Erection of a building to provide 3 dwellings with associated parking, bin storage, cycle storage and landscaping at Land At Branksome House, Filmer Grove, Godalming

Town: Godalming
Ward: Godalming Charterhouse
Case Officer: Ms L Smitheman

Neighbour Notification Expiry Date 02/05/2019
Expiry Date 12/05/2019
Extended expiry date 13/06/2019

RECOMMENDATION A
That, subject to completion of a Section 106 Agreement to link the development with the office block conversion within six months of the committee date, permission be GRANTED.

RECOMMENDATION B
In the absence of a completed Section 106 Agreement within six months of the committee date to ensure residential use of the site that permission be REFUSED

Introduction

The application has been brought to Committee at the request of a local member.
Location Plan

Site Description

The site is situated within the grounds of Branksome House, a large Victorian building with four above ground floors of accommodation and associated parking spaces. The western boundary is contiguous with the railway line. Branksome House is currently in office use.

There is a Tree Preservation Order which affects several properties in Filmer Grove including the application site. There are 5 individual trees spaced out along the southern boundary of the site and there is a protected group along the boundary with the railway.

The southern side of Filmer Grove has some flatted development while the eastern side is characterised by dwellings fronting Nightingale Road with long rear gardens.
Proposal

The proposal is for 3 x 3 bed townhouses in a single building with accommodation over three floors. The building would be in the northern part of the site currently used for parking. Each property would have private front and rear garden space with bin and cycle stores.
Proposed Site Plan

Proposed Elevations

Proposed South Elevation (Front)

Proposed West Elevation

Proposed North Elevation (Rear)

Proposed East Elevation
Proposed Ground and First Floors

There would be space for 31 cars in total which would serve both the proposed new dwellings and the dwellings which would be created within the existing building. There would be no alteration to the access onto Filmer Grove.

The building would be 16.3m wide and 11m deep with a height to the ridge of 10m and 5.85m to the eaves. The materials proposed are stone, a slate roof and stone cladding. The design incorporates gables at roof level and bay windows.

Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Proposal</th>
<th>Decision</th>
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<tbody>
<tr>
<td>WA/2018/0735</td>
<td>Erection of a building of 9 flats with associated parking, bin storage and cycle storage (revision of WA/2018/0126)</td>
<td>Refused 17/08/2018  Appeal pending</td>
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<tr>
<td>WA/2018/0126</td>
<td>Erection of a building to provide 9 flats with associated undercroft parking, bin storage and cycle storage</td>
<td>Withdrawn 03/04/2018</td>
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<tr>
<td>CR2018/0019</td>
<td>Prior Notification Application GPDO Part 3, class O – Change of use from office (Use Class</td>
<td>Change of use B1 c to C3 prior approval required and granted 18/12/2018</td>
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<tr>
<td>CR/2018/0009</td>
<td>Prior Notification Application GPDO Part 3, Class O – change of use from office (Use Class B1a) to residential (Use Class C3) to provide 12 dwellings.</td>
<td>Prior Approval Granted 25/05/2018</td>
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<tr>
<td>CR/2017/0018</td>
<td>Prior Notification Application GPDO Part 3, Class O – Change of use from office (Use Class B1a) to residential (Use Class C3) to provide 11 dwellings.</td>
<td>Prior Approval Granted 23/11/2017</td>
</tr>
</tbody>
</table>

The Prior Notification applications mean that Branksome House can be converted to residential accommodation.

**Planning Policy Constraints**

- Developed Area of Godalming
- Ancient Woodland 500m Buffer Zone
- Wealden Heaths I Special Protection Area 5 Km Buffer Zone
- Tree Preservation Orders

**Development Plan Policies and Guidance**

The Development Plan and relevant policies comprise:

- South East Plan: Saved policy NRM6 (N/A)

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.
The Godalming and Farncombe Neighbourhood Plan was formally submitted to an Independent Examiner. The examiner’s report was issued on 26th February 2019. On 2nd April 2019 a Decision Statement was issued accepting the Examiners’s recommendations. The Godalming and Farncombe Neighbourhood will now proceed to referendum. As it stands, the Neighbourhood Plan, and its policies, now represent a material consideration to which significant weight can be given in considering the planning balance when determining applications or appeals.

The relevant policies in the emerging Godalming and Farncombe Neighbourhood Plan are: GOD5 – Character and Design, GOD 6 – Parking, GOD11 – Electric Vehicle Infrastructure, GOD12 – Godalming and Farncombe Skyline, GOD13 – Water Recycling.

Other guidance:
The National Planning Policy Framework 2019 (NPPF)
The National Planning Practice Guidance 2014 (NPPG)
Council’s Parking Guidelines (2013)

Consultations and Town Council Comments

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<tr>
<th>Town Council</th>
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<tbody>
<tr>
<td>County Highway Authority</td>
<td>Conditions are recommended</td>
</tr>
<tr>
<td>Natural England</td>
<td>No comments to make</td>
</tr>
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</table>

Representations

Seven letters of objection have been received based on the following grounds:

- Too dominating for dwellings in Nightingale Road. The change in levels between the site and dwellings and gardens in Nightingale Road exacerbates the problem
- Overdevelopment – cramming in an unsuitable building
- Removal of further trees particularly as a horse chestnut has been felled
- Loss of visual amenity – due to its height, proximity and elevation it would dominate and be overbearing when viewed from 11 Nightingale Road
- Out of character with surroundings – Nightingale Road is characterised primarily by detached houses with large gardens and the proposed development would be out of character
- Detrimental effect on light and privacy to 11 Nightingale Road – will cast shadows from the west over the garden and windows
- Overlooking – of No 11 Nightingale Road from the north facing windows of no 13 and 15 Nightingale Road’s gardens; overlooking of the south
facing windows of the proposed development by the east facing windows on the upper floors of the 17 flats with planning consent; effect on the privacy of Nos 7-13 Nightingale Road.

- Incorrect plans - Property of No 13 Nightingale Road is incorrectly included in the plans; there is a substantial brick building which is a study and games room which would be affected at 13 Nightingale Road.

- Pedestrian safety concerns – accessing the proposed development across a busy car park.

- Inadequate room for emergency and refuse vehicles to turn

- Potential impacts on wildlife – bats use nearby buildings and may be disturbed; the adjacent garden at No. 13 has been managed as a flowering meadow and will be adversely affected by shade.

- Unsustainable development – Waverley can demonstrate a housing supply to meet government requirements; no sign of electric charging points; compaction of the soil for development and parking would damage tree roots; removal of the green barrier with Nightingale Road may lead to runoff to neighbouring properties.

- Highway safety affected by poor condition of the road; no footpaths or street lighting; sufficient width only for two cars to pass assuming there are no parked cars. Additional traffic generation would exacerbate the poor conditions.

Applicant’s supporting statement

- The site is in a sustainable location and there is a presumption in favour of sustainable development

- The site would retain suitable levels of car parking provision while all deliveries and servicing would continue to take place on site away from the local highway.

- No neighbours are harmed due to the separation distances involved

- The Officers Report for application WA/2018/0735 concluded that the larger scheme (under appeal) would not result in material harm to neighbouring amenity of residents on Nightingale Road nor the units within Branksome House subject to the extant prior approvals. The currently proposed scheme is smaller in scale and does not introduce any new elements that would alter this assessment.

- The proposals optimise the use of previously developed urban land in sustainable locations and improving the supply of housing.

- A Unilateral Undertaking has been submitted in relation to the appeal to prevent commencement of the proposed development until the Prior Approval to convert Branksome House to residential accommodation has been commenced. The Unilateral Undertaking also prevents the occupation of the development proposed until obscure glazing has been
installed in Branksome House as part of the Prior Approval. The Council has confirmed that this document is acceptable and satisfactorily overcomes the points relating to overlooking and compatibility of uses.

- In relation to design the proposed dwellings reflect the design features of Branksome House and the proposed building subordinate in scale and form.
- Nationally Described Space standards can be met
- The new dwellings are substantially lower and smaller than Branksome House and appear subordinate to it
- The proposed dwellings would be seen against an existing backdrop of development and trees and would therefore not appear dominant or intrusive.
- There would be bin storage areas for each dwelling within its own garden area and the existing collection arrangements would remain in place. This can be secured by a condition

Planning Considerations

Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has been previously refused (WA/2018/0735) for the erection of a building of 9 flats with associated parking, bin storage and cycle storage. An appeal is pending.
Application WA/2018/0735 was refused for the following reasons:

1) The proposed development, by reason of its design and lack of suitable amenity space, both internally and externally, would result in substandard living conditions for future occupiers. Furthermore the proposal would result in overlooking between the proposed flats. This would be contrary to Policy TD1 of the Local Plan (Part 1) 2018, retained Policies D1 and D4 of the Local Plan 2002 and guidance contained within the NPPF 2018.

2) Owing to the conflict of use between the established office use and the proposed residential development, the development would represent inappropriate residential development, with inadequate parking and amenity arrangements, to the detriment of the amenity of future occupiers. The proposal would not be in accordance with Policies TD1, EE1 and ST1 of the Local Plan (Part 1) 2018.

The differences between the current proposal and that application are that the number of units proposed has reduced from 9 flats to 3 townhouses and the height, bulk and massing of the building has been reduced.

The test is whether having regard to the changes, the current proposal has overcome the objections to the previously refused scheme and is acceptable in its own right.
Planning Considerations

Principle of development

The site is located within the developed area of Godalming wherein development may be considered acceptable subject to its impact on visual and residential amenities.

Lawful Use of the Land

Branksome House has been used as an office. Whilst it can be seen from the planning history that this was established over a number of temporary permissions, officers are satisfied that Branksome House and its curtilage is lawfully within an office use.

It is acknowledged that in accordance with the General Permitted Development Order, prior approval has been granted for the change of use of Branksome House and its curtilage to residential C3 use. The applicants advise that they intend to undertake this change of use.

Housing Land Supply

The Council published its 5 year housing land supply statement in September, with a base date of 1st April 2018. This document confirms that, with an additional buffer of 5%, the Council has 5.8 years’ worth of housing supply. However, the Housing Delivery Test results were published in February 2019. As per the requirement of footnote 39 of the NPPF, a 20% buffer must now be applied. With a 20% buffer applied to the Council’s published 5 Year housing land supply statement with a base date of 1st April 2018, the Council has 5.08 years’ worth of housing land supply. Therefore, the Council can demonstrate the requirement of paragraph 73 of the NPPF.

Both the Folly Hill appeal and the Longdene House appeal Inspectors felt that the evidence before the inquiries did not point to five years’ worth of housing supply. These decisions are material considerations. However, the Council maintains its view that it has five years’ worth of housing land supply.

The comments of neighbours regarding the over-supply of dwellings are noted, however sustainable development should not be refused and the development would contribute to the Borough wide housing need.
Compatibility of Use and Loss of Employment Land

Policy EE2 of the Local Plan (Part 1) 2018 states that the Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use.

It is, however, highly material to give consideration that prior notification application that has been granted on the site for the existing building, Branksome House. If this prior approval is implemented then the use of the land would change to residential. As this is the case, officers do not raise concern regarding the loss of employment land as the principle has been established.

Whilst this is the case, at the time of this report the prior approval has not been implemented and the building remains in lawful use as offices. Officers consider that if the current proposal was to be built prior to, or even without the implementation of, the prior approval there would be an unacceptable conflict of use within the site resulting in undesirability for both the new build and Branksome Home.

In order to ensure that there is no conflict of use within the site, officers would need to be satisfied that the application subject of the prior approval be implemented before work commences on the current scheme. This can be overcome by a Section 106 agreement linking the sites together. The applicant has indicated a willingness to enter into a Section 106 agreement that would link the prior approval to the current proposal, which if completed would overcome a number of concerns regarding the compatibility of the uses.

Design and impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

Policy HA1 of the Local Plan (Part 1) 2018, seeks to protect Heritage Assets.

Emerging Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan seeks to ensure that new development will not significantly adversely impact on the character and amenity of the area. Development proposals are to contribute to the historic and architectural features of each character area and be of a design which is in keeping with the prevailing form and layout of development. Proposals which meet the ‘Building for Life 12’ criteria are strongly encouraged.
Emerging Policy GOD12 of the Godalming and Farncombe Neighbourhood Plan seeks to ensure that development preserves the profile of the skyline of Godalming and Farncombe and ensure that any new buildings along the skyline are not unduly prominent.

The existing building, Branksome House, is an imposing 3 storey building characterised by large windows and gable frontages. Historically a smaller building adjoining Branksome House to the south was erected in a similar style. Both buildings are externally constructed of stone. Branksome House is not a designated heritage asset either listed or locally listed but it is of historic value. It is therefore considered to meet the definition of a non-designated heritage asset.

The proposed building as part of the current application is designed in such a way to reflect that of Branksome House. The building is lower than Branksome House and would appear subservient to it. It would be positioned in close proximity to the north eastern corner of Branksome House. However, sitting perpendicular to Branksome House its position relative to this building is acceptable. Furthermore, there is sufficient space around the new building to ensure that the site does not appear cramped or crowded. Owing to its separation from the road it would not be prominent within the streetscene.

The scale of the development is such that it would not have a harmful impact on the Godalming Skyline, in accordance with GOD12 of the emerging Godalming and Farncombe Neighbourhood Plan.

The detailed design of the new building references traditional features seen on Branksome House, the most notable being the feature gables. The design is therefore considered to complement Branksome House. The building will be legible with a defined entrance and symmetrical appearance. The design of the bike store is utilitarian and functional but officers do not consider that it would result in any visual harm.

In light of the above, officers consider that the proposal would accord with Policies HA1 and TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Local Plan 2002 and Policy GOD5 and GOD12 of the emerging Godalming and Farncombe Neighbourhood Plan with regards to design and visual impact.

Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet
the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

Policy GOD 5 of the emerging Godalming and Farncombe Neighbourhood Plan seeks to ensure that all new development does not significantly adversely impact on the amenity of neighbours.

The application site is bordered by a number of residential properties to the east along Nightingale Road and to the south along Filmer Grove. The 13 properties along Nightingale Road (3-13) would be most affected with the proposed development being located at its closest point 5m from the boundary fence. The dwellings on Nightingale are separated from the boundary fence at the shortest length by 31.5m and at its maximum 37m.

Windows on the development are positioned to the north and south with only ground floor level windows on the side elevation facing the Nightingale Road properties. The windows would afford views of the rear amenity of the properties along Nightingale Road, however, this would be limited to the very rear of the gardens and not the immediate amenity areas adjacent to the properties. Furthermore, the relationship would be oblique with no windows directly facing. This relationship is not uncommon within the Developed Area and would therefore be an acceptable arrangement. Officers are satisfied that the separation distance to the properties on Filmer Grove is sufficient so as to not warrant any overlooking concerns.

Given the relationship between the current proposal and the prior approval to of Branksome House, officers consider it appropriate to assess the relationship between the two buildings. The relationship between the two nearest windows would be in close proximity to one another. However, owing to the positioning of the buildings and the nature of the windows, officers do not consider that the loss of privacy would be so material to warrant refusal. This is emphasised by the oblique views between the two buildings. A condition is proposed to obscurely glaze the western side of the bay windows closest to Branksome House in the event of an approval.

The relationship between the two built forms would be contrary to the Council's Residential Extension SPD guidance with regards to a loss of light (45 degree “rule”). Whilst this is the case, owing to the northerly position of the proposed building, officers do not consider it to be of such detriment to result in material harm.

The building would be set a minimum of 6 metres from the rear boundary of properties in Nightingale Road. Whilst it would be prominent from the rear
 amenity of the neighbouring properties, officers do not consider that it would be
dominant or overbearing with the majority of its impact limited to the very rear
amenity area of 9 Nightingale Road.

Officers have also considered the impact of the development on sunlight and
daylight for the properties along Nightingale Road. The Council’s Residential
Extension SPD offers guidance in the form of two tests, of these it is only the
vertical analysis that is applicable. The analysis that in order to avoid a loss of
direct light proposed development should be a minimum of 21 metres
(measured from the two closest points) away from existing development with
an additional 5m per storey. The development proposed is two storeys in height
but does include a substantial pitch. Even if the pitch is included as an additional
storey, the separation distance in excess of 31m is sufficient so as to comply
with this analysis. The proposal would therefore not result in a loss of light to
the dwellings along Nightingale Road.

It is acknowledged that it would result in a loss of light to the end of the private
garden but given its position to the east of Nightingale Road, and the landscape
of Godalming hillside, officers do not think that the impact would be sufficiently
material to warrant refusal in its own right.

The comments of the neighbour are noted with regards to the impact of the
development on the outbuilding of 13 Nightingale Road. Whilst the space may
be used for ancillary space (office and games room) officers consider that it is
not primary habitable accommodation and accordingly consider that the impact
on the building is acceptable.

This assessment is very similar to that of the previous application report which
was for a larger development in a not dissimilar location relative to neighbouring
properties.

In light of the above assessment it is considered that the proposal would not
result in material harm to neighbouring amenity of residents on Nightingale
Road nor the units within Branksome House subject to the extant prior approval,
CR/2017/0018 or CR/2018/0009 and would be in accordance with Policy TD1
of the Local Plan (Part 1) 2018, retained Policies D1 and D4 of the Local Plan
2002 and Policy GOD5 of the emerging Godalming and Farncombe
Neighbourhood Plan.

Amenity space and standard of accommodation

Policy TD1 of the Local Plan Part 1 2018 states that development should
maximise opportunities to improve the quality of life and health and well-being
of current and future residents. Specifically opportunities, for private, communal
and public amenity space; appropriate internal space standards; and on site playspace.

Unlike the application which was refused, the proposal is for three townhouses and there would be outdoor amenity space (with front and back garden) allocated to each unit. The outdoor space is considered adequate for a townhouse and family.

With regard to the standard of accommodation, the proposed flats would exceed the minimum internal space standards, as indicated in the table below:

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<th>Unit No.</th>
<th>Unit Type</th>
<th>Floor Area (m²)</th>
<th>Space Standard (m²)</th>
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<tr>
<td>1</td>
<td>3b 5p 3s</td>
<td>149</td>
<td>99</td>
</tr>
<tr>
<td>2</td>
<td>3b 5p 3s</td>
<td>149</td>
<td>99</td>
</tr>
<tr>
<td>3</td>
<td>3b 5p 3s</td>
<td>149</td>
<td>99</td>
</tr>
</tbody>
</table>

With regard to the levels of light and outlook to the new units, there are considered to be sufficient.

Overall, the standard of accommodation is considered to be acceptable and in accordance with Policy TD1 of the Local Plan (Part 1) 2018.

Parking and Highways Considerations

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation and access arrangements. The County Highway Authority has not expressed any objections but has suggested that if permission were to be granted a condition requiring the submission of Construction Transport Management Plan prior to commencement be included so as not to prejudice highway safety.

It is acknowledged that Filmer Grove is in a poor state of repair. The road, however is unadopted and its condition outside of the control of the Local Planning Authority or the County Highway Authority. It is therefore considered that any additional impact on its condition would be a private matter.

With regards to parking, the existing car parking on the site would be re-arranged as a result of the proposal to provide additional spaces. In accordance with Waverley Borough Council’s parking guidelines, the consented 17 dwellings (1x studio, 10x1 bed and 6x2 bed apartments) would require a minimum of 23 parking spaces and the proposed 3 additional units (3 bedroom
houses) would require 7.5 spaces, amounting to a total minimum requirement for 31 spaces (rounded up from 30.5). There would be sufficient space on site to provide adequate spaces for both the units subject of the prior approval and the 3 proposed units.

Therefore, the proposal if approved alongside a Section 106 Agreement, would conform to the parking standards.

Accordingly, the proposal would not conflict with Policy ST1 of the Local Plan (Part 1) 2018.

Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2019.

There are a number of trees subject of Tree Preservation Orders on the site. These are positioned along the boundary with Filmer Grove and are to be retained.

Some pre-emptive tree felling was undertaken last year. The previous application was accompanied by an Arboricultural Impact Assessment which stated that in addition to the mature trees which have already been removed at the north of the boundary, the large sycamore midway along the east boundary and a further sycamore will need to be removed to facilitate the parking arrangement.

There are two off site sycamores also in close proximity to the re-arranged parking which would likely be impacted by the car parking provision. Whilst the applicant has stated that these would be constructed above existing ground level to minimise harm, the council’s Tree and Landscape Officer has indicated that it would likely result in harm to the health of these trees. Furthermore, the Beech at the front of the property would likely be impacted by the requirement to provide a parking space within its root protection area. This tree is a replacement tree for a previously felled TPO and is displaying characteristics of good growth. The impact on this tree, the off-site trees and others on the site, is therefore a negative that needs to be considered in the balance of the wider application.

It is of note that similar concerns were raised on the refused application for 9 dwellings but the development was not refused on this basis.
Waste and Recycling

Policy CC2 states that the Council will seek to promote sustainable patterns of development and reduce the level of greenhouse gas emission. One of the methods for this is that the Council will require, ‘the design of new development to facilitate the recycling and composting of waste.’

Individual bin provision, including for recycling, can be provided on site to the rear of each of the properties, to be brought out on bin collection days.

Noise and vibration

The Environmental Health Officer was consulted on this application in regard to noise and vibration. Noise and other potential nuisances need to be considered as the proposed development is within 100 metres of existing properties and within 40 metres of a railway line. In order to control noise and other nuisances both during the demolition and construction phases and when the development is occupied, the Environmental Health Officer has recommended conditions to ensure noise and vibration levels will accord to the guidelines.

Effect on the Wealden Heaths SPA

The site is located within the Wealden Heaths I SPA Buffer Zone. The proposal would result in an increase in people (permanently) on the site and could therefore result in an impact on the SPA or SAC. Due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPAs, the proposal would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). It is noted that Natural England has no comments in the above regard.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states ‘It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.’
The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

Third Party Representations

The majority of the comments raised by neighbours have been addressed in the body of the report.

The development is not of sufficient size to trigger the requirement for appropriate drainage strategies to be included. Whilst officers are sympathetic to the concerns of neighbours this is something that would need to be addressed at the construction stage.

Conclusion

The proposal would not entirely accord with the Development Plan. Through the provision of parking the development would result in a loss of trees which would be to the detriment of the wider visual amenity of the area. Whilst their loss could be mitigated by way of additional landscaping it would take a while to establish and would be of less value than the existing arrangement. Whilst this is the case, Officers conclude that the benefits of the provision of 3 dwellings of suitable standard of accommodation and within a sustainable location would outweigh these adverse impacts.

As such, the application subject to the completion of a legal agreement to ensure its implementation alongside the office conversion, is recommended for approval.

Recommendation A

That, subject to a completion of a S106 agreement to link the development with the office block conversion within 6 months of the date of the Committee resolution to grant, that permission be GRANTED subject to the following conditions:

1. Condition
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 Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition
Notwithstanding the details on the plans, no relevant development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason
In the interest of the character and amenity of the area in accordance with Policies HA1, TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

3. Condition
No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels of the building hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason
In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

4. Condition
The approved bin and cycle stores hereby approved shall be implemented prior to first occupation of the dwellings hereby approved.

Reason
In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.
5. **Condition**

No development shall take place until a detailed landscaping scheme has been 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 within the first planting season after commencement of the development 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 amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002. This is a pre commencement condition as it relates to the construction process.

6. **Condition**

Prior to commencement of any works on site, demolition or other development activities, a scheme of tree protection (in line with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations) shall be submitted to and agreed by the Local Planning Authority in writing. Where relevant, such scheme shall also take off site trees into consideration. The Local Authority Tree and Landscape Officer shall be informed of the proposed commencement date a minimum of two weeks prior to that date to allow inspection of protection measures before commencement. The agreed protection to be kept in position throughout the development period until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

**Reason**

In the interest of the long term health of the tree concerned and in order to protect the character and amenities of the area and to accord with Policy NE2 of the Local Plan Part 1 2018 and retained Policy D6 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it relates to the construction process.
7. **Condition**  
The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans, for the parking of vehicles.

**Reason**  
In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018.

8. **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 does not prejudice highway safety nor cause inconvenience to other highway users in accordance with guidance contained within the NPPF and Policy ST1 of the Local Plan (Part 1) 2018. This is a pre commencement condition as it relates to the construction process.

9. **Condition**  
The dwellings, must be subject to an assessment of the impact of the vibration from the railway. This assessment should include details of recommended remedial measures should vibration levels be found to be unacceptable. This assessment must be supplied to and approved in writing by the local planning authority prior to commencement of development. The assessment shall be carried out in accordance with the method and rating system as detailed in British Standard BS 6472-1: 2008, and raw data gathered shall be presented as an appendix to such an assessment. The development should be carried out in accordance with the required remedial measure as set out within this document.
Reason
In the interest of the future occupiers of the dwellings, in accordance with retained Policy D1 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

10. Condition
No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- An indicative programme for carrying out of the works
- The arrangements for public consultation and liaison during the construction works
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason
In the interest of the amenities of the area, in accordance with retained Policies D1 and D4 of the Local Plan 2002. This is a pre commencement condition as it relates to the construction process.

11. Condition
The dwellings hereby approved shall be required and completed to meet the requirement of 110 litres of water per person per day.
Reason
To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018)

12. Condition
Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason
In the interest of the long term health of the trees concerned and in order to protect the character and amenities of the area and to accord with Policy NE2 of the Local Plan 2018 (Part 1) and saved Policy D6 of the Local Plan 2002. This is a pre commencement condition as it relates to the protection of trees during the construction process.

13. Condition
Any construction and demolition activities in connection with this permission shall only be carried out between the hours 08:00-18:00 Mondays – Fridays, 08:00 – 13:00 Saturdays and not at all on Sundays or Public Holidays.

Reason
To avoid adverse impacts on health and quality of life from noise in accordance with the NPPF, Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002

14. Condition
Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units will conform to the “indoor ambient noise levels for dwellings” guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.
Reason
In the interest of the amenity of future occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

15. Condition
Prior to the commencement of the development hereby approved, a scheme to demonstrate that the external noise levels within the curtilage of residential units will conform to the “design criteria for external noise” upper guideline value of 55 dB LAeq,T, as specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason
In the interest of the amenity of future occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

16. Condition
No deliveries shall be taken at or dispatched from the site outside the hours of 08:00-18:00 Mondays-Fridays and 08:00-13:00 on Saturdays, nor at any time on Sundays and Public Holidays.

Reason
In order to protect neighbouring amenity and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition
The development shall not be occupied until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.
Reason
In order to protect neighbouring amenity and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. The development hereby approved shall not be occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements – 7kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason
To support users of low and ultra-low emission vehicles and enable charging in convenient locations, and to ensure that the development does not prejudice the air quality of the area in accordance with Policies TD1 and ST1 of the Local Plan 2018 (Part 1), retained D1 of the Local Plan 2002, paragraph 110 of the NPPF 2018 and having regard to Surrey County Council's Vehicular and Cycle Parking Guidance (January 2018).

19. The south west facing windows in the bay windows hereby approved shall be obscurely glazed such that intervisibility is excluded and permanently fixed shut.

In order to protect the amenity of future occupiers, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, and Policies D1 and D4 of the 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. 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.

3. The granting of any permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.

4. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The development hereby permitted is CIL liable.

‘CIL Form 6: Commencement Notice’ must be received by the Council prior to the commencement of development.

Commencement of development is defined in Regulation 14 of the CIL Regulations 2010 (as amended).

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.

For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

5. 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.

6. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 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.
7. 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 38 of the National Planning Policy Framework 2018.

**Recommendation B**

That, if the requirements of Recommendation A are not met, permission be REFUSED for the following reasons:

1. **Reason**
   Owing to the conflict of use between the established office use and the proposed residential development, the development would represent an undesirable location for housing with inadequate parking arrangements in conflict with Policy TD1 and EE1 of the Local Plan (Part 1) 2018.