

**WA/2023/00973** – Erection of a new dwelling and garage together with extension and alterations to existing dwelling following demolition of garage building (as amended by plans received 18/09/2023) at SILVERTREES COTTAGE THE RIDGEWAY CRANLEIGH GU6 7HR

Applicant: Mr Sam Stevens -  
Case Officer: Sam Wallis  
Neighbour Notification Expiry Date: 18/05/2023  
Expiry Date/Extended Expiry Date: 17/11/2023  
Committee Meeting Date: Planning Committee 15/11/2023  
RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

### 1. Summary

The application has been brought before the Planning Committee given the number of objections (33 letters from 22 addresses) exceeds the limit for full applications set out in the scheme of delegation.

The development is for the erection of one dwelling and garage following associated demolition on land that serves as the curtilage of Silvertrees Cottage in Cranleigh, together with extensions and alterations to the host property. Officers consider the proposal is acceptable with regards to the impact on design and visual amenity, residential amenity and other related matters.

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

### 2. Site Description

The application site is located to the south of The Ridgeway in Cranleigh. Silvertrees Cottage is situated on a backland plot with access adjacent to Shielings and Little Barn. The street scene is semi-rural in character, with treed and foliated boundaries, with large, detached dwellings of differing form. Site levels are largely flat.

### 3. Proposal

The application seeks permission for:

- Erection of a new detached chalet-style two-storey dwelling, detached garage and associated access following demolition of the existing garage.
- Extension and alterations to the existing dwelling following partial demolition of the rear outlier.

### 4. Relevant Planning History

Reference	Proposal	Decision
HM/R10499	Conversion into bungalow	GRANTED (14/04/1959)
HM/R13971	Addition to form additional bedroom and dining room	GRANTED (17/12/1963)
HM/R16791	Extension - two bedrooms	GRANTED (17/11/1967)
WA/1979/1572	Single storey extension to provide enlarged three bedrooms	GRANTED (13/11/1979)

5. Relevant Planning Constraints

- Developed Area of Cranleigh / Built Up Area Boundary
- Ancient Woodland 500m Buffer Zone

6. Relevant Development Plan Policies and Guidance

- **Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018):** SP1, ST1, TD1, NE1, NE2, CC1, CC2
- **Waverley Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023):** DM1, DM4, DM5, DM13

Other guidance:

- The National Planning Policy Framework 2023 (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)
- Cranleigh Design Statement (2008)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Town Council Comments

<b>Cranleigh Town Council</b>	<p><b>Objection.</b></p> <ul style="list-style-type: none"> <li>• Members are concerned that the removal of trees and shrubs will risk damage to other trees and shrubs nearby, but also highlight that the disturbance of nesting birds is a criminal offence and expect works to be carried out from October.</li> <li>• Members highlighted that there is the potential for the proposals to be an overdevelopment, due to the loss</li> </ul>
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	<p>of privacy and overlooking to neighbouring dwellings and amenity space.</p> <ul style="list-style-type: none"> <li>Members noted the number of objections to the proposals.</li> </ul> <p>(30/05/2023)</p> <ul style="list-style-type: none"> <li>The proposal is an overdevelopment of the site, an infill dwelling, that would overlook the neighbouring dwellings. All overlooking windows must be obscured glass and the 45% rule must be met for all other windows for the proposed property.</li> <li>Members are disappointed with the loss of trees and would insist that a replanting scheme is put in place, along with additional fenestration where the neighbouring gardens will be overlooked.</li> <li>Members support the proposed highway conditions for the entrance way to the proposed dwelling.</li> </ul> <p>(updated response 04/10/2023)</p>
<b>Surrey Highways Authority</b>	<b>No objection</b> (subject to conditions). (13/07/2023)
<b>Thames Water</b>	<b>No comment.</b> (25/04/2023)
<b>Southern Water</b>	<b>No comment.</b> (15/05/2023)

## 8. Representations

**33 letters from 22 addresses have been received raising objection on the following grounds:**

- Overdevelopment of the site not in keeping with density of development in local area.
- Precedent of backland development.
- Backland development not in keeping with pattern of development.
- Reduction in amenity space for the existing dwelling.
- Loss of privacy, loss of light and overbearing impact to adjacent dwellings.
- Light and noise pollution.
- Impact from construction traffic given proximity to Park Mead School.
- Highways impact from narrow access with no safe egress and ingress for emergency service vehicles.
- Impact on biodiversity.
- Potential for drainage issues
- Proposal is not in accordance with the development plan for housing.
- Pre-emptive felling of four mature Oak trees.
- No landscaping proposed.
- Response regarding position of neighbouring air source heat pump.
- Pond located 60m from the site.

- Inaccuracies with provided plans.

**1 letter has been received expressing support for the following reasons:**

- Backland development is a feature of neighbouring development.
- Good well sized family home.
- No impact on neighbouring amenity.

Planning Considerations:

9. Principle of Development

The site is within the Developed Area of Cranleigh wherein the principle of development is acceptable subject to visual, residential amenity and other site specific considerations.

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.

10. Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement dated October 2023, with a base date of 1 April 2023. The Council calculates it currently has 3.89 years' worth of housing land supply.

As the Council cannot presently demonstrate a five year housing land supply, paragraph 11(d) of the NPPF 2023 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.

The proposal involves the erection of one dwelling. As such, the site would result in a net gain of 1 residential unit. Although the provision of the residential dwelling as proposed does not make a significant contribution to housing supply, this does not mean that what is otherwise sustainable development should be refused.

11. Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM4 of the Local Plan (Part 2) 2023 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Both are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2023.

Policy DM4 states that the principles of good design should be incorporated by making the most efficient use of land, while being sympathetic and responsive to the prevailing pattern of development.

Officers note that the principle of backland development along The Ridgeway has already been established with the host property and neighbours at Pentlands, Woodcroft and Walton Lodge, the latter of which was granted planning permission and recently implemented under WA/2014/0292. The question therefore is whether backland to backland development would be appropriate. There is no policy in either Local Plans or the NPPF that specifically outlines this as unacceptable. Therefore, officers look to plot sizes, relationship with neighbours and spatial characteristics to identify whether material harm to character would be caused by the proposal.

The Ridgeway and adjacent streets, Homewood, Woodlands Close and Woodland Avenue are noted for their semi-rural feel. They constitute large, detached, mostly two-storey dwellings on varied plot sizes. The design and form of homes are mixed and provide for a pleasant and varied street scene.

This development would involve the subdivision of the existing plot to build a further two-storey dwelling. It is noted that Silvertrees Cottage, Pentlands and Woodcroft do benefit from larger than average plot sizes in the immediate and wider area. The resultant plots would be 980.6sqm for the new dwelling. The plot of the new dwelling would be well in line with surrounding development including Walton Lodge which has a plot size of around 991 sqm. The main concern would be the plot size of the host dwelling. This would be reduced to 365sqm, which albeit reasonable in size, would be below that of nearby properties including Shieling and Timber Lodge, fronting The Ridgeway both with plot sizes of around 591sqm.

However, impact on character includes a number of facets, which is highlighted in Policy DM4 (b). As stated above, backland development is a feature on both the south and north of The Ridgeway, so the development would not be directly at odds with the established street pattern. Both dwellings are sizeable, detached properties whilst the architectural form is typical Surrey vernacular, with the use of half-hipped roofs, inset dormers set down from the ridge and up from the eaves, with an attractive palette of materials including fair face brickwork and plain clay tiles, the quality of which has been secured under Condition 2. Whilst both have similar architectural form, they have varying mass and scale which continues to follow the mixed character of the immediate area, whilst the height of both dwellings (the host property at 6m and the new dwelling at 6.5m) is in-line with surrounding two-storey development. The new dwelling is well spaced from boundaries and given both are backland, views of the development from any surrounding street scene would be fleeting. The proposed garage would be in a typical cart-shed style with cat-slide roof to tie-in appropriately with the host dwelling. Furthermore, the existing dwelling has had numerous 1960's and 1970's additions that have resulted in an incohesive appearance. This proposal would act to reduce the spread of the host dwelling by demolishing elements to the front, side and rear, resulting in a reduced footprint and depth.

Thus, whilst the plot size of the host dwelling would be below average for the immediate area, given the existing backland position where the impact on street scenes is minimised, the architectural form and design as well as mass and scale of the dwellings, officers on balance consider that the proposal largely accords with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

## 12. 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 and full weight respectively due to their consistency with the NPPF 2023.

Policy DM5 of the Local Plan (Part 2) 2023 states that development should avoid harm to the amenity of future occupants and existing occupants of nearby land, buildings and residences including by way of overlooking, loss of daylight or sunlight, or overbearing appearance.

Residential SPD Guidance, whilst not directly relevant to the development of a new dwelling, does provide good useable recommendations on spacing and distances to measure residential amenity impacts highlighted in Policy DM5.

The application site is surrounded by properties on all sides. Therefore, officers will assess the impact of the development on each adjacent property. Officers do note comments by neighbours regarding impact on loss of light, overbearing development and loss of privacy which will be assessed below.

The closest and most immediate neighbour is Pentlands to the west of Silvertrees Cottage. The development would involve an increase of the ridge height of the host dwelling by 0.7m from 5.3m to 6m directly on the boundary. Given the existing relationship, with Pentlands notably set back with a separation of 11m, coupled with the side elevation flanking Pentlands gravel driveway and Pentlands 6.7m ridge height, it is not considered this would be materially overbearing. One first-floor dormer window would be positioned to be south-facing. It is sat at an angle but could potentially afford views given the relationship between the dwellings. As this serves an ensuite bathroom, officers have conditioned this to be obscure glazed (Condition 3). Some low-quality shrubs will be removed along the western boundary to facilitate the changes but given the existing 1.8m timber board fencing, no harm is identified.

The proposed garage / car port for the new dwelling is positioned 1m from the boundary with Pentlands which is appropriate for single-storey development as highlighted by Residential SPD Guidance. The sloping cat slide roof also means a low eaves height close to the boundary at just 1.2m. The new dwelling is separated 6m from the flank boundary which is also appropriate for two-storey development. Given this larger separation, even though the new property is setback from Pentlands, the 45-degree rule would not be impacted with regards to loss of light. Measurements have been taken from the closest edge of the closest

window serving a habitable room (rear kitchen/diner window as shown in plans WA/2022/00102). A line drawn at 45° to the existing property and extended to a maximum of 12 metres does not cross the proposed dwelling. The only window on the western side elevation is a rooflight which would not provide direct outlook by its nature as a rooflight and serves a jack and jill ensuite.

To the south of the application site is Brambles and The Croft. The new dwelling is located approximately 11.5m from their separate rear amenity spaces which is marginally below guidance. However, given the large-scale separations from the dwellings themselves (34m and 38m respectively) which is well in line with the 21m highlighted by Residential SPD Guidance coupled with foliage and trees close to this southern boundary, officers do not consider there would be material overlooking, overbearing or a loss of light impact.

To the east of the application site is no.7 Homewood, Walton Lodge and Littlebarn. The new dwelling is situated 3m at its closest point to the boundary with Walton Lodge which is in line with Residential SPD Guidance for two-storey development and so would not be overbearing. No first-floor windows are positioned on the eastern side elevation that would cause overlooking whilst the separation from dwellings of 28m from no.7 Homewood and 16m from Walton Lodge, as well site levels that slope up to both of these properties, means the new dwelling would not result in a material loss of light. The development would involve the addition of three new dormer windows on the eastern elevation of the host dwelling. However, given the separation distances and intervening high treed boundary treatment, no harm is identified. Officers have removed PD rights for the new dwelling regarding the insertion of dormer windows on side elevations to ensure no potential harm in terms of outlook.

Finally, to the north-west is Shielings. Two additional first-floor windows (one dormer and one within the half-hipped projection) would be added. There is already an existing dormer on this elevation and Shieling is sat at an angle and distance such that any views would be oblique.

With regard to comments raised in terms of light and noise pollution, the application site is within the developed settlement boundaries and the proposal is for an additional residential dwelling where development flanks all sides. Therefore, this would not be materially detrimental compared to the existing situation.

For the reasons above, the proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

## 12. Standard of Accommodation

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 playspace 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 application would provide 1 4-bed market unit. The following tables provide a comparison between the proposed floor areas and the Technical Housing Standards.

Bed no. and person no.	Technical Space Standard	Internal floor area proposed	Does it accord?
<b>New Dwelling</b>			
Master Bedroom (2p)	11.5m <sup>2</sup>	23.76m <sup>2</sup>	YES
Bedroom 2 (2p)	11.5m <sup>2</sup>	16.54m <sup>2</sup>	YES
Bedroom 3 (2p)	11.5m <sup>2</sup>	17.20m <sup>2</sup>	YES
Bedroom 4 (2p)	11.5m <sup>2</sup>	19.47m <sup>2</sup>	YES

The below table sets out the technical standards in terms of gross internal floor areas and storage and those proposed.

Unit	Technical Standard	Internal floor area proposed	Does it accord?
<b>New Dwelling</b> 2-storey, 4-bed, 8 person	127m <sup>2</sup>	233m <sup>2</sup>	YES

The proposal would exceed all space standards criteria. Furthermore, the amenity space would be private, secure and defensible and appropriately located in line with Policy DM5.

The proposed dwelling would also be well separated from the host dwelling at 18m rear-to-front which is in line with recommended distances so not to have an amenity impact on future occupiers.

### 13. 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.'*

Officers have further conducted a Magic Maps check. Officers do note a pond located within an area of deciduous woodland to the south of the site located 95m at its closest point to the host dwelling. Planning officers have done a GCN licence check and note that the closest GCN licence issued was 904m away to the north-west (Grid Ref: TQ063396 dated 21/04/2015). As no licences have been issued in the immediate area, coupled with the site being flanked on all sides by residential development with high intervening boundary treatments, officers do not consider there would be any likely impact to GCN.

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water bodies, and is not an agricultural building or barn. The dwelling has had large scale extensions all post-1960 that have affected all roof planes under planning references HM/R13971 and HM/R16791. Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

Officers note the comments by Cranleigh Parish Council regarding nesting birds. Officers have attached suitable informative in line with this.

In view of the above, it is considered that the proposal would not adversely affect the biodiversity of the site and would be in line with Policy NE1 of the Local Plan (Part 1) 2018.

#### 14. Impact on Trees and Ancient Woodland

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

It is noted that no trees are protected on-site, the site is within the developed settlement boundaries and is not within a Conservation Area. Notwithstanding, the applicant has provided an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Trevor Heaps Arboricultural Consultancy Ltd dated 04/10/2023) with this application.

The proposal identifies the removal of several small trees along the western flank boundary and to the centre of the site, all classified as either Category B2 or C2 (moderate to low quality specimens). The Council's Tree and Landscape Officer states that the loss of tree cover is unfortunate however owing to limited tree quality and prominence, the loss can be adequately mitigated with replacement planting secured by a landscape scheme condition (Condition 9). The proposed layout relationship with retained trees is acceptable. Existing hard surfaces have been designated RPA ground protection which also has been suitably conditioned (Condition 8). Officers also note that site soils are likely shrinkable and therefore it is essential any approved construction has adequate foundations to ensure long-term tree retention (Condition 10).

The application site is also within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful.

For the reasons above, and subject to conditions, the proposal would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Waverley Borough Local Plan (Part 2) and paragraph 180 of the NPPF.

## 15. Highways and Access

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged. Policy DM9 of the Local Plan (Part 2) 2023 relates to the requirements for accessibility and transport.

Policy ST1 of the Local Plan (Part 1) 2018 and Policy DM9 of the Local Plan (Part 2) 2023 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the adopted Parking Guidelines Document.

It is noted the existing garage is located near to the rear of the host dwelling with a gravel hardstanding driveway. The garage will be demolished and this hardstanding retained and extended to allow ingress and egress for vehicles to the new dwelling.

The application has been assessed by the County Highway Authority. The application site is accessed via a private road and does not form part of the public highway, therefore it falls outside the County Highway Authority's jurisdiction. It is not considered that the proposed development will result in a significant increase in vehicular trips on the surrounding highway network. Visibility where private meets public is acceptable and the proposals would not result in any significant intensification of vehicle movements at the junction. Officers note that Public Footpath 368 runs along The Ridgeway. As the proposed access crosses this Footpath, pedestrian visibility splays should be provided on a visibility plan, and thus Condition 6 has been worded accordingly.

The parking area and driveway of both dwellings would comfortably accommodate in excess of 2.5 spaces each, in accordance with the Council's parking guidance.

Subject to compliance with conditions, the proposed new dwelling would have an acceptable impact on parking and highway safety in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and Section 9 "Promoting Sustainable Transport" in the NPPF 2023.

## 16. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include low energy LED's throughout, the installation of a heat recovery ventilation unit, double glazed windows and doors, cavity wall, loft, and roof insulation to exceed building regulations and use of permeable paving materials amongst other measures.

These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

#### 17. Other Matters Raised by Third Parties

Officers note a reason for objection by a neighbour regarding the issue of drainage / flooding and potential for increased water runoff. It is noted that the development is not located within a Flood Zone and is not in area noted as being susceptible to high water runoff. Therefore, no flood risk assessment is required.

Neighbours have stated the pre-emptive felling of four mature Oak trees. Whilst regretful, these trees were not under a Tree Preservation Order (TPO) and the applicant can do this without seeking planning permission.

Regarding construction traffic, given the proximity to Park Mead School and safe egress and ingress for emergency service vehicles, Surrey Highways as stated above have made an assessment and have concluded that they have no concerns in this respect. They have also not suggested a requirement for a Construction Management Plan given the scale of works proposed.

#### 18. Conclusion

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 NS/23/01 (amended block plan), NS/23/02, NS/23/03, NS/23/04, NS/22/10, RC/22/01, RC/22/02, RC/22/03, OB/22/01A, OB/22/02A, OB/22/03A, OB/22/04A and OB/22/10. 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 Policy DM4 of the Local Plan 2023 (Part 2).

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 Policy DM4 of the Local Plan 2023 (Part 2).

3. Condition:

The first-floor dormer window of the host dwelling serving an ensuite in the rear south-facing elevation shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained.

Reason:

In the interest of neighbouring amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM5 of the Local Plan 2023 (Part 2).

4. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking or re-enacting that Order with or without modification), no first-floor dormer windows on both side elevations of the new dwelling house hereby permitted shall be constructed, without the written permission of the Local Planning Authority.

Reason:

In the interest of neighbouring amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policy DM5 of the Local Plan 2023 (Part 2).

5. Condition:

The existing areas of the host dwelling shown to be demolished on the approved deposited plan (NS/23/01) shall be demolished and all materials arising from this demolition shall be removed from the site within three months of the substantial completion of new dwelling hereby permitted. For the purpose of this condition, substantial completion means:

- the new roof has been installed and tiled, and
- all windows and doors have been fitted.

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 Policy DM4 of the Waverley Borough Local Plan (Part 2).

6. Condition:

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw 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 promotes sustainable transport in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2023.

7. Condition:

The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development promotes sustainable transport in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2023.

8. Condition:

The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to the proposed dwelling, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of Waverley Borough Council's Local Plan 2018 and the National Planning Policy Framework 2023.

9. Condition:

The Arboriculture Method Statement and scaled Tree Protection Plan provided by Trevor Heaps Arboricultural Consultancy Ltd. Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement, including Tree Protection Plan, Reference TH 3925 B, Dated 4th October 2023 shall be adhered to throughout the construction. The development shall be carried out in accordance with the approved details. All revisions of the approved detail part of this Condition shall be submitted to the Local Authority Tree Officer for their approval before it can be applied.

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

10. Condition:

The Local Authority shall be notified at least 2 weeks prior to expected commencement of demolition/construction activities with a written notice. The notification shall include photographic evidence of tree protection, such as temporary ground cover, sacrificial surface layer and Heras fencing. All protection measures shall strictly accord with the approved Tree Protection Plan (TPP) and Arboriculture Method Statement (AMS). The Local Planning Authority shall determine the detail within the notice and if found satisfactory shall provide written approval for the development to proceed. This approval requires continued monitoring by the appointed person to ensure effective tree protection continues throughout the life of the construction in strict accordance with the approved TPP and AMS. Retained trees which become damaged by demolition and construction activities shall be considered as a breach of this Condition and could lead to a temporary Stop Notice being issued immediately upon the development.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance

with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

11. Condition:

Prior to the commencement of the development, a detailed 5 year landscape scheme including hard landscaping, tree & plant management and method of planting and establishment in accordance with BS 8545:2014 and recommended ecological recommendations, shall be submitted to the Local Planning Authority in writing. The scheme shall include the following information.

1. Scaled plan showing location of hard landscape features, gates, fences, new trees and plants
2. List of materials, colour, plant species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)
3. Detail construction & planting method, type of physical support and plant protection
4. Provide method of post planting irrigation

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

12. Condition:

Prior to the commencement of development on shrinkable soils detail of special design/depth foundations of proposed above ground-built structures within 15m of retained and new planted trees shall be submitted to the Local Authority for approval. The design shall detail how the foundations will resist future indirect impacts of trees at maturity.

Reason:

In the interests of long term and sustainable tree retention including tree planting and their future growth, and protection of the rooting areas of retained trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policies DM1, DM4 & DM11 of Waverley Borough Local Plan (Part 2) 2023.

13. Condition:

The development hereby approved shall be completed at all times in accordance with the Climate Change & Sustainability measures set out in the SPD Checklist submitted with this application.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local

Plan (Part 2) 2023 and the Council's Climate Change and Sustainability SPD 2022.

14. Condition:

Prior to the occupation of the dwellings, 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).

15. Condition:

Prior to the first occupation of the dwelling here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

### 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. 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](http://www.waverley.gov.uk/CIL)) or contact [CIL@waverley.gov.uk](mailto:CIL@waverley.gov.uk)

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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
4. The developer is advised that Public Footpath Number 368 runs adjacent to the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
5. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
6. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird.

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 2023.

Case Officer Sam Wallis

Signed: Date: 26 October 2023

Agreed by Team or DC Manager: Trevor Faulkner Date: 31 October 2023

Time extension agreement in writing seen by signing off officer:

Yes                      No                      N/A

Agreed by Development Manager or Head of Planning Services

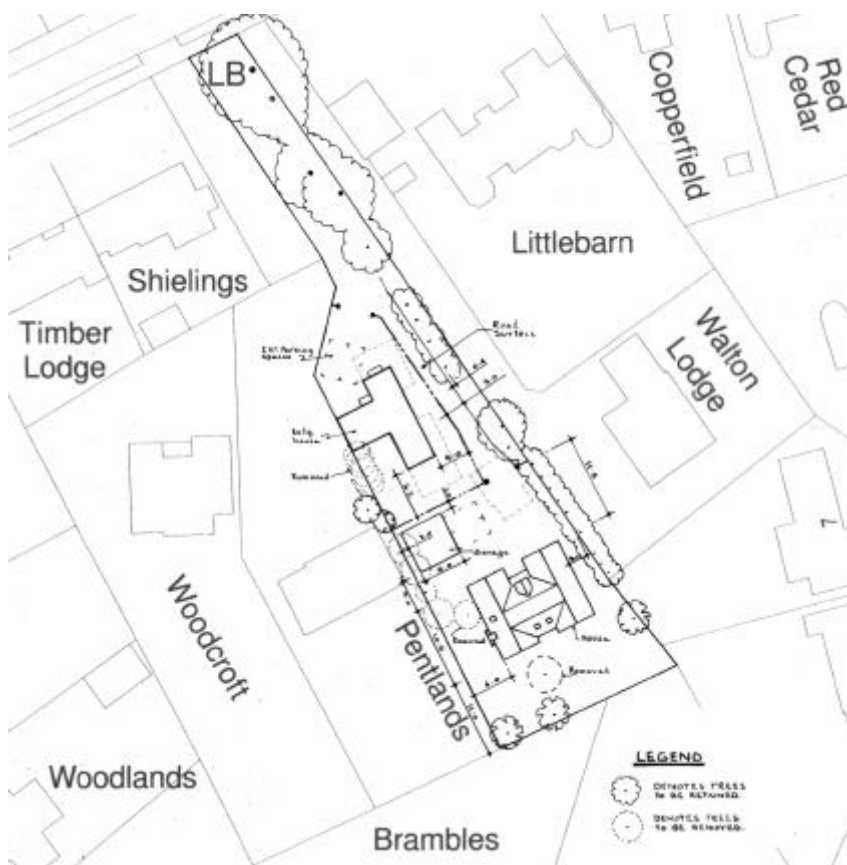
.....

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)

## APPENDIX





FRONT ELEVATION



RIGHT ELEVATION

SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU6 7HR



LEFT ELEVATION



REAR ELEVATION

0 2.5 METRES  
SCALE 1/100 @ A3

PROPOSED ELEVATIONS

DRAWING N° 0612103A  
REV. A. REAR ELEVATION REQUESTED TO SUITE



FRONT ELEVATION



RIGHT ELEVATION

SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU6 7HR

0 2.5 METRES  
SCALE 1/200 @ A3



LEFT ELEVATION

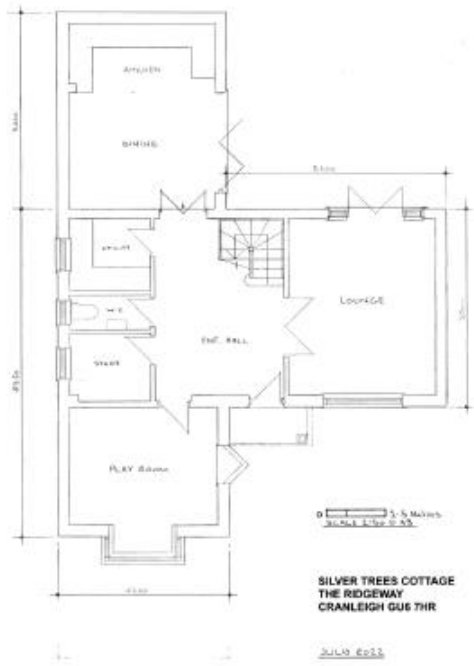


REAR ELEVATION

APRIL 2011

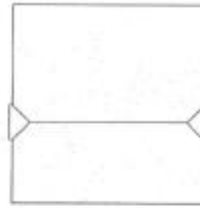
EXISTING ELEVATIONS

DRAWING N° RC/21103

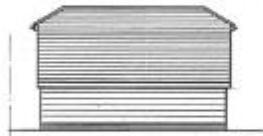




FLOOR PLAN



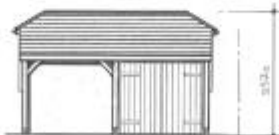
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

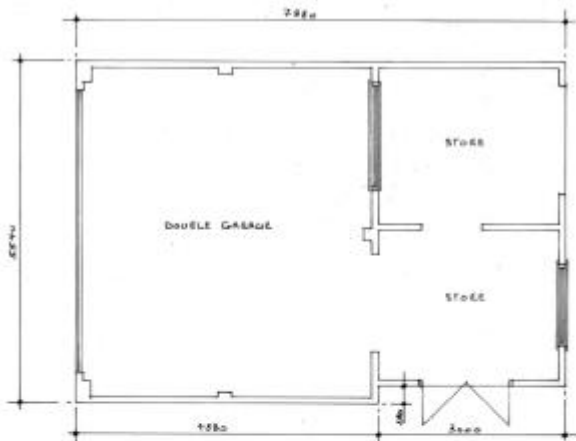
PROPOSED DOUBLE GARAGE

NEW BUILD AT  
SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU6 7HR

AUGUST 2011

0 2.5 METRES  
SCALE 1:100 @ A3

DRAWING N° NS/11/10



FLOOR PLAN  
SCALE 1:80



ROOF PLAN  
SCALE 1:100

0 1.5 METRES  
SCALE 1:50 @ A3

0 2.5 METRES  
SCALE 1:100 @ A3



RIGHT ELEVATION  
SCALE 1:100



FRONT ELEVATION  
SCALE 1:100



LEFT ELEVATION  
SCALE 1:100

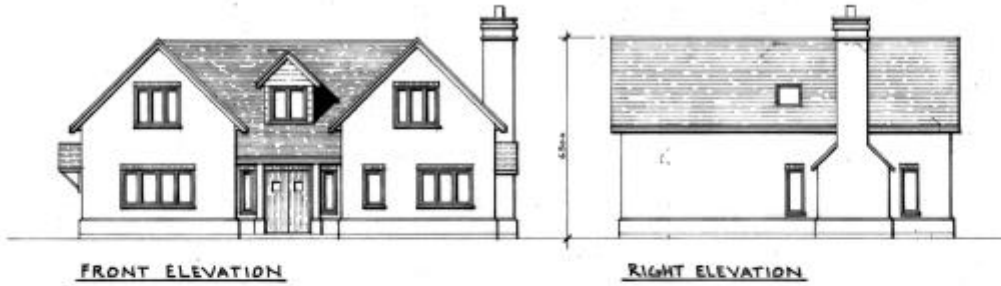


REAR ELEVATION  
SCALE 1:100

SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU6 7HR

EXISTING GARAGE BLOCK

DRAWING N° 08/11/10



FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

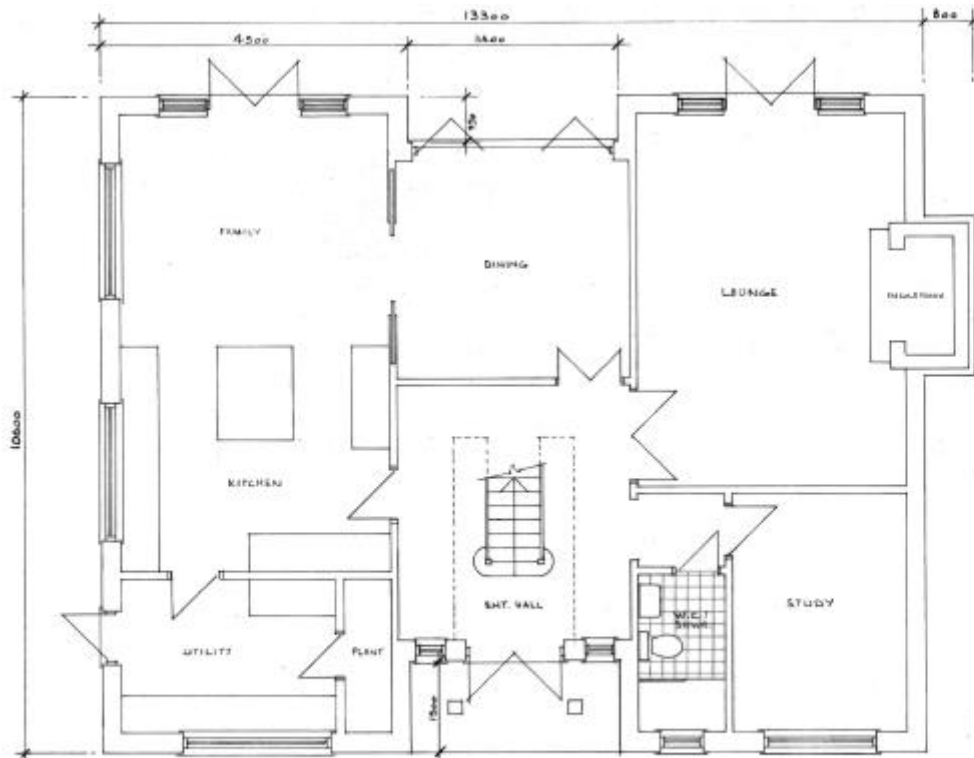
MARCH 2023

NEW BUILD AT  
SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU3 7HR

0 2.5 METRES  
SCALE 1:100 @ A3

DRAWING N° NS/23/03

PROPOSED ELEVATIONS



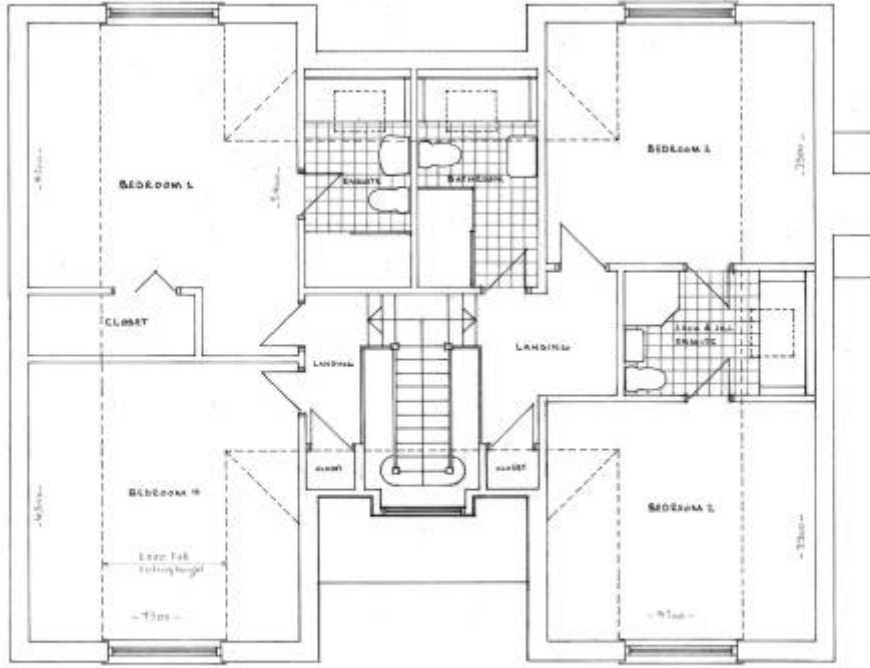
NEW BUILD AT  
SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU3 7HR

0 1.5 METRES  
SCALE 1:50 @ A3

MARCH 2023

PROPOSED GROUND FLOOR PLAN

DRAWING N° NS/23/04



MARCH 2022

NEW BUILD AT  
SILVER TREES COTTAGE  
THE RIDGEWAY  
CRANLEIGH GU3 7HR

0 1.5 METRES  
SCALE 1:50

PROPOSED FIRST FLOOR PLAN

DRAWING N° Hs/23/25