

WA/2020/1123 – Erection of a dwelling with provision for a new vehicular access and associated landscaping (as amended by plans received 18/05/2021) at BAMBERS, GRAYSWOOD ROAD, HASLEMERE GU27 2BW

Western Committee Meeting: 18/05/2021

Ward: Haslemere East and Grayswood Ward
Case Officer: Jess Sullivan
Applicant: A Phillips

Neighbour Notification Expiry Date: 04/06/2021
Extended Expiry Date: 20/05/2021
Recommendation: That, subject to conditions, permission be GRANTED

1. Summary

The application proposes the erection of a new dwelling with provision for new vehicular access and associated works. The proposal would not cause harm to the visual amenity of the area, residential amenities or highway safety. Therefore the application is recommended for approval.

The application has been brought forward to committee at the request of Cllr. Knowles to give further consideration on matters to do with overdevelopment, impact on character and visual amenity of the area and highway impacts.

2. Location Plan



3. Site Description

The application site is located in Haslemere in the Built Up Area. The site comprises a large detached property and is located on Grayswood Road where there is a mixed character of properties.

4. Proposal

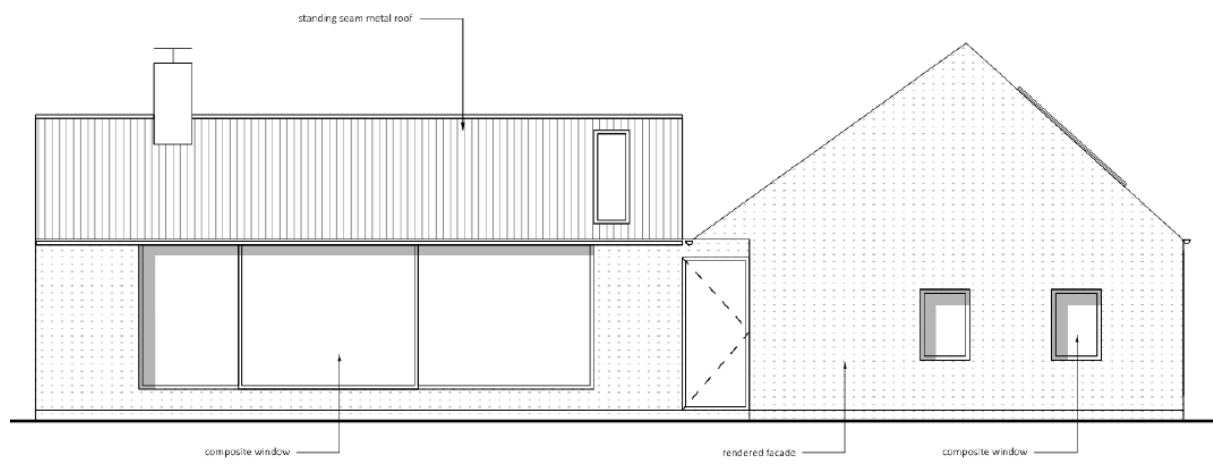
The application seeks permission for the erection of a detached two bedroom bungalow and retention of the existing dwelling of Bambers on a reduced plot. The proposed dwelling would be single storey with no first floor accommodation. The dwelling would also have access to a driveway and parking as well as have a garden

amenity space to the front of the application site. The dwelling would be set back 50 metres from the highway to the rear of the application site behind the existing dwelling Bambers.

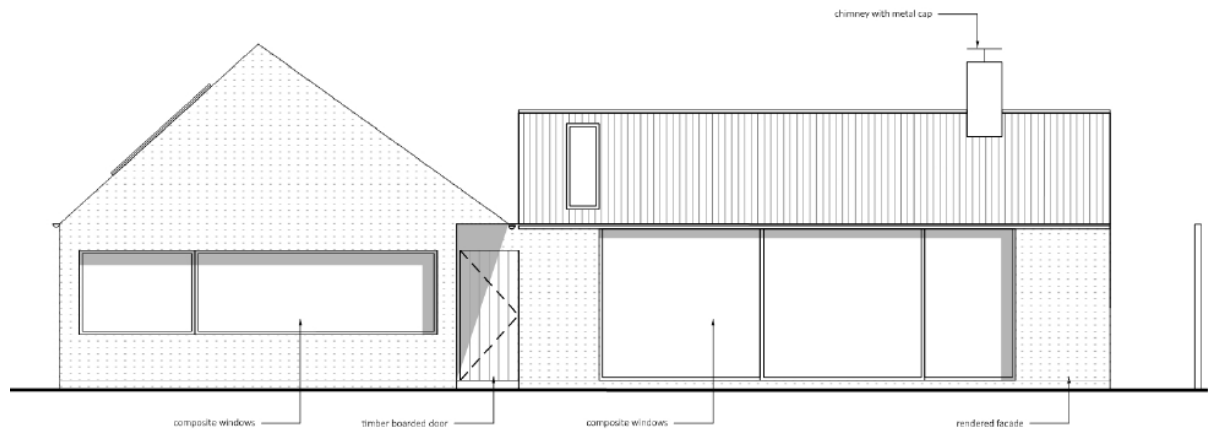
The proposed dwelling would be u-shaped with a ridge height of approximately 5.3 metres and 4.3 metres and an eaves height of approximately 2.5 metres.

New access is proposed to the south-east of the site.

5. Proposed Front (East) Elevation

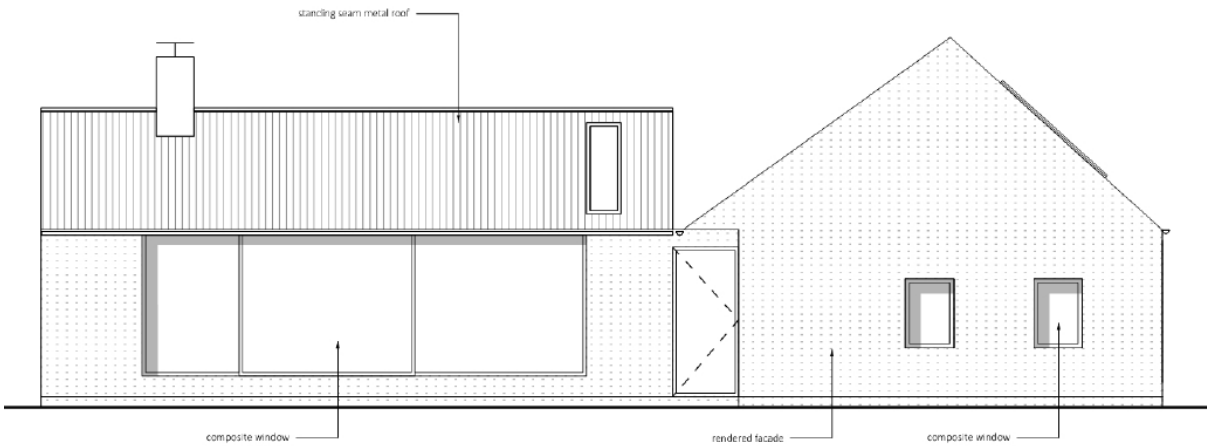


6. Proposed South (Side) Elevation

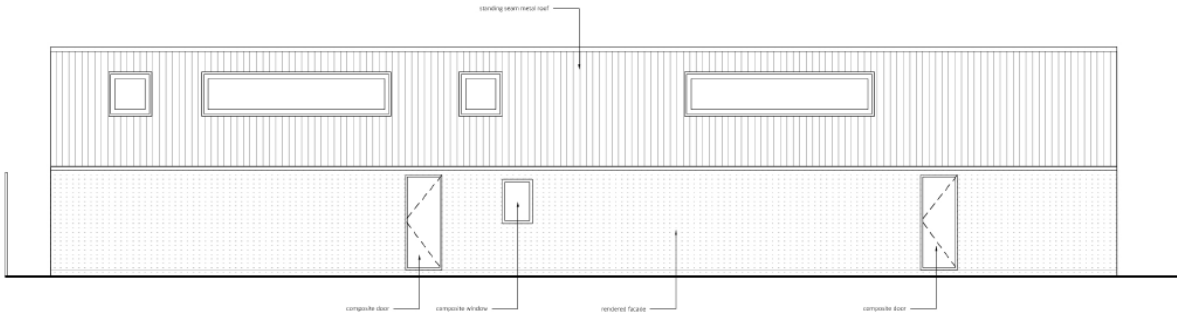


7.

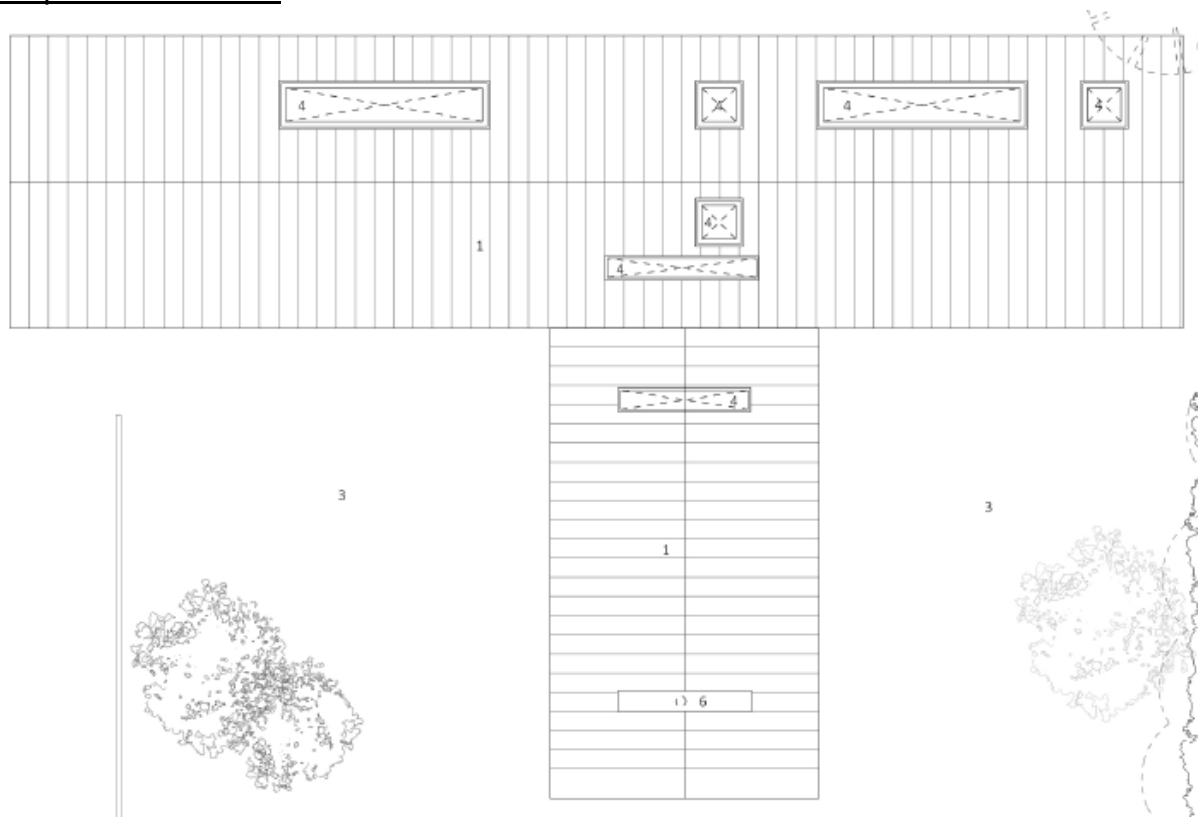
8. Proposed North (Side) Elevation



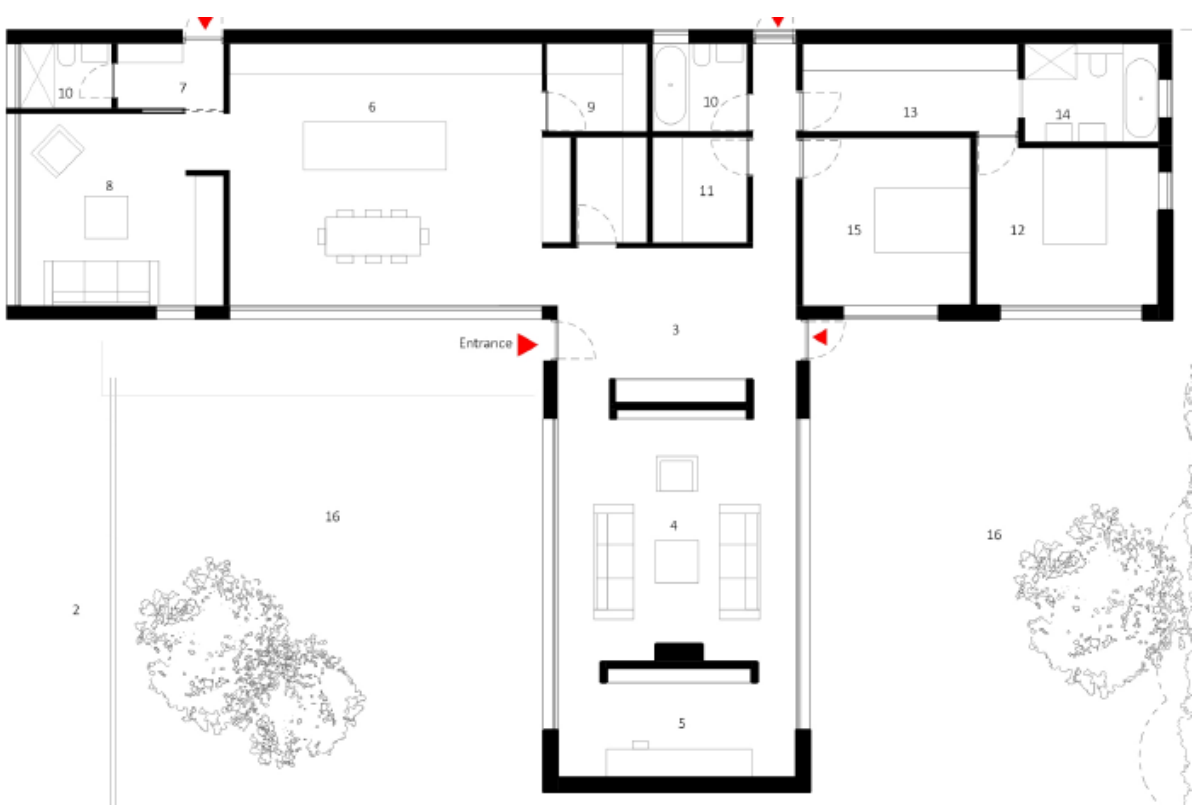
9. Proposed Rear (West) Elevation



10. Proposed Roof Plan



11. Proposed Ground Floor Plan



12. Relevant Planning History

Reference	Proposal	Decision
WA/1994/0329	Erection of a garage and garden stores following demolition of existing garage and outbuildings.	Full Permission 18/04/1994

13. Relevant Planning Constraints

Developed Area of Haslemere
 Ancient Woodland 500m Buffer
 East Hants SPA 5km Zone
 Wealden Heaths II SPA 5km Zone
 TPO Order 44/07
 Neighbourhood Plan Designation

14. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, CC1, CC2, CC3, CC4
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D6, D7, D9, H9

Other guidance:

- The National Planning Policy Framework 2019 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Haslemere Design Statement (2012)
- National Design Guide (2019)

15. Consultations and Town Council Comments

Haslemere Town Council	Object on the following grounds: <ul style="list-style-type: none"> • The scale and mass of the proposed dwelling constitutes overdevelopment of the site contrary to policy TD1 of Local Plan Part 1 and saved policies D1 & D4 of Local Plan Part 1 (2002); • Loss of amenity to the occupiers of Badgers
------------------------	---

	<p>and Bambers contrary to policy TD1 of Local Plan Part 1 and saved policy D1 & D4 of Local Plan 2002;</p> <ul style="list-style-type: none"> • The design is contrary to the Haslemere Design Statement.
--	---

16. Representations

6 letters from 4 different individuals have been received raising objection on the following grounds:

- Overlooking
- Overbearing to Badgers.
- Badgers is built on land lower than the rear of the garden of Bambers increasing the impact
- Loss of privacy to windows within Badgers.
- New building is inappropriate for the site, in too close proximity to the boundary fence with Badgers.
- The materials are not in character with the rest of the area.
- Leaves the existing property with a smaller garden than is expected for a house of its size.
- The proposal will result in a loss of light to Badgers.
- Development is out of character with the surrounding houses.
- Plot size for the new development is too large.
- Proposed T-shape and scale of proposal means there will be little greenery, contravening the urban grain of Haslemere.
- The proposal will have an impact on the wildlife and biodiversity of the area, destroying extensive tree habitats and wildlife routes with hedgehogs especially affected.
- The loss of 21 trees will have a devastating effect on the treescape of this garden.
- The 45 degree rule is not complied with for Badgers.
- The proposed planted boundary will not be able to function with the proposed side elevation doors and will fail to thrive due to narrowness.
- Proposed side section is misleading and shows a wider planted boundary.
- If the proposal is allowed:
 - a. all the windows and doors planned for the side of the house which overlooks Badgers should be of frosted/ opaque glass
 - b. the proposed development to be moved further away from the boundary with Badgers so that it also complies with the 21 metre rule for Badgers too.
 - c. Roof to be of normal tile construction to reduce noise when it rains.
- Numerous comments have been made in regards to the first floor, however, the amended plans have removed the first floor addressing these concerns.
- Where will sewage go?

- Overdevelopment of the site.
- The metal roof will cause noise problems.
- The design is contrary to the Haslemere Design Statement.
- Footprint is 32% greater than Bambers.
- Bambers will overlook the proposal.

2 letters have been received expressing support for the following reasons:

- The proposal has taken consideration to ensure that the new property doesn't overlook the privacy of Langdons garden and outside dining area.
- It's good to see some interesting designs using new building techniques and materials as indeed I have applied in the building of Langdons.
- Not intrusive into the landscape and does not affect amenities of my land.
- Given the purposes of development, it is a good use of land.

1 letter has been received expressing neither support nor objections and raises the following concerns:

- The application includes land belonging to Badgers, this would invalidate the third parking space under the TPO tree.
- The pitch and height of the garage roof at Badgers is wrongly illustrated.
- The scale of the building compared to Badgers is questionable.
- The proposed bedroom on the ground floor would not provide enough light.
- The proposed large high level wide window in the new kitchen will look straight up into the upstairs bedroom.
- Three entrances in such close proximity are dangerous.
- Comments have been made in regards to the first floor, however, the amended plans have removed the first floor addressing these concerns.

17. Planning Considerations:

18. Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. The site is located within the developed area of Haslemere wherein development may be considered acceptable subject to its impact on visual and residential amenities.

19. 5 Year Housing Land Supply

The Council published its latest Five Year Housing Land Supply Position Statement, with a base date of 01 April 2020, in October 2020. It concluded the Council had a housing land supply of 5.3 years. The recent planning appeal for Land at Lower Weybourne Lane, Farnham challenged the Council's five year housing land supply position, with the Inspector suggesting that the figure was likely to lie at about 4.26

years. Whilst work is ongoing in preparing the Council's 2021 Position Statement which will be published in the near future it is acknowledged that, at the present time, the Council is not able to demonstrate a 5 year supply.

As the Council cannot demonstrate a Five Year Housing Land Supply, paragraph 11 (d) of the NPPF 2019 is engaged via footnote 7. Therefore, unless the site is located in an area, or involves an asset, of particular importance that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

20. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 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 2018.

The proposed dwelling would be a modern style bungalow and would be well proportioned to the size of the plot. It is well related in scale and size to the surrounding properties and character of the area. Within Grayswood Road, there are a number of properties with a differing size of plots. The division of the plot would result in similar sized plots to those found along Grayswood road and would be in keeping with the character of the area. Furthermore the layout has sufficient space around it for parking and amenity space and would not appear unduly cramped in the plot.

The proposed dwelling in terms of size and bulk would be comparable to other properties along Grayswood road which is supported by the Haslemere Design Statement which characterises the area as, 'A variety of housing in age, size and style ranging from large country houses in substantial acreages to smaller terraced properties and apartments'. Due to the location of the plot 50 metres back from the highway and behind the existing property, the proposed dwelling would not be visible from within the streetscene. This is in line with Haslemere Design Statement which states, 'Trees, hedges and wide verges are an essential feature of the area, these should be maintained and incorporated into the design of new developments'. It also states, 'On either side of the A286 Grayswood Road are further sizeable houses of mixed ages and all with good front gardens which contribute to the rural feel of this entry into the town'. The proposal would maintain this feel.

The proposal which is for a modern style bungalow would not appear out of keeping with the local area, even though the majority of the nearby properties are traditionally built with brick and tiled roofs, this more modern design is considered acceptable and adds interest to the character of the area. A pre-commencement condition would

be put on the permission in order to secure and control the materials used in the construction.

Therefore acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

21. Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) 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.

It is accepted that the proposed development would alter the spacious and open, undeveloped character of this large garden, and inevitably the proposed dwelling would be visible to neighbouring occupiers. However, the proposal is for a single-storey bungalow dwelling measuring 4.3 metres in height for the lower ridge line and 5.3 metres in height for the higher ridge line, located to the north-west of the site. The proposal would not appear overbearing as it would be single-storey and be located at least 1 metre from all neighbouring boundaries. Due to the differing levels surrounding Bambers, the land slopes down from east to west and Badgers is at a lower level than Bambers. It is not considered that the height difference between the proposed dwelling and the neighbouring properties would appear overbearing as there is sufficient distance as well as boundary treatments separating the proposal with neighbouring properties.

The proposal would be situated 1.6 metres from the neighbouring boundary with Badgers and would be located to the front of the neighbouring property. There is one window and two doors proposed at ground floor level, this window gives light to a bathroom and so these openings will be conditioned to be obscurely glazed. There are also high level roof lights proposed facing Badgers, as these are high level, it is not considered that they would create direct overlooking or a loss of privacy. The proposed dwelling would be located 7.6 metres from the neighbouring building line of Badgers, as the proposal is for a single storey dwelling measuring 5.3 metres in height at the highest point adjacent to the neighbouring property Badgers and 4.3 metres at the highest height on the lower ridge line. It is not considered that the proposal would materially impact on the residential amenity of the neighbouring occupiers, as it would not cause a material loss of light to the rooms facing onto the proposal due to location and distances. As the proposal would border the front elevation of Badgers it would not impact on the main garden amenity area of Badgers.

The proposed dwelling is also located on the boundary with Langdons and Cranfield. These two properties are located around 26 metres and 36 metres from the proposed development. The proposal is also located adjacent to the driveway of these two properties. Due to sufficient distances and location, the proposal is not considered to impact the residential amenity of these two neighbouring properties.

Whilst there is currently the absence of built form on the plot, the addition of the proposed dwelling would not cause material harm to neighbouring occupiers to warrant refusal. Given the distances involved and the intervening screening the proposal would not adversely affect residential amenities.

Therefore acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1 and D4 of the Local Plan 2002 and the Residential Extensions SPD.

22. Impacts on Highways and Parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The County Highway Authority has been consulted on the application and have raised no objections regarding highway safety, capacity and policy grounds; subject to conditions.

The development would provide sufficient parking spaces so as to accord with the Council's Parking Guidelines; the parking provisions for Bambers would also be acceptable.

Accordingly the proposal would accord with Policy ST1 of the Local Plan (Part 1) 2018.

23. Effect on the SPA

The site is located within the East Hants SPA 5km Buffer Zone and the Wealden Heaths II SPA 1km Buffer Zone. 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 SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

24. Standard of Accommodation and Amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (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 and used as guidance to inform the decision on this proposal.

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

Room	Technical Guidance	Proposed size
Master Bedroom (2 persons)	11.5m ²	12.67m ²
Bedroom 2 (2 persons)	11.5m ²	12.24m ²

The following table provides an analysis of the internal floor areas against technical standards.

Technical Guidance	Proposed Size
70m ²	180.31m ²

Based on the above analysis, the proposed dwelling is considered to provide an adequate standard of accommodation for future occupiers. Adequate light and outlook would be provided to all habitable rooms and sufficient amenity space would be provided for the dwelling.

On the basis of the above assessment, Officers are satisfied that the proposed dwelling would provide a sufficient standard of accommodation for future occupiers.

The proposal would provide adequate amenity space and would comply with the technical standards.

25. 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.

The Council's Tree and Landscape officer has been consulted on the proposed application and suggested that a condition to attempt to control development process and provide landscape mitigation is put on the permission.

Whilst the removal of trees and hedging on the property and road frontage is considered to negatively impact the landscape, the siting of the proposed access tight to the southern boundary in order to attempt to reduce impacts on the twin stem hornbeam subject of a TPO and good public amenity value is considered acceptable. The access and car parking is recognised as being within the minimum recommended RPA's of retained mature trees both on and off site. On balance, subject to conditions ensuring that the construction method is submitted and approved it is not considered that the impact on significant trees should warrant refusal. There are 9 trees proposed to be removed and each of these are category C trees with one category U tree. Furthermore, whilst some hedging and trees would be lost within the site, these are not subject to a TPO and whilst representing a negative of the scheme, would not outweigh the benefits of delivering the proposal.

26. Sustainability

Policy CC2 seeks to ensure all new development includes measures to minimise energy and water use. The Policy goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day. A condition is recommended requiring the submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings.

27. Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 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.'

Having regard to the submitted biodiversity report it is considered that a biodiversity report is not required in this instance, although it would be prudent to attach an informative reminding the applicant that it is an offense to disturb or harm protected species.

28. Conclusion

The site is located within the developed area of Haslemere as defined within the Local Plan (Part 1) 2018, where the provision of new housing can be given significant weight.

In forming a conclusion, the NPPF 2019 requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The Council cannot currently identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. This is a material consideration of significant weight in this assessment.

The proposed development is considered to be acceptable in overall siting, scale and design and would not cause material harm to the amenities of the occupiers of adjacent properties. The proposal would also provide a level of vehicle parking within the site that would accord with the Council's Residential Parking Guidelines.

Therefore, Officers consider that there are no adverse impacts associated with this development that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF 2019. Officers therefore recommend that permission be granted, subject to conditions.

The proposal is well designed and can be incorporated on the site without harm to the character of the area. Furthermore the proposal would not result in adverse impacts on neighbouring amenity, highway safety or ecology. Whilst the proposal would result in some tree loss and reduction of the hedge at the front of the site, the loss of these C and U category trees is not sufficient grounds to warrant refusal of permission.

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are 058_PL00 Rev A_060820, 058_PL00 Existing Site Plan, 058_PL02 Rev A, 058_PL10 Rev A, 058_PL11 Rev A, 058_PL12 Rev A, 058_PL14 Rev A, 058_PL16 Rev A, 058_PL17 Rev A, 058_PL18 Rev A, Design and Access Statement, Tree Survey and Impact Assessment dated June 2020, 1445-KC-XX-YTREE-TPPO1REV0 AND 1445-KC-XX-YTREE-TCPO1REV0. 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 Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition:

No 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 Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

3. Condition:

The bathroom window and external doors in the rear west elevation shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

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.

4. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 in the rear west elevation of the extension hereby permitted without the written permission of the Local Planning Authority.

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:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or alterations or outbuildings as defined within Part 1 of Schedule 2, Classes A, B, and E inclusive of that order shall be constructed on the site without the written permission of the Local Planning Authority.

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.

6. 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.

7. Condition:

No vehicle shall access the site unless and until the proposed vehicular access to Grayswood Road hereby approved has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the guidance in the NPPF and Policy ST1 of the Local Plan (Part 1) 2018.

8. 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 vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning area shall be retained and maintained for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the guidance in the NPPF and Policy ST1 of the Local Plan (Part 1) 2018.

9. Condition:

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a

scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the guidance in the NPPF and Policy ST1 of the Local Plan (Part 1) 2018.

10. Condition:

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason:

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018.

11. 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 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.

12. 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 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.

13. Condition:

Prior to the occupation of the dwelling, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been 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).

14. Condition:

Prior to the first occupation, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of any dwelling, the provision of the highest available headline speed of broadband

service to that dwelling from a site-wide network is in place and provided as part of the initial highway works, and the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

29. 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 developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

3. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

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 7 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. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

6. 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 2019.

IF 8 WEEK PERIOD EXCEEDED PLEASE STATE WHY

Case Officer Jessica Sullivan Signed: J. Sullivan Date: 05 May 2021

Agreed by Team or DC Manager.....Date:.....

Time extension agreement in writing seen by signing off officer:

Yes No N/A

Agreed by Development Manager or Head of Planning Services

.....

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within(*number reference*) of the Scheme of Delegation
..... (initialled by Authorising officer)

Copy to Policy for SPA or infrastructure contributions?

No

Pass File to Enforcement

Is there an extant Enforcement Notice in place for the same or similar development served no more than 2 years previously?

Does this application need to be referred to the Secretary of State in line with Town and Country Planning (Consultation) Direction 2009?

Notify Environmental Health Team of decision (send copy)

Is this subject to a legal agreement?

If yes, is there a signed copy on file?

Notify Legal Services of decision if approval and if subject to legal agreement (send copy)