Introduction

This application has been brought before the Area Committee because the proposal does not fall within the Council’s scheme of delegation.

Location Plan
Site Description

The application site measures 0.035 in hectares and is located to the north of Hale House Lane near to the junction with Crossways in the centre of the village of Churt.

The site was once occupied with garaging/storage use associated with the retail use of the unit on the corner of Crossways. The site is now vacant and generally level with a close boarded fence which demarcates the south western boundary. Access to the site is located in Hale House Lane and is shared with rear access to other shops in Churt Road.

To the north and northwest of the site is a retail building in use on the ground floor (Churt News) with residential above. A long garage building at this property adjoins the northern boundary of the site. To the east is a footpath which leads to playing fields. Immediately to the west is a retail unit which once contained a residential flat above but is now used for storage in connection with the retail use.

Proposal

Planning permission is sought for the erection of two detached dwellings with associated parking.

The proposal would utilise the existing access point from Hale House Lane.

The proposed dwellings would measure 8.2m in height. Unit 1 would measure 7.1m wide, by 9.4m deep with a gross internal floor area of 92.5sqm. The rear amenity space associated with Unit 1 would measure 10.5m in depth and 9m in width at its widest point. Unit 2 would measure 6.6m wide, by 10.2m deep with a gross internal floor area of 92sqm. The rear amenity space associated with Unit 2 would measure 10.6m in depth and 8.1m in width. To the front of the dwellings an area of block paving would provide parking provision for 5 cars, with a gravelled access and turning area.

The proposed dwellings would be designed in a traditional style with plain clay hanging tiles, white UPVC windows, facing brickwork and cast stone cills under a half round ridge and hipped red tiled roof.
Proposed Block Plan:

Proposed Plans for Unit 1:
### Proposed Plans for Unit 2:

#### Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>WA/2013/1528</td>
<td>Erection of 2 dwellings following demolition of existing storage buildings</td>
<td>Full</td>
<td>06/11/2013</td>
</tr>
<tr>
<td>WA/2004/2538</td>
<td>Erection of a terrace of 4 dwellings together with the erection of two shops with associated parking and ancillary works following demolition of existing shop</td>
<td>Refused</td>
<td>11/3/2005</td>
</tr>
<tr>
<td>WA/1988/1170</td>
<td>Erection of bungalow and garage</td>
<td>Refused</td>
<td>27/7/1988</td>
</tr>
<tr>
<td>HM/R21630</td>
<td>Erection of one detached dwellinghouse and garage</td>
<td>Refused</td>
<td>23/8/1973</td>
</tr>
</tbody>
</table>

### Planning Policy Constraints

- Green Belt – within defined village settlement area
- Surrey Hills AONB & AGLV
Article 4 Direction (temporary uses - not relevant to this application)
Wealden Heaths I SAC 2km Buffer Zone
Wealden Heaths I SPA 5km Buffer Zone
Wealden Heaths II SPA 5km Buffer Zone
East Hants SPA 5km Buffer Zone

Development Plan Policies and Proposals

Policies RD1, C1, C3, D1, D4, D9, H10, M2 and M14 of the Waverley Borough Local Plan 2002.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) and the South East Plan 2009 (solely in relation to policy NRM6) therefore remain the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case in line with paragraph 215, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The report will identify the appropriate weight to be given to the Waverley Borough Local Plan 2002.

The Council is in the process of replacing the adopted 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. In the latest provisional timetable for the preparation of the Local Plan (Part 1), the Council is scheduled to approve the plan for publication in July 2016.

Other guidance:
The National Planning Policy Framework 2012 (NPPF)
The National Planning Practice Guidance 2014 (NPPG)
Residential Extensions Supplementary Planning Document 2010 (SPD)
Waverley Borough Council’s Parking Guidelines (2013)
Surrey Vehicular and Cycle Parking Guidance (2012)
Design Statement Churt (2011)
## Consultations and Parish Council Comments

<table>
<thead>
<tr>
<th>Authority</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>County Highway Authority</td>
<td>No objections subject to conditions</td>
</tr>
<tr>
<td>Parish Council</td>
<td>No comments received</td>
</tr>
<tr>
<td>Thames Water</td>
<td>No objection in regard to surface water drainage and sewerage infrastructure capacity</td>
</tr>
<tr>
<td>Surrey Wildlife Trust</td>
<td>Initial comments received 17/03/2016 recommended that the applicant submits an updated Ecology Report for the site.</td>
</tr>
<tr>
<td></td>
<td>Comments following receipt of additional ecological report 01/04/2016 - Arbtech’s Ecological Assessment report dated 01/04/2016 appears to provide sufficient information to be able to determine the likely effect of the development on protected and important species using the site. The applicant should therefore be required to undertake the Mitigation and Enhancement actions as detailed in Recommendations section of the Ecological Report.</td>
</tr>
<tr>
<td>Natural England</td>
<td>No objection with regard to Internationally and nationally designated site. The LPA should assess and consider the other possible impacts resulting from the proposal on the following when determining this application:</td>
</tr>
<tr>
<td></td>
<td>• Local site (biodiversity and geodiversity)</td>
</tr>
<tr>
<td></td>
<td>• Local landscape character</td>
</tr>
<tr>
<td></td>
<td>• Local or national biodiversity priority habitats and species</td>
</tr>
<tr>
<td></td>
<td>With regard to Surrey Hills AONB advice should be sought from the AONB Conservation Board.</td>
</tr>
</tbody>
</table>
With regard to protected species no assessment has been made but Natural England standing advice on protected species applies.

<table>
<thead>
<tr>
<th>Environmental Health Officer (Waste and Recycling)</th>
<th>Each of the two dwellings will require storage space for the following containers, which must be clearly identified with the property name /number and be presented for collection on the kerbside of Hale House Lane on the appropriate day:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 x140 litre black refuse bin</td>
</tr>
<tr>
<td></td>
<td>1 x 240 litre blue recycling bin</td>
</tr>
<tr>
<td></td>
<td>1 x 240 litre brown garden waste bin (optional subscription service)</td>
</tr>
<tr>
<td></td>
<td>1 x 23 litre food waste green kerbside caddy</td>
</tr>
</tbody>
</table>

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received.

**Representations**

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” neighbour notification letters were sent on 25/01/2016.

1 letter has been received raising objection on the following grounds:

- Proposal would result in overdevelopment of the site
- Parking and traffic issues
Determining Issues

Principle of development
Housing Land Supply
Green Belt considerations
Design and impact on visual amenity
Impact of the AONB and AGLV
Impact on residential amenity
Standard of accommodation and amenity space
Highways and parking
Impact on SPA’s
Biodiversity and compliance with Habitat Regulations 2010
Accessibility and equalities Act 2010, Crime and disorder and Human Rights
Implications
Pre Commencement Conditions
Working in a positive/proactive manner
Third Party Representations

Planning Considerations

Principle of development

The site is located within the Green Belt within the Rural Settlement of Churt.

Although there is a general presumption against development in the Green Belt, it is recognised that some rural settlements are able to accommodate limited development without detriment to their character, or to the appearance of the countryside and openness of the Green Belt.

Within the Rural Settlement boundaries identified on the Proposals Map, the Council will only permit appropriate development which is well-related in scale and location to the existing development (Policy RD1).

Planning history and differences with previous proposal

The planning history is a material consideration.

The previous use of the land would appear to have been for garaging/storage use in association with the retail unit fronting Crossways. On 06/11/2013, application WA/2013/1528 was granted full permission for the erection of a pair of semi-detached dwellings following demolition of existing storage buildings. The proposal featured 3 bedrooms dwellings and two parking
spaces to the front (east). The proposal would have utilised the existing access point.

The proposed dwellings measured 7.7m high. Unit 1 measured 5.8m wide, by 9m deep, with a conservatory taking the total depth to 13m, with a floor area of 115sqm. Unit 2 measured 7.3m wide, by 6.8m deep, with a conservatory taking it to 10.4m deep with a floor area of 108.7sqm.

The proposed design comprised of a traditional style, each having a different appearance including tile hanging to the front and rear side elevation of Unit 1, with remaining elevations rendered, all under a tiled roof.

Proposed site plan (Permission WA/2013/1528):

Proposed floor plans and elevations (Permission WA/2013/1528):
The differences between the current proposal and that application are that this current application proposes two detached dwellings as opposed to a pair of semi-detached dwellings. Furthermore, the current proposal features dwellings which would measure 8.2m in height, 0.5m higher than the previous scheme WA/2013/1528, which proposed a height of 7.7m. This current application also proposes 1 further parking space, taking the total to 5 spaces.

The test is whether having regard to the changes; the current proposal is materially more harmful than the approved scheme and is acceptable in its own right.

**Housing Land Supply**

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development.

The provision of new market and affordable housing will assist in addressing the Council’s housing land supply requirements. Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013. That was the target in the
revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted. However, as a result of court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that the latest evidence in the Strategic Housing Market Assessment points to a higher level of housing need in Waverley than that outlined within the South East Plan. The West Surrey Strategic Housing Market Assessment September 2015 indicates an unvarnished figure of at least 519 dwellings per annum. The latest 5 year housing land supply assessment shows a supply of 4.52 years, based on the unvarnished housing supply figure above and taking into consideration the backlog in housing delivery. This falls short of the 5 year housing land supply as required by the NPPF. This is a material consideration to be weighed against the other considerations for this application.

**Green Belt considerations**

The site is located within the Green Belt, the NPPF states that within the Green Belt inappropriate development is, by definition harmful and should not be approved except in very special circumstances. Any development which would materially detract from the openness or visual amenity of the Green Belt will not be permitted.

Paragraph 89 of the NPPF sets out that the construction of new buildings should be regarded as inappropriate development, exceptions to this include:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater
impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposal would fall within one of the exceptions listed above; limited infilling in villages. As such, for the purposes of Green Belt Policy, the proposal would constitute appropriate development in accordance with paragraph 89 of the NPPF.

Design and impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

The application site is within the Rural Settlement of Churt. Policy RD1 of the Local Plan states that development will only be permitted if it is well-related in scale and location to the existing development and:-

a) Comprises infilling of a small gap in an otherwise continuous built up frontage or the development of land or buildings that are substantially surrounded by existing buildings; and

b) Does not result in the development of land which, by reason of its openness, physical characteristics or ecological value, makes a significant contribution to the character and amenities of the village; and

c) Does not adversely affect the urban/rural transition by using open land within the curtilage of buildings at the edge of the settlement; and

d) Takes account of the form, setting, local building style and heritage of the settlement; and

e) Generates a level of traffic which is compatible with the environment of the village and which can be satisfactorily accommodated on the surrounding network.

The Churt Village Design Statement states that “Within the settlement boundary the scale of any residential development should be responsive to the character of the settlement and its surrounds” and make “a positive contribution to local distinctiveness and to the street scene.” It also states that “The bulk, scale and density of proposed developments should be appropriate.”
In terms of criterion a of Policy RD1, the proposed development of two dwellings would be relatively modest in scale, located on a site which is close to existing buildings and would be built on the site of the existing storage buildings. Furthermore, it would comprise infilling of a small gap which is surrounded by existing buildings.

With regards criterion b, the application site, which is currently an unused parcel of land, is not considered to make such a significant contribution to the character or amenities of the village, that its loss would warrant a reason for refusal. In terms of its ecological value, the submitted ecology report found the site to have low ecological value. The proposal would therefore comply with this criterion.

The site is not at the edge of the settlement and therefore there is no conflict with criterion c.

With regards criterion d, the proposed design of the dwellings is considered to be in keeping with the character of the village. The proposed dwellings would not be out of scale with surrounding developments and would have a sympathetic Surrey vernacular design. The proposed dwellings would also retain a gap to the south west, which would comprise the garden areas, allowing the openness of the village to be retained. The dwellings would therefore have no harmful effect upon visual amenity and would comply with criterion d.

Officers consider that the proposal would not appear intrusive or unduly prominent and would not adversely affect the character of the site, due to the appropriate design and scale of the proposal, together with the built up nature of the rural settlement. It would not result in detriment to the character or appearance of the settlement. The proposal is therefore considered to accord with Local Plan Policies D1, D4 and RD1 criterion a-d, and the NPPF in this regard.

Criterion e of Policy RD1 is discussed in the highways section of the report.

**Impact of the AONB and AGLV**

Section 85 of the Countryside and Rights of Way Act 2000 states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB), in accordance with this, Policy C3 of the Local Plan 2002
requires development within the AONB to conserve or enhance the character and beauty of the landscape. The Surrey Hills Management Plan 2014 – 2019 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

The site is also located within an Area of Great Landscape Value wherein Policy C3 of the Local Plan 2002 states that development should serve to conserve or enhance the character of the landscape. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

The proposed dwellings would measure 8.2m in height and have been designed with a half round ridge and hip tiled roof which reduces its bulk, mass and scale. The proposed dwellings would be seen within the context of the surrounding residential development. In addition, due to the size, scale and design of the proposal, it is considered that it would result in dwellings that are similar to the surrounding properties.

Furthermore, the design and location would prevent the development from appearing intrusive in the landscape and they are considered not to detract from the rural character of the area. It is therefore considered that the proposal would not result in harm to the natural beauty and landscape character of the Surrey Hills AONB and AGLV and is likely to comply with Policy C3 of the Local Plan and the Surrey Hills Management Plan.

**Impact on residential amenity**

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council’s SPD for Residential Extensions.

The nearest property is to the southwest (Southdown House), which has a mixed use residential and shop (Class C3 & A1). This property features rear amenity space to the north east of the host building. A 1.8m close boarded fence is located on the shared boundary between the application site and Southdown House. It is noted that Units 1 and 2 both feature windows at first floor level on the south west facing elevations. Notwithstanding this, there is a minimum separation distance of 10.5m from the proposed dwellings to the shared boundary. The Council’s Residential Extensions SPD guidance
suggests a minimum separation distance of at least 18m between proposed windows and the rear amenity space of neighbouring properties. However, in this instance, this relationship would not appear out of context with the surrounding development in the rural settlement. Furthermore, due to the orientation of the rear amenity space associated with Southdown House, which is primarily located to the north of the building, separated from the eastern boundary, officers consider this relationship to be acceptable.

Churt News with a residential property above is located to the north west of the site. Taking into consideration the distance from this property (approximately 17m), the fact that there is a garage building along the northern boundary and the oblique angle at which the proposed dwellings would be set, it is considered that there would be no harmful loss of privacy or amenity to this property. Furthermore, only 1 window is proposed in the north west facing elevation of Unit 2 and this would serve the staircase. A condition is recommended to remove permitted development rights for any further windows or other openings in this elevation, if permission is granted.

Given the distance of some 30m to the neighbouring properties in Crossways Close, to the south, it is considered that no harmful loss of privacy or amenity would occur to these properties.

Officers have considered the 45 degree test contained within the Council Residential Extensions SPD and the proposal would comply, therefore the dwellings would not result in a material loss of light to the aforementioned neighbouring properties. In addition, due to the separation distance and pitched roof design, the proposal is unlikely to result in a feeling of overbearing impact or loss of outlook to neighbouring occupiers.

In light of the above, officers consider that the proposed development would not result in significant harm to the living conditions of neighbouring occupiers in respect of quality of the outdoor amenity space or perception of overlooking. It would comply with Polices D1 and D4 of the Local Plan 2002, the Council’s Residential Extensions SPD 2010 and the requirements of the NPPF.

**Standard of accommodation and provision of amenity and play space**

The government technical housing standards – nationally described space standard (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight but used as guidance to inform the decision on this proposal.
On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable ‘outdoor area’ should be provided in association with residential development and that ‘appropriate provision for children’s play’ is required.

The proposals would feature two 3 bedroom detached dwellings over two stories.

The following table provides a comparison between the proposed floor areas and the Technical Housing Standards:

<table>
<thead>
<tr>
<th>Dwelling no.</th>
<th>Technical requirements for minimum gross internal floor areas</th>
<th>Proposed internal floor areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1 – 3 bedrooms (6 persons) over 2 storeys</td>
<td>102 sqm</td>
<td>92.5sqm</td>
</tr>
<tr>
<td>Unit 2 – 3 bedrooms (6 persons) over 2 storeys</td>
<td>102 sqm</td>
<td>92sqm</td>
</tr>
</tbody>
</table>

It is noted that the proposed dwellings fall short of meeting the guidance internal floor area, however, on balance taking into consideration the lack of a Local Plan policy, it is considered that the proposal offers an appropriate internal standard of accommodation for future occupiers. Furthermore, all habitable rooms would have appropriate light and outlook.

A large area of amenity space has been provided to the south west of each of the dwellings. This is considered to provide an adequate amenity area for future residents. The proposed amenity spaces are considered to be an acceptable arrangement and would comply with Policy H10 of the Waverley Local Plan.

*Highways and parking*

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also
in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

Paragraph 32 states: “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no objections subject to a condition.

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document (2013) which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012.

The Council’s 2013 Parking Guidelines require 3 bedroom dwellings to provide 2.5 car parking spaces. The application site would contain 5 car parking spaces (2 spaces allocated to each 3 bedroom dwelling and an additional visitors space) within the curtilage of the each dwelling to allow for adequate parking in accordance with the Council’s 2013 Parking Guidelines.

In light of this, the proposal would not result in severe impact on the safety of the highway and is in accordance with Waverley Parking Guidelines and Policies M2 and M14 of the Local Plan 2002.
Effect on the SPAs and SAC

The site is located within the Wealden Heaths and East Hants 5km SPA Buffer Zones and the Wealden Heaths SAC. The proposal would result in an increase in people (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect upon the integrity of the SPA. Furthermore, the proposal would not result in a significant increase in pollution. An appropriate assessment is not, therefore, required.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

The applicant has submitted an Ecological Report (01/04/2016) as part of this application, which recommends the following actions be taken to enable enhancement of the biodiversity on site:

- Bat boxes should be installed in the grounds of the site to provide an enhancement. These should be of the Schwegler type e.g. 1FF and a minimum of two boxes can be installed on the new building within the grounds. The boxes should be no less than three meters off ground level and face south/south-westerly. No artificial light should shine on the boxes and clear flight paths to and from the boxes should be considered.

- The planting of native trees such as Beech and Hawthorn can provide an additional foraging resource for breeding birds in the local area. Bird boxes could be installed on any new buildings and planted trees to enhance the breeding bird habitat on site. These could be Schwegler 1B nest boxes and Schwegler 2H robin boxes.

It is considered that the aforementioned biodiversity enhancements would enhance the biodiversity of the site in accordance with the NPPF. These recommendations can be controlled by way of condition should permission be granted.
Accessibility and equalities Act 2010, Crime and Disorder and Human Rights Implications

There are no implications for this application.

Pre Commencement Conditions

Article 35 of the DMPO 2015 requires that for any application for planning permission, the Notice must state clearly and precisely the full reasons, in the case of each pre-commencement condition, for the condition being a pre-commencement condition. This is in addition to giving the full reason for the condition being imposed.

“Pre commencement condition” means a condition imposed on the grant of permission which must be complied with: before any building/ other operation/ or use of the land comprised in the development is begun.

Where pre commencement conditions are justified, these are provided with an appropriate reason for the condition.

Development Management Procedure (Amendment) Order - 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:

- 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.
- 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;
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Third Party Representations

Third Party representations have been carefully considered an the majority of issues raised have been addressed in the report. Those which have not been previously addressed are considered below:

Concerns have been received regarding the overdevelopment of the site as a result of the proposed two detached dwellings. It is a material consideration as
part of this current assessment that planning permission has been granted for the erection of a pair of semi-detached dwellings following demolition of existing storage buildings. In this instance, officers consider this current scheme to efficiently utilise the site to provide 2 dwellings which would offer adequate accommodation and amenity space for future occupiers whilst also reflecting the character of the immediate area.

Further concerns have been raised with regard to traffic implication however it should be noted that this current scheme provides 5 off street parking spaces for the 2 dwellings. In addition, Surrey County Council Highways Authority have undertaken an assessment of the scheme and raise no objections regarding traffic implications.

Conclusion/planning judgement

Officers consider that there are no adverse impacts of the development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as whole or specific policies in the NPPF.

As such, the proposals would accord with Local Plan Policies RD1, D1, D4, M2 and M14 of the Local Plan, and the requirements of the NPPF.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition
   The plan numbers to which this permission relates are 1410.00, 1410.01, 1410.02, 1410.03, 1410.04 and SD15435-01. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

   Reason
   In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition
   No development shall take place until details of the external materials and hard surfaces to be utilized in the construction of the development hereby permitted, have been submitted to and approved, in writing, by
the Local Planning Authority. The development shall be carried to in accordance with the approved details.

Reason
In the interest of the character and amenity of the area in accordance with Policies RD1, D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the development.

3. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed at first floor level or above in the north west elevation of unit 1 and the north west or south east elevation of Unit 2 without the written permission of the Local Planning Authority.

Reason
In the interest of the amenities of the neighbouring residents, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking or re-enacting that Order with or without modification), no enlargement to any of the dwelling houses hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason
In the interest of the character and amenity of the area in accordance with Policies RD1, D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition
Prior to the occupation of the dwellings a detailed landscaping scheme shall be submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out prior to the occupation of the dwelling or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the
satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason
In the interest of the character and amenity of the area in accordance with Policies RD1, D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition
Prior to the occupation of the development hereby permitted, storage space for the following shall be provided for each of the two dwellings to the rear of each dwelling:
1 x 140 litre black refuse bin
1 x 240 litre blue recycling bin
1 x 240 litre brown garden waste bin (optional subscription service)
1 x 23 litre food waste green kerbside caddy
These shall be permanently retained thereafter.

Reason
In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition
No development shall commence until a Construction Transport Management Plan, 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
has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as this detail is required ahead of any works taking place to ensure satisfactory arrangements are made to safeguard the local highway network during construction works.
8. **Condition**
The development shall be carried out in accordance with the recommendations set out in Arbtech's Ecological Assessment report dated 01/04/2016.

**Reason**
To ensure that protected species under schedules 1 and 5 of the Wildlife and Countryside Act 1981 are not endangered in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

9. **Condition**
Construction works or deliveries to and from the site shall not take place outside the hours of 08:00-18:00 on Monday to Friday, 08:00-13:00 Saturday, and no activities on Sunday and Bank Holidays.

**Reason**
In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

10. **Condition**
Notwithstanding the submitted plans, full details of the proposed boundary treatment shall be submitted and approved prior to the occupation of the dwellings. The boundary treatment shall be erected in accordance with the approved details prior to the occupation of the dwellings.

**Reason**
In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Local Plan.

11. **Condition**
The windows at first floor level in the north west facing elevation of Unit 1 and the north west and south east facing elevations of Unit 2 hereby permitted, shall be fixed shut up to 1.7m from the internal floor level and glazed with obscure glazing to the extent that intervisibility is excluded and shall be permanently retained.

**Reason**
In the interest of the amenities of the adjoining occupiers, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.
Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

   Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

3. With regard to surface water drainage it is the responsibility of a developer to make proper provisions for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 08000093921.

   With regard to water supply, this comes within the area covered by Mid Southern Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH, Tel: 01444 448200.

4. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should
follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.

5. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

6. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk For further information please see the Guide to Street and Property Naming on Waverley's website.