

**LOCATION:** 33 UPPER PARK ROAD, CAMBERLEY, GU15 2EG  
**PROPOSAL:** 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/roofspace 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).  
**TYPE:** Full Planning Application  
**APPLICANT:** Mr Paul Jeffery  
Consensus  
**OFFICER:** Duncan Carty

**RECOMMENDATION: GRANT subject to conditions**

## 1.0 SUMMARY

- 1.1 This application relates to the erection of a part two storey front, side and rear extension following the demolition of a two storey rear addition and conversion of the building into 8 no one bedroom flats and 2 no two bedroom flats for the learning disabled. Whilst the front façade of the existing building would be retained a substantial part of the rear building would be rebuilt and extended.
- 1.2 The application site falls within the Upper Gordon Road to Church Hill Conservation Area with residential properties to the east flank and rear (35 Upper Park Road and 19-21 Upper Gordon Road, respectively) with a recently completed, and currently partly occupied, flatted scheme to the west flank (29-31 Upper Park Road). The residential properties in this area are Victorian/Edwardian in age and large in size within large, heavily landscaped plots.
- 1.3 A previous planning permission was granted (under planning permission SU/12/0281) for a similar sized development (converting the building to a conversion of the building into 8 no. one bedroom flats for the learning disabled). This permission has not been implemented. The previous use of the property was as a 10 bed residential accommodation for staff associated with a nearby nursing home (granted under planning permission SU/02/1178). The site remains vacant, overgrown and in a poor condition.
- 1.4 The current proposal is considered to be acceptable in terms of its impact on character, trees, residential amenity, highway safety, the Thames Basin Special Protection Area and ecology.

## 2.0 SITE DESCRIPTION

- 2.1 This 0.13 hectare site is located on the north side of Upper Park Road in the Upper Gordon Road to Church Hill Conservation Area. The Conservation Area Appraisal indicates:

*"The general character of the conservation area derives from the specific building period of the properties which are largely late nineteenth century and early twentieth century detached and semi-detached houses and villas...The importance of this area lies in the group value of the buildings, rather than in their individual architectural merit. There is a high proportion of good Victorian and Edwardian villas and houses which still retain most of their original character, with important architectural features such as decorative wood detailing and redbrick pointing to the redbrick houses...The Upper Park Road area is characterised by a number of late Victorian houses (pre 1898) in substantial well-treed gardens."*

The application site forms a part of an important group of larger dwellings and whilst many have been converted into more intensive residential uses (in the form of flatted development), their general residential character forms an important part of the Conservation Area.

- 2.2 The application site comprises a large detached red brick Edwardian building with more modern additions to the rear and side. The existing building is two storey in height with further accommodation in the roof. The front façade features decorative tile hanging at first floor level, two bays and sash windows. There is a canopied porch supported by three white pillars over the main entrance, which is located at the front end of the eastern flank of the building. A metal external fire escape is attached to the rear end of the eastern flank elevation.
- 2.3 There is a single attached garage on the western flank and a hardsurfaced forecourt area with direct access onto Upper Park Road. The application site is well screened on all boundaries by trees and shrubbery. The land slopes gently down from the road frontage and there is a more significant drop in level beyond the rear garden, to the properties behind. The application site remains vacant and the condition of the building appears to be deteriorating. The garden is overgrown and neglected and, along with the existing building, is in a poor condition.
- 2.4 Residential properties, in the form of flatted developments, lie to the east flank and rear (31 Upper Park Road and 19-21 Upper Gordon Road, respectively) with a recently completed flatted scheme to the west flank (31 Upper Park Road). The residential properties opposite (1 and 2 Shalbourne Rise) are more modern in appearance and age and fall outside the Conservation Area.

## 3.0 RELEVANT HISTORY

- 3.1 SU/80/0779 Change the use of the premises from private dwelling to rest home for 8 elderly persons and 12 parking spaces. *Approved in September 1980.*

- 3.2 SU/02/1178 Change the use from residential care home (Class C2) to residential accommodation/hostel for staff employed at Kingsclear Nursing Home (Class C1). *Approved in October 2003.*
- 3.3 SU/06/0133 Conservation Area Consent for the demolition of existing building. *Refused consent in November 2006.*
- 3.4 SU/06/0135 Erection of a three storey building to form a new learning disability centre and staff training facilities following the demolition of existing building. *Refused permission in November 2006 and subsequent appeal dismissed in May 2007.*
- 3.5 SU/07/0983 Part conversion of existing building and erection of two storey extension with rooms in the roofspace to form a Learning Disability Centre and staff training facilities, following part demolition of existing building. *Approved in February 2008.*
- 3.6 SU/12/0281 Part demolition and erection of a two storey front, side and rear extension and dormer extension to the side and front to provide accommodation in the roofspace and conversion of the building to provide 8 No. one bedroom flats for use by the learning disabled with associated accommodation. *Approved in October 2012, which expired in 2015.*

#### **4.0 THE PROPOSAL**

- 4.1 The current application proposal is to erect a two storey extension with accommodation in the roof/three storey to the front, side and rear with dormers to the side and rear; following the demolition of an existing two storey rear addition; and conversion of the building into 8 no. one bedroom and 2 no. two bedroom flats for the learning disabled (Class C2). The applicant's Design and Access Statement indicates that *"the service will accommodate people who have a learning disability to live independently. The tenants will be supported to allow them to have access and be included in the local community enjoying educational, occupational, social and leisure facilities. Each individual will hold a tenancy for the flat. The residents will be permanent."*
- 4.2 The current proposal would retain the front part of the existing building and replace the rear section to a near identical depth and height no higher than the existing structure to the front with two storey additions to both flanks and with a half-hipped rear elevation, extending to a three storey height, including accommodation shown as within the roofspace on all of the other elevations. The proposal would provide a predominantly pitched roof – but with a two storey flat roof, stair column to the east flank. As a comparison, the dimensions for the proposal, against the existing structure and the last approved scheme (SU/12/0821) are as follows:

	<b>Existing building</b>	<b>SU/12/0821</b>	<b>Current proposal</b>
<b>Maximum height</b>	11.7m	10.2m	<b>11.4m</b>
<b>Eaves height</b>	5.8m	5.8m	<b>5.8m</b>
<b>Predominant width</b>	10.2	14.6m	<b>15.0m</b>
<b>Predominant depth</b>	19.0m	19.5m	<b>21.2m</b>

The proposed development would extend the building by about 2.2 metres further to the rear than the existing built form.

- 4.3 A car park would be provided to the front and east side of the application site providing parking for nine cars. The existing access onto Upper Park Road would remain unaltered and the majority of the trees to the site frontage would be retained. Some tree loss would occur further into the site (including a large previously pollarded hornbeam tree suffering from severe fungal decay).
- 4.4 The previous use of the site was as a 10 bedroom staff accommodation for Kingsclear Nursing Home (granted permission under SU/02/1178). The former staff accommodation use was in place at the time of the consideration of the application SU/07/0983 in 2007.

## **5.0 CONSULTATION RESPONSES**

- 5.1 County Highway Authority No objections.
- 5.2 Conservation Adviser No objections.
- 5.3 Tree Officer No objections (verbal).
- 5.4 Surrey Wildlife Trust No objections.
- 5.5 Natural England No comments received to date. Any formal comments received will be reported to the Committee.

## **6.0 REPRESENTATIONS**

- 6.1 At the time of preparation of this report no representations received in support and seven representations have been received with comments/objections which raise the following issues:
- Impact on highway safety, particularly the traffic movements on and off the site onto a busy road [See *paragraph 7.6*]
  - Use would be out of character with the area [See *paragraph 7.4*]

- Loss of privacy [See paragraph 7.5]
- It has not been adequately explained why some trees, which are not near the building, need to be removed, which are protected by its Conservation Area status [See paragraph 7.4]
- The proposed extensions do not comply with Conservation Area restrictions [Officer comment: *There are no specific restrictions upon development within the Conservation Area, subject to the considerations under paragraph 7.4*]
- One of the trees to the rear of the site requires thinning, having a detrimental impact on light to the neighbouring garden [See paragraph 7.4]
- Loss of outlook and impact of the flank west wall on neighbouring properties [Officer comment: *Outlook is not a material planning consideration and see paragraph 7.4*]
- Loss of trees and vegetation [See paragraph 7.4]
- External materials and windows not in keeping with surrounding properties [Officer comment: *Details of materials would be considered by condition and see paragraph 7.4*]
- Impact on local doctors surgeries [Officer comment: *This would not be a material planning consideration noting the size of the current proposal and its authorised use*]
- Insufficient parking [See paragraph 7.4]
- Impact of scale and massing on character of the Conservation Area [See paragraph 7.4]
- Precedent for future development in the Conservation Area [Officer comment: *Each application is determined on its own merits*]
- Development fails to comply with the Core Strategy objective 7, Policy HE1 (of the 2000 Local Plan) and guidance in the Western Urban Area Character SPD 2012 [See paragraph 7.4]
- Impact on adjoining rear garden [See paragraph 7.5]

## 7.0 PLANNING CONSIDERATIONS

- 7.1 The application site is located within the settlement area of Camberley, within a "Historic Routes" area defined as having a Victorian/Edwardian character as set out in the Western Urban Area Character Supplementary Planning Document 2012 and within the Upper Gordon Road to Church Hill Conservation Area. As such, Policies CP1, CP2, CP6, CP11, CP12, CP14, DM9, DM11, DM14 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); Policies NRM6 of the South East Plan 2009 (as saved) (SEP) and the National Planning Policy Framework (NPPF). In addition, guidance within the Western Urban Area Character Supplementary Planning Document 2012; and

Thames Basin Heaths Special Protection Area Avoidance Strategy Supplementary Planning Document 2012 are relevant to the consideration of this application.

7.2 It is considered that the main issues to be addressed in determining this application are:

- Principle of the development;
- Impact on the character of the area, trees and Conservation Area;
- Impact on residential amenity;
- Impact on highway safety and parking;
- Impact on Thames Basin Heaths Special Protection Area;
- Impact on local infrastructure and affordable housing provision; and
- Impact on ecology.

### **7.3 Principle of the development**

7.3.1 No objection is raised to the principle of the use proposed given that previous permissions relate to an 8 bed nursing home, 12 bed boarding house/hostel, 8 no one bedroom flats (for the learning disabled) and 10 bedroom residential care and educational facility. The proposed use is not considered likely to give rise to a significantly greater intensity of activity on the site or detriment to the Conservation Area than the authorised use of the site. Furthermore, the retention of a community type facility on this site accords with the objectives of Policy DM14 of the CSDMP.

### **7.4 The impact on the character of the area, trees and the Conservation Area.**

7.4.1 Paragraph 129 of the NPPF states:

*"Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)...They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."*

The current proposal would result in the demolition of a large proportion of a building within the Upper Gordon Road to Church Hill Conservation Area and replacement with a larger extension.

7.4.2 The Council's Conservation Adviser has raised no objections to the proposal. The current proposal is similar in design and built form to the approved development under planning permission SU/12/0821. During the consideration of application SU/07/0983, the Surrey County Historic Buildings Officer had raised no objections to the proposed development, which was considered to be an improvement on previous schemes. The proposal will be predominantly pitched roofed, but would include a flat roof, at a two storey height, over the stairwell, which would be visible for the front of the site.

However, the visual impact of this flat roof would be limited, because it would be seen against a backdrop of a larger, two storey pitched roof element behind.

- 7.4.3 The three storey element to the rear would not be visible from the street, and this element would appear as a part of the roof level accommodation when viewed from the front of the site, and would not be, in itself, harmful to the character of the area. The proposal would provide a complicated roof form and a more coherent roof form would normally be more appropriate. However, noting the setback of the building (particularly the rear section) and the landscape screening to the front, most of which is to be retained, the impact is much reduced. In addition, the poor quality existing flat roof rear section (which is clearly apparent from ground level) is to be removed and the front facade retained as a part of this proposal, and the general appearance of the site and condition of the existing building, is poor. It is considered overall that the current proposal would enhance the visual appearance of this site.
- 7.4.4 Whilst the building would be extended to each side reducing the spacings between buildings, noting the minimum gaps (of about 1 and 7 metres to the west and east flank boundaries, respectively) retained to each boundary; the setback of these extensions from the front wall of the existing building (and the street); the amount of landscaping around the building; and, the fact that a similarly scaled proposal has been previously approved under planning permission SU/12/0821, no objections are raised to this part of the development proposal.
- 7.4.5 The Western Urban Area Character SPD 2012 indicates that within Victorian/Edwardian Subdivisions character area, development proposals will need to reflect the historic plot dimensions, architectural detailing and scale and massing and incorporate high quality detailing and materials, softening through the provision of vegetation and the building to strongly address the road frontage with a traditional front/back relationship to the street. In addition, the SPD indicates that the retention of good quality Victorian/Edwardian buildings will be strongly encouraged and extensions to such buildings will need to be sensitive and enhance their character. The proposal provides a mix of materials, details of which would be secured by condition, and roof level detail to add interest to the building. As such, the current proposal is considered to accord with these objectives.
- 7.4.6 The application site is well tree'd and is well screened to most parts of the site boundary. Most of the existing trees are proposed to be retained, but some examples to the front and in the rear garden are poor quality and could be replaced. A large Hornbeam tree located to the east flank of the existing buildings is proposed to be felled. This tree has previously been heavily pollarded but has now grown to a significant height. However, this tree is showing signs of extensive fungal decay and therefore has a very limited life expectancy. A replacement tree will be sought, by condition. No objections are raised to the proposal by the Council's Tree Officer. As such no objection is raised with regard to impact of the proposal on trees.
- 7.4.7 The current proposal would provide a car parking area of nine spaces to the site frontage and east side of the building. The existing frontage vegetation in particular will need to be retained (or replaced with suitably sized planting) to assist in screening the proposed car parking. In addition, the adjoining/nearby sites,

particularly 29 and 31 Upper Park Road, also have similar parking areas to their site frontages (all screened in part by frontage vegetation/walls).

- 7.4.8 In conclusion, the proposal is considered to be acceptable in terms of its impact on the character of the area and the Conservation Area. As such, the proposal accords with Policies DM9 and DM17 of the CSDMP and advice in the Western Urban Area Character Supplementary Planning Document 2012.

## **7.5 The impact of the proposal on residential amenity**

- 7.5.1 The current proposal would extend close to the flank boundary with the flatted development at 31 Upper Park Road, which has windows in the flank elevation facing the application site. These windows are fitted with obscure glazing and appear to serve bathrooms within flats at ground and first floor, and no objections are raised to loss of light to such accommodation. The proposed extension would extend approximately 10.5 metres beyond the main rear wall of 31 Upper Park Road and extend in part to a minimum of 1 metre from the flank boundary with this property. The windows in the rear elevation of this neighbouring block include habitable room windows, at ground and first floor levels, to which light would also be lost. The presence of this extension would also be clearly felt from the rear garden of this block. However, noting the similarly scaled development previously granted permission (under SU/12/0821); the influence of the existing built form (and limited further extension currently proposed); the size (and especially the width) of the rear amenity space available to the current (and future) occupiers of residential flats within 29 and 31 Upper Park Road; and, the level of landscaping on the flank boundary between these properties, no objections are raised to the proposal on loss of light to these rooms or impact on the rear garden.
- 7.5.2 The existing building has a number of windows looking towards 31 Upper Park Road on its western elevation and the proposal will reduce the number of windows leaving two windows to each floor as primary windows serving a bedroom or living room/kitchen space at these floor levels. Other windows are secondary windows which are required to improve light. As such, these windows are proposed to be fitted (and retained in perpetuity) with obscure glazing and non-opening in part so that there is no material loss of privacy, over the current authorised use.
- 7.5.3 The separation distances between the rear of the new building and the property to the rear will remain largely unaltered and a substantial tree screen exists on the rear boundary. Similarly, given the generous separation distance between the proposed building and the neighbouring property at 35 Upper Park Road, together with existing mature boundary planting (much of which is to be retained), the proposal is not considered to give rise to harm to neighbouring residential amenities, even with the level of habitable rooms with sole (or primary) windows facing the application site. It is also proposed that windows in this elevation facing that property are to be fitted with obscure glazing and non-opening in part so that there would be no material loss of privacy to 35 Upper Park Road.
- 7.5.4 The proposal also provides a bin store and some angled parking close to the flank boundary with 35 Upper Park Road. However, noting the existing boundary screening and subject to conditions to agree landscape details, including boundary treatments, no objections are raised. These arrangements are also similar to the approved scheme SU/12/0281 with the bin store in the same location and a



servicing/turning area provided in the location of the parking spaces closest to the mutual flank boundary.

- 7.5.5 The current proposal would provide about 400 square metres of rear amenity to serve the application property. Even with some heavy landscaping and trees retained, an acceptable level of private amenity space would be provided for future occupiers of the proposed development (if approved). The current proposal therefore complies with Policy DM9 of the CSDMP.

## **7.6 Impact on highway safety and parking**

- 7.6.1 The current proposal would provide nine car parking spaces which noting the low level of car ownership by future occupiers, would be an acceptable level of provision. The existing access into the site would be used and no material increase in the use of the access (over the authorised and approved uses. It is noted that the application site is on a busy road. However, the County Highway Authority has raised no objections to the proposal on highway safety or parking grounds. The current proposal is therefore considered to be acceptable on these grounds and complies with Policies CP11 and DM11 of the CSDMP.

## **7.7 Impact on the Thames Basin Heaths Special Protection Area**

- 7.7.1 The site is located some 1.6km from the Thames Basin Heaths Special Protection Area. Natural England are currently advising that new residential development within 5km of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use.
- 7.7.2 The application proposes a net increase of residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected site. The comments of Natural England are awaited but for the previous scheme SU/12/0821, the Natural England advised:

*"Natural England advises your Authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on interested features for which the Thames Basin Heaths SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the [SPA] site's conservation objectives.*

*The conclusion is based on the understanding that at the time of the SPA was classified (March 2005) the application site was in use and providing 10 units of permanent staff accommodation linked to Kingsclear Nursing Home (SU/02/1178). This represents the baseline impact from the site on the SPA. Natural England's view is that the current application for 8 one-bed flats for the learning disabled represents a reduction of two units. There is no requirement for the applicant to make a contribution to your Authority's Thames Basin Heaths SPA Avoidance Strategy."*

- 7.7.3 As such, it is considered that with the proposal development providing no net gain in units from the authorised/existing use of the existing building in 2005, the current proposal would not have an adverse impact on the integrity of the SPA and accords with Policy CP14 of the CSDMP, Policy NM6 of the SEP, and guidance within the

Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2012 and the National Planning Policy Framework.

## **7.8 Impact on local infrastructure and affordable housing delivery**

- 7.8.1 The Council adopted the Developer Contributions SPD in October 2011 and financial contributions are now required for any development providing new dwellings or commercial floorspace; levels of contributions have been drawn from work carried out by the Surrey Collaboration Project and the amount payable will be dependent on the scale of the development and its location.
- 7.8.2 In this instance the development proposes the conversion of the existing building into 8 residential units for the learning disabled would result in Class C2 development being provided not lead to an intensification of use of the site beyond its current lawful use. As such, the proposed development would not have any adverse impact on local infrastructure and accords with Policy CP12 of the CSDMP and advice in with Developer Contributions Supplementary Planning Document 2011.

## **7.9 Impact on ecology**

- 7.9.1 The applicant has provided an ecological Phase 1 Survey with the current application which has indicated that "the hanging tiles to the front of the application property have the medium potential to support roosting bats." This part of the application property would be retained. The Council are awaiting the formal comments of the Surrey Wildlife Trust, and any received comments will be reported to the Planning Applications Committee in an update. However, the advice of Natural England is that further survey work (or mitigation) will not be required in this instance because the hanging tiles to the front of the building would be retained as a part of the application proposal. The current proposal therefore complies with Policy CP14 of the CSDMP and the National Planning Policy Framework.

## **8.0 CONCLUSION**

- 8.1 In conclusion, it is considered that the design and bulk and scale of the proposed extensions would integrate with the existing building and would not harmfully impact on the character of the area or the conservation area, local infrastructure, ecology or the Thames Basin Heath Special Protection Area. Furthermore, the proposal would not give rise to detriment to residential amenities or highway safety and provides a facility to support the local community.
- 8.2 The proposal therefore accords with the objectives of development plan policies referred to above, and is considered to be acceptable.

## **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 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: (00)4 Rev. G and (21)1 Rev. G received on 16 November 2016 and (00)2 Rev E, (00)3 Rev. D and (9-)2 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. 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. Materials to be agreed will include the proposed brick, tile, guttering and fenestration. Once approved, the development shall be carried out using only the agreed materials.

Reason: In the interests of visual amenities of the area and Conservation Area and to accord with Policies DM9 and DM17 of the Surrey Heath Core Strategy and Development Management Policies 2012, advice in the Western Urban Area Character SPD 2012 and the National Planning Policy Framework.

4. The premises shall be used for the learning disabled and for no other purpose (including any other purposes in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re enacting that Order).

Reason: In order to protect residential amenities of the local area and highway safety and accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

5. Before first occupation of the development hereby approved the window(s) in the flank elevation facing 35 Upper Park Road at first floor level or above and the secondary windows in the flank elevation facing 31 Upper Park Road at first floor level (including the narrower window serving the lounge centrally positioned and the window serving the lounge to the front of the building) shall be completed in obscure glazing and any opening shall be at high level only (greater than 1.7m above finished floor level) and retained as such at all times. No additional openings shall be created in these elevations without the prior approval in writing of the Local Planning Authority.

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

6.
  1. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved, and implemented prior to first occupation. The submitted details should also include an indication of all level alterations, hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out and shall build upon the aims and objectives of the supplied **BS5837:2012 – Trees in Relation to Design, Demolition and Construction** Arboricultural Method Statement [AMS].
  2. All hard and soft landscaping works shall be carried out in accordance with the approved details. All hard and soft landscaping works shall be carried out in accordance with the approved details. All plant material shall conform to **BS3936:1992 Parts 1 – 5: Specification for Nursery Stock**. Handling, planting and establishment of trees shall be in accordance with **BS 8545:2014 Trees: from nursery to independence in the landscape**.

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

7. No development including demolition shall take place until a detailed arboricultural method statement has been submitted and approved in writing by the Local Planning Authority. The statement will be in accordance with British Standard 5837:2012 “Trees in Relation to Design,

Demolition and Construction” and shall contain details of pruning or removal of trees, specification and location of tree and ground protection (for both pedestrian and vehicular use), all demolition processes, details of construction processes for hard surfaces. The statement should also contain details of arboricultural supervision and frequency of inspection along with a reporting process to the Tree Officer. All works to be carried out in strict accordance with the approved details.

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

8. Details of visibility zones for the site access shall be submitted to and approved in writing by the Local Planning Authority and the visibility zones shall be provided in accordance with the approved details prior to the first occupation and thereafter kept permanently clear of any obstruction.

Reason: The condition above is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with Policies CP11 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

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

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

10. Prior to the first occupation of the development hereby approved on site details of refuse and 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 and residential amenities are not prejudiced and to accord with Policies DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012.

11. No development, including any demolition or site clearance, shall take place until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding
- (f) hours of construction
- (g) confirmation in writing that there will be no on-site burning of material

during the demolition, site clearance and construction phases.

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction period.

Reason: The condition above is required in order that the development should not prejudice residential amenity or highway safety, nor cause inconvenience to other highway users and to accord with Policies CP11, DM9 and DM11 of the Surrey Heath Core Strategy and Development Management Policies 2012 and the National Planning Policy Framework.

Informative(s)

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