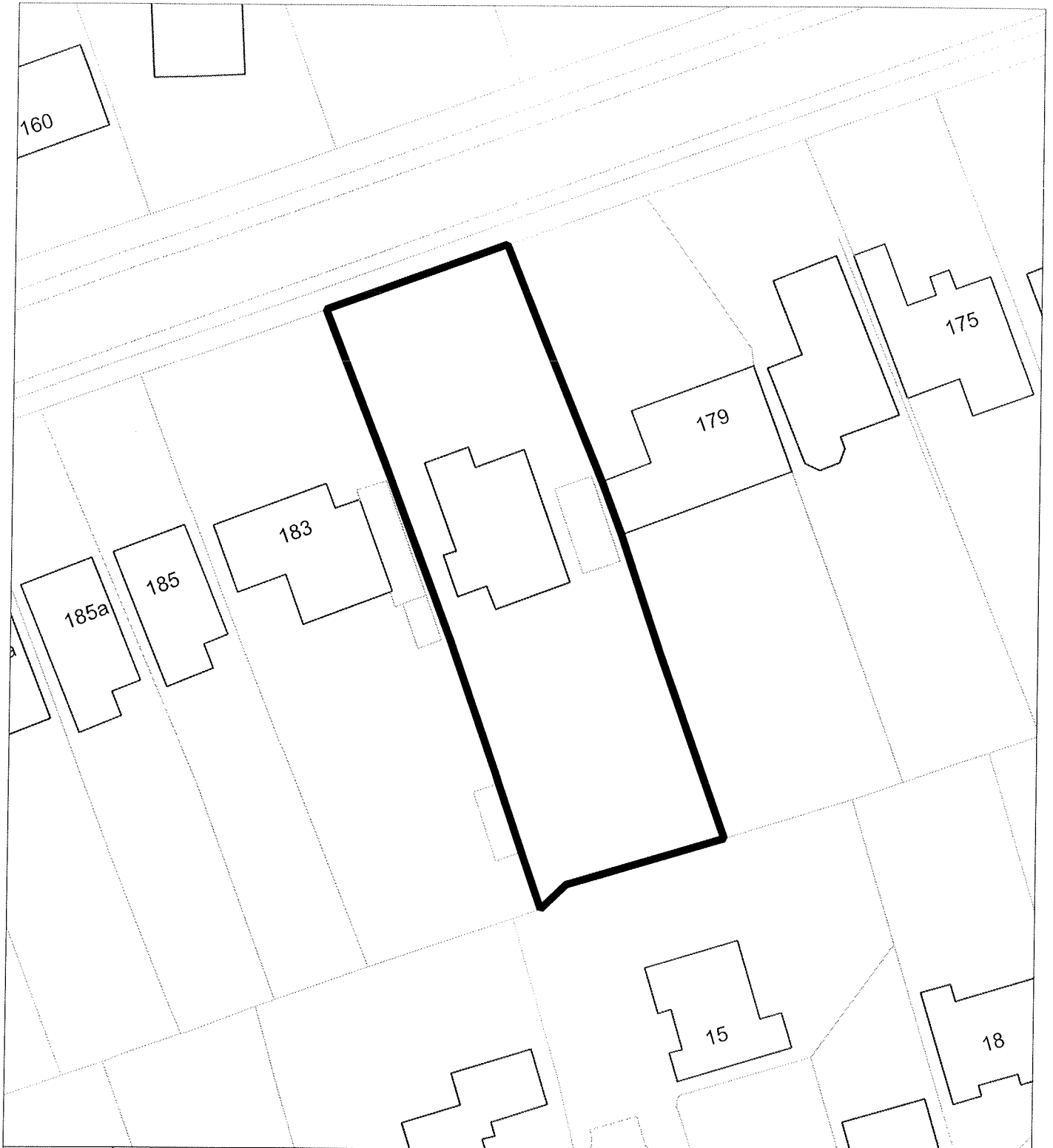
## **9.0 CONCLUSION**


- 9.1 This report concludes that the proposed extension and works of alteration would result in an unsatisfactory form of development and which would give rise to a cramped and unneighbourly impacts. It is therefore recommended planning permission be refused.

## 10.0 RECOMMENDATION

REFUSE for the following reason(s):-

1. The two storey front extension, adjacent to no.179 Ambleside Road, by reason of its height, depth and massing in proximity to this eastern boundary would result in a cramped, dominant and incongruous development that would form a poor and uncomfortable relationship with this neighbouring single storey dwelling and be harmful to the street scene. The proposal would therefore fail to respect and improve the character and quality of the area contrary to the aims and objectives of Policies B1, B2 and B3 of the Lightwater Village Design Statement and Policy DM9 of the Core Strategy and Development Management Policies 2012 and the NPPF.



<b>Title</b>	Planning Applications		<b>Page</b>	3 of 4
<b>Application number</b>	16/0935		<b>Scale @ A4</b>	1:500
<b>Address</b>	181 AMBLESIDE ROAD, LIGHTWATER, GU18 5UW		<b>Date</b>	16-12-2016
<b>Proposal</b>	Erection of two storey and single storey front rear and side extensions and raising of existing roof to provide two storey, 4 bed dwelling.			
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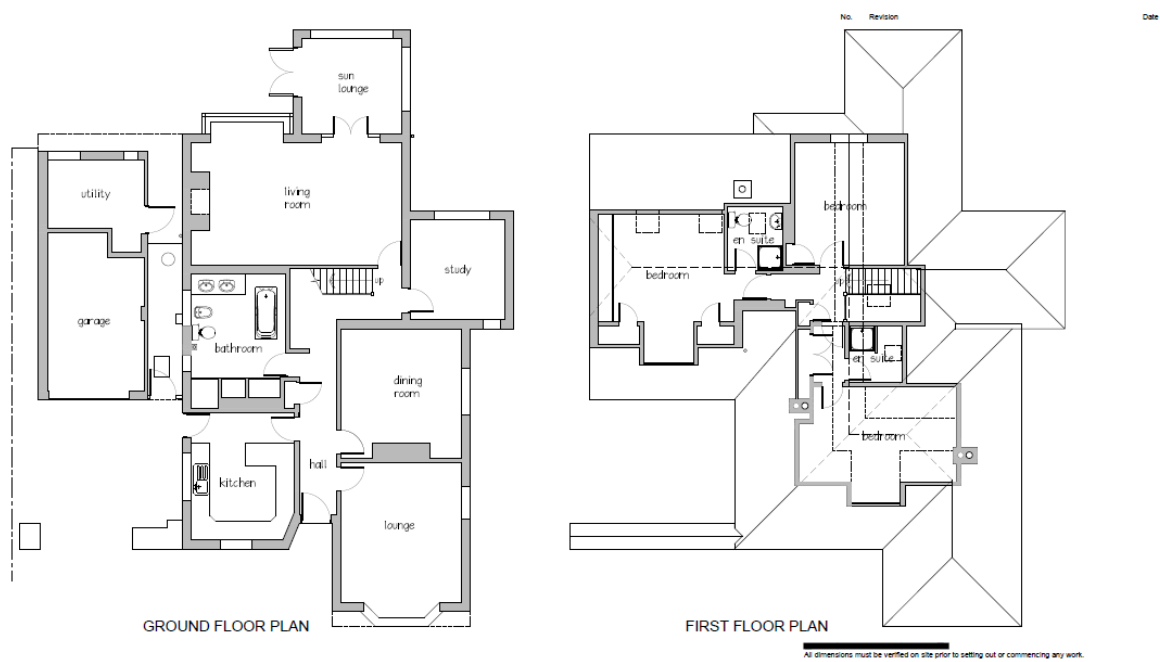
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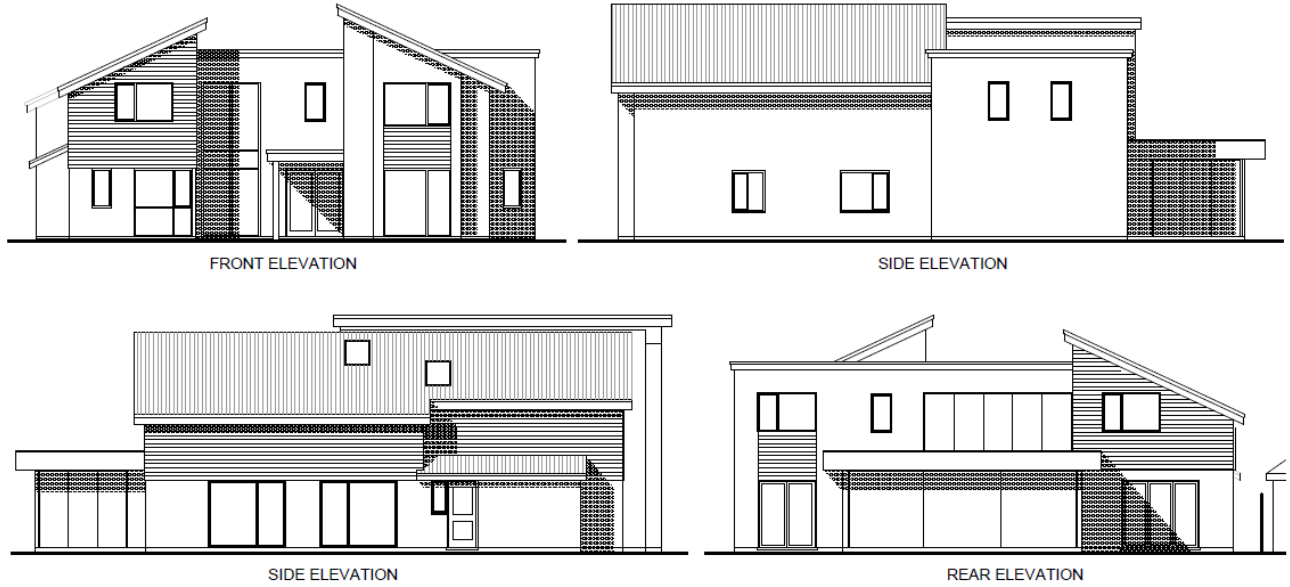
Existing elevations



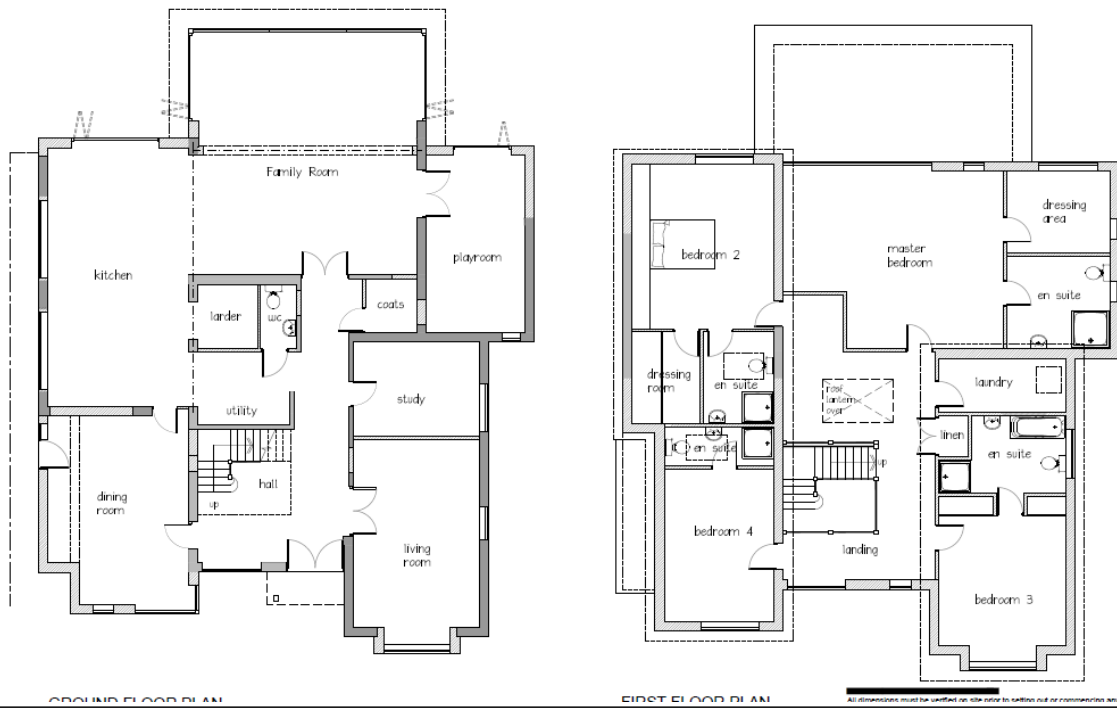
Existing floor plans



Proposed elevations



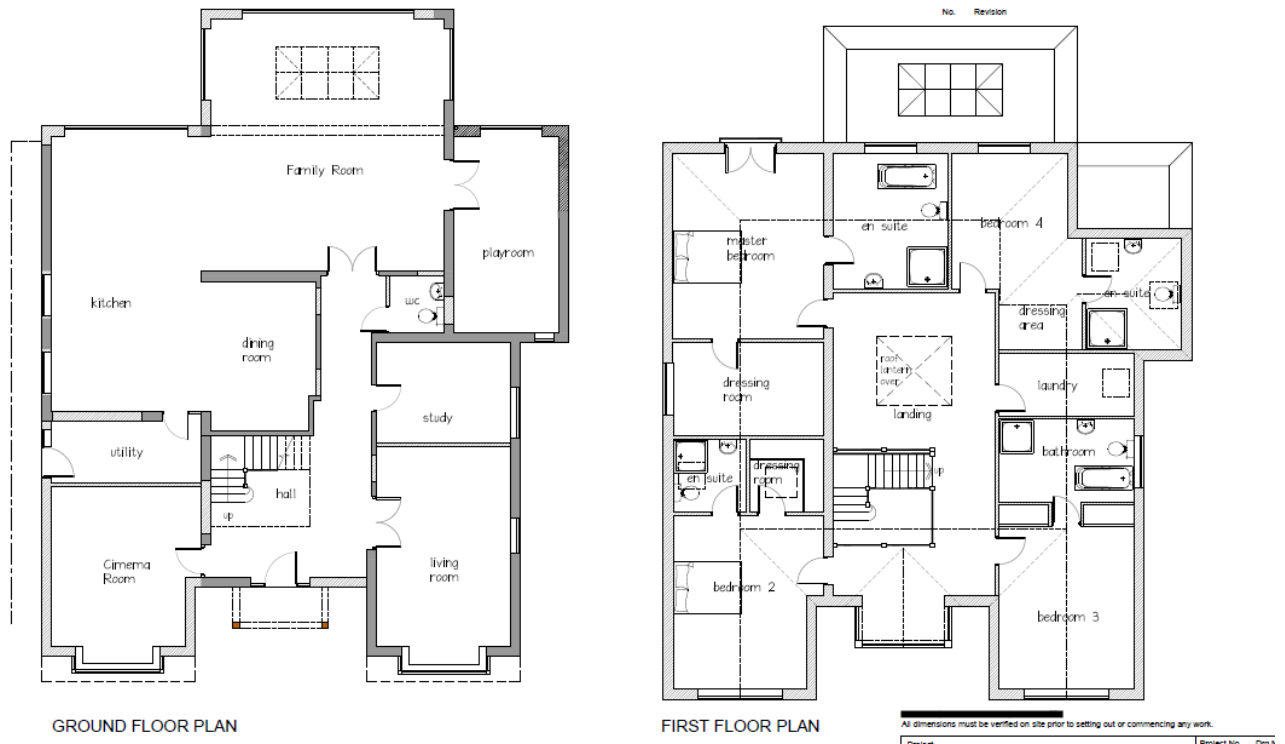
Proposed floor plans



Refused elevations 15/0158

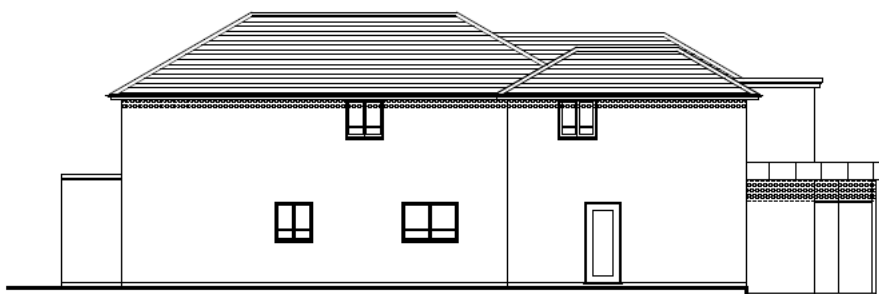
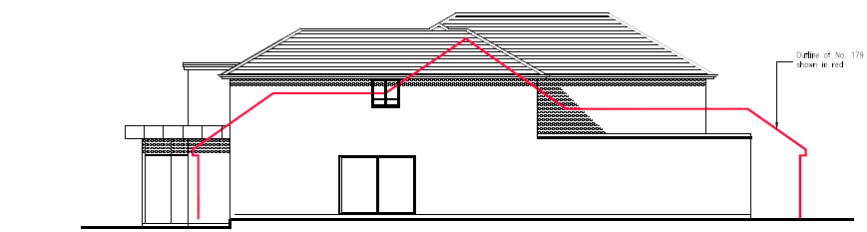


Refused floor plans 15/0158

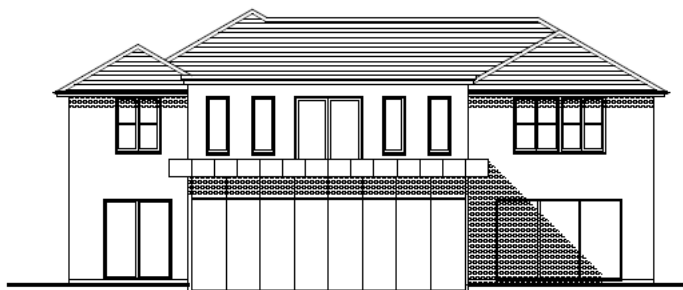




FRONT ELEVATION

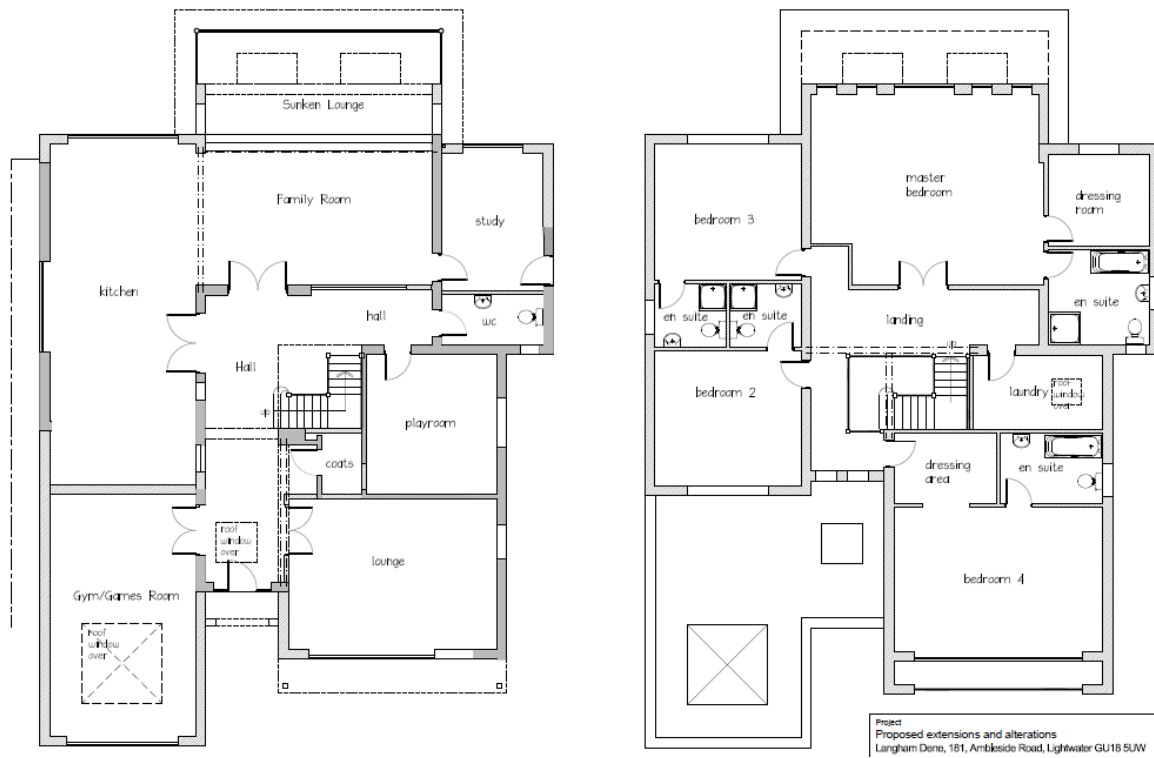


SIDE ELEVATION



REAR ELEVATION

REA



The existing dwelling (to the right with front facing dormer windows) and 179 Ambleside Road to the left.



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**APPLICATIONS FOR PLANNING PERMISSION & RELATED APPLICATIONS FOR  
CONSIDERATION BY THE PLANNING APPLICATIONS COMMITTEE**

**NOTES**

**Officers Report**

Officers have prepared a report for each planning or related application on the Planning Committee Index which details:-

- Site Description
- Relevant Planning History
- The Proposal
- Consultation Responses/Representations
- Planning Considerations
- Conclusion

Each report also includes a recommendation to either approve or refuse the application. Recommended reason(s) for refusal or condition(s) of approval and reason(s) including informatives are set out in full in the report.

**How the Committee makes a decision:**

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

**The Committee cannot base decisions on:**

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

**Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995** (as amended) is summarised for information below:

<b>A1. Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
<b>A2. Financial &amp; professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3. Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
<b>A4. Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not nightclubs).
<b>A5. Hot Food Takeaways</b>	For the sale of hot food consumption off the premises.
<b>B1. Business</b>	Offices, research and development, light industry appropriate to a residential area.
<b>B2. General Industrial</b>	Use for the carrying on of an industrial process other than one falling within class B1 above.
<b>B8. Storage or Distribution</b>	Use for the storage or as a distribution centre including open air storage.
<b>C1. Hotels</b>	Hotels, board and guest houses where, in each case no significant element of care is provided.
<b>C2. Residential Institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
<b>C2A. Secure Residential Institutions</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
<b>C3. Dwelling houses</b>	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
<b>C4. Houses in Multiple Occupation</b>	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
<b>D1. Non-residential Institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training areas.
<b>D2. Assembly &amp; Leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
<b>Sui Generis</b>	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres and casinos.