

**WA/2022/01529** – Erection of 2 dwellings and associated works; extensions and alterations to existing dwelling following demolition of eastern section at HINDFIELD THE AVENUE ROWLEDGE FARNHAM GU10 4BD

Applicant: Standing Stones Development Ltd  
Parish: Farnham  
Ward: Farnham Wrecclesham and Rowledge  
Grid Reference: E: 482799  
N: 143491  
Case Officer: Tracy Farthing  
Neighbour Notification Expiry Date: 29/06/2022  
Extended Expiry Date: 09/12/2023

RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

### 1. Summary

The application has been brought before the Planning Committee at the request of the Ward Members Councillor Edmonds and Clark (in March 2023) who wished for further consideration to be given to neighbour objections regarding light pollution, tree removal and the impact on residential amenity.

### 2. Site Description

- The application site is located on the southern side, at the western most end of The Avenue, Rowledge.
- Property Type: The site comprises an existing 2 storey dwelling known as Hindfield and an outbuilding (the barn) to the north. The southern part of the application site is mainly sparse woodland.
- Character: The area is a verdant residential area. To the south of the site lie open fields, however there is planning consent for 9 dwellings (allowed at appeal)
- Site Levels: The site lowers gently towards the south.

### 3. Proposal

Permission is sought for:

- The demolition of the eastern section of the host dwelling at Hindfield to facilitate vehicular access to the rear of the site, together with extensions to the northern part of the existing Hindfield dwelling.
- The introduction of 2 two storey dwellings on the land to the south and south east of the host dwelling at Hindfield.

- The retention of the existing Barn. This will remain as ancillary residential accommodation to the north of Hindfield and the retention of the existing garage which fronts The Avenue.

#### 4. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
Application property: WA/1997/0808	Erection of extensions and alterations to elevations together with the erection of a detached garage block (as amplified and amended by letters dated 01/07/97 and 01/08/97 and plans received 04/08/97).	GRANT 14/08/1997
Land to the South: WA/2018/0669	Erection of 9 dwellings and associated works, all served from the existing access.	Refused 25/01/2019  Appeal Allowed 23/03/2020  Expired
WA/2023/02064	Phased erection of 9 dwellings, new vehicular access and associated infrastructure.	Pending

#### 5. Relevant Planning Constraints

Developed Area/Built Up Area Boundary – Farnham  
TPO 49/99  
TPO Group 02/23  
Ancient Woodland 500m Buffer Zone  
Thames Basin Heath 7km Buffer Zone  
Wealden Heaths I 5km Buffer Zone

#### 6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, AHN3, TD1, NE1, CC1, CC2, and CC4.
- Farnham Neighbourhood Plan 2013-2032: FNP1, FNP13, FNP16 and FNP30.
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM9, DM11, DM13, DM11
- South East Plan: Saved policy NRM6

Other guidance:

- The National Planning Policy Framework 2021 (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)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

## 7. Consultations and Town/Parish Council Comments

Farnham Town Council	objects to this application and considers that it is overdevelopment of the site, impacting on biodiversity and important trees. The biodiversity check list needs to be reviewed as the development site contains a pond and is well wooded with mature trees.
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## 8. Representations

15 letters from 12 households have been received raising objection on the following grounds:

- Impact upon neighbouring amenity, particularly of 22, 24 and 26 Mayfield
- Specific concern regarding balcony of Unit 3 and overlooking
- Windows proposed in the existing dwelling would overlook No 28 Mayfield
- Overdevelopment
- Loss of habitat for wildlife
- Loss of trees
- Impact upon offsite trees
- Increased noise and pollution
- Increase of hard landscaping impacting on the environment
- Increase in traffic and impact upon safety
- Inaccuracies within the Planning Statement
- Lack of need with regards to bringing economic benefits
- Incongruous design, not in keeping with 1930's architecture in immediate surrounds

## 9. Planning Considerations:

### 10. Principle of development

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

### 11. Housing Land Supply

The Council's current housing land supply is calculated to be 3.89 years' worth. As the Council cannot presently demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF 2021 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 'tilted balance' at paragraph 11(d) of the NPPF is therefore engaged and the development plan policies most important in the determination of the application must be considered out-of-date. Permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits.

The application proposes the erection of 2 dwellings and alterations to an existing dwelling. It would therefore result in a net gain of 2 residential units representing a modest contribution to housing supply.

## 12. Character, Design and Visual Impact

The application site consists of one residential dwelling on the southern side of The Avenue and a large parcel of associated land immediately to the south and southeast of the dwellinghouse which at present forms part of a large garden. The site is quite heavily treed although it was clear from the Case Officer site visit that some clearing had been undertaken. It was noted also that a large tree (subject of a TPO) had fallen in a recent storm.

The surrounding area is characterised by a variety of residential dwellings on various sized plots. The pattern of development is also diverse with examples of infill/ backland development to the north. As such the proposal to erect 2 dwellings to the rear of the existing dwelling Hindfield would not appear as incongruous when viewed in the context of the grain of development in the locale.

The application site is of a size capable of accommodating the two additional proposed properties without them appearing as cramped within the site. It is noted that some trees would be lost from the central part of the site, however the treed perimeter is to be retained and the site would retain its verdant character.

The proposal includes alterations to the host dwelling Hindfield, which, in its existing form is not of any architectural merit. The alterations would decrease the footprint to enable access to the 2 proposed dwellings (unit 1 and unit 3) to be accommodated along the eastern edge of the boundary. The alterations to the host dwelling, unit 2 as proposed on the block plan, include the reduction of built form on the north eastern side on the building and an increase in built form to the north western part of the building, particularly at first floor where the existing dwelling's roof slopes to single storey only. The resultant building has an altogether different aesthetic than the existing dwelling, appearing as a more typical two storey dwelling with pitched roof

which will then be re-clad and altered in a similar palette of materials to the two new proposed dwellings. The dwelling would provide 3 bedrooms.

To the south east of the existing dwelling (unit 2) Unit 3 would be sited 22m away. The plot would accommodate a 4 bedroom dwelling arranged over two floors. Garden space is provided and parking for 2 vehicles within the curtilage.

Unit 3 would be orientated in a similar layout to Unit 2 and materials would comprise a mixture of handmade clay roof tiles and facing at first floor level with the lower part of the ground floor constructed from contrasting brick. Unit 2 includes a balcony on its south eastern elevation.

Unit 1 would be located 20m to the northeast. Separated by a fenced off area, trees and vegetation the plot would benefit from off street parking accessed via the curved driveway. Visually similar in terms of materials to units 2 and 3, Unit 1 would provide 4 bedrooms at first floor and a generous ground floor living area. It, like unit 3, includes a balcony on the south eastern elevation.

It is noted that areas on the block plan are annotated as land which shall be retained as grassland or and for reptile mitigation and that these areas shall be managed through a Management Company. These details shall be secured via conditions, please see ecology section later in this report.

The proposed dwellings and the existing dwelling once altered would share common design elements and the same palette of materials. The dwellings, whilst large, are not considered to appear cramped within the plot. The treed boundaries and areas within the development which are to be retained for ecology reasons would ensure that the general area would retain a verdant and leafy character.

The proposal would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policy DM4 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

### 13. Impact on residential amenity - neighbours

#### **General guidance - overlooking**

The Residential Extension SPD states; “The general rule of thumb is that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space.”

“Balconies will only be accepted where the applicant has demonstrated (through the submission of appropriate plans) that there would be no resultant significant overlooking upon the surrounding neighbouring properties.”

### **Upon 26 and 24 Mayfield**

The distance between the nearest point of the south-west facing elevation of Unit 3 and the rear elevations of nos. 24 and 26 Mayfield is 23.9m and 30.2m respectively which substantially exceeds the requirements of the SPD. One window is included at first floor level in the facing (southwestern) elevation. This is a secondary window serving a bedroom and a condition could secure this window as obscure glazed without significant loss of light to the bedroom of the proposed dwelling. This is considered pertinent in this case as the distance to the boundary is 6m and overlooking may occur in the event that the boundary screening is not retained.

The proposed balcony could afford views into the garden of 24 Mayfield, in the event that boundary treatment was not retained in perpetuity. It is noted these trees are not included in the TPO covering the site. A screen of 1.7m on the western side of the balcony could avoid any views and could be secured via condition.

### **Upon 22 Mayfield**

The first floor window described above would have a limited impact upon 22 Mayfield given the angle of the view available from it, however a condition would secure it to be obscure glazed as noted above.

The balcony would have a greater impact upon 22 Mayfield. Side screening would not likely be adequate to reduce views into the garden adequately and at this point the boundary is less screened and there is no indication that proposed planting would secure additional screening. Whilst Officers do appreciate that the 22 Mayfield has a relatively large garden and thus the proposal would be sited some distance from the rear elevation, the presence of the balcony (which has altogether different properties than that of a window) 6m from the shared boundary, directed towards the neighbouring amenity space and poorly screened by boundary vegetation, would introduce overlooking and would harmful impact the privacy enjoyed by the occupiers of No 22 Mayfield.

A large fenestration is also proposed on this elevation which provides the access onto the balcony.

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, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policy DM5 of the Local Plan (Part 2) and the Residential Extensions SPD.

## **14. Standard of Accommodation and Amenity**

Policy TD1 of the Local Plan (Part 1) 2018 and emerging Policy DM5 of the Local Plan (Part 2) 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. Below is a table setting out the floor area of each unit proposed set against the national space standards.

Unit	Minimum Standards (sqm)	Proposed Internal floorspace (sqm)
1 (4 bed 8 person)	124	291
2 (3 bed 5 person)	93	148
3 (4 bed 8 person)	124	233

As can be seen in the table above. All three dwellings exceed the minimum space standards.

In addition to internal space, external amenity space is important. Policy DM5 states a minimum area for secure and private amenity areas. This includes balconies of which units 1 and 3 provide and garden areas which, in isolation should be a minimum distance of 10m in depth and at least the width of the dwelling.

The proposed garden areas fall short of the 10m depth, but the dwellings do benefit from amenity space that extends around each dwelling. Unit 2 includes existing outbuildings and a large area between the dwelling house and the front boundary. In addition to garden space, unit 1 and 3 include balconies and both have patio areas annotated on plans.

The quality of the external amenity areas was brought into question with specific regard to the shadows cast by the mature trees on site and along the boundaries. The applicant has since provided an arboriculturist report which identifies that, whilst the site is treed, each unit/ dwelling would benefit from periods during the day where areas are free from shade and that the external areas would be of a good quality to ensure the spaces are usable and enjoyable thus contributing to wellbeing.

As such, the proposed development complies with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM5 of the Local Plan (Part 2) 2023, in terms of standards of accommodation.

## 15. Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023 state that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. The NPPF, 2023 states that planning permission should be refused for development resulting in the loss or

deterioration of aged or veteran trees found outside Ancient Woodland, unless the need for, and benefits of, the development clearly outweigh the loss. Policy DM11 of the Local Plan (Part 2) supports the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control.

The application site contains a number of trees. These trees were initially inspected by Michael Honey of Honey Tree Specialists Limited who produced a summary report which accompanied the pre-application submission. Michael Honey has subsequently retired and Mark Welby, DipArb(RFS), TechCert(ArborA), FArborA, RDArborA, an arboricultural consultant has produced an Arboricultural Impact Assessment (AIA) and method statement which accompanies this application. Both Michael Honey's report and the AIA by Mark Welby conclude that all trees which are subject to the Tree Preservation Order (TPO) will be retained. The development proposals have been designed to protect the sylvan setting of the site and will not have an adverse impact on retained trees or those of high quality. However, tree 260, a common Oak, although covered by the TPO, has been classified "U" grade and therefore, has been removed solely on the grounds of safety. It was located on the south east boundary of the site, a significant distance from the nearest unit. (Unit 2).

A number of other trees on the site have since been felled. This was evident at the initial site visit of the Planning Officer in September 2022.

The Council's Tree and Landscape Officer visited the site as part of his assessment in January 2023. He noted the removal of the trees on site and the proposed loss of trees of lesser/ low value as part of the application, contained within the submitted Arboricultural report and which include the removal of boundary trees to facilitate access. His conclusion were that there were no longer arboriculture constraints to prevent the approval of this application subject to it being built in strict accordance with the Arboriculture Consultants Arboriculture Method statement, Tree Protection Plan and an appropriate landscape planting scheme towards replacement of removed trees with native species and screening between existing properties.

It is noted that since January 2023, a group Tree Protection Order has been placed on the woodland group of trees to the eastern part of the site.

In light of the above, the proposed development complies with Policy NE2 of the Local Plan (Part 1), Policy DM11 of the Local Plan (Part 2) and the NPPF, 2023.

## 16. Effect SPAs

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



## 17. Biodiversity and compliance with Habitat Regulations 2017

The application initially was submitted without ecology reports. The extent of tree felling on site and the general features of the site required the submission of details to be submitted and a Preliminary Ecological Appraisal (PEA) was undertaken.

The PEA identified and number of areas where additional information and additional surveys were required. In addition to the PEA, the following information was submitted:

- Amended Reptile Mitigation Strategy (Wychwood Environmental Ltd., February 2024), V4
- Ground Level Preliminary Roost Assessment of Trees, Wychwood Environmental Ltd., January 2024
- Orchard Classification – letter of report, Wychwood Environmental Ltd., December 2023
- Hazel Dormouse Summer Nest Search – letter of report (V2), Wychwood Environmental Ltd., July 2023
- Botanical Survey, Wychwood Environmental Ltd., September 2023
- Design and Access Statement, Michael Conoley Associates, April 2022
- Arboricultural Assessment & Method Statement, Mark Welby, 3rd May 2022

Surrey Wildlife Trust have reviewed the submitted information, requesting amendments where necessary, and are satisfied that, subject to a number of conditions and the applicants obtaining the relevant licenses, the proposed development would be unlikely to cause harm to protected or notable species.

It is noted that a revised site plan has been submitted as a result of the ecology constraints on site. The amended plan indicates areas that will be retained for grassland and translocation and movement of reptiles. These area are critical to retain and shall be secured through the implementation of a Construction Environmental Management Plan (CEMP) and an Ecological Enhancement Plan (EEP).

Subject to appropriately worded conditions, it is considered that the proposed development complies with Policy NE1 of the Local Plan: Part 1, Policy DM1 of Local Plan (Part 2) and the NPPF, in terms of habitat protection and ecological enhancement.

## 18. Highways

The proposed development consists of the erection of 2 dwellings and alterations to an existing dwelling on the site. The existing access for Hindfield adjoins The Avenue. This access is to be retained and used to serve the 3 dwellings.

The Avenue is a designated public right of way with Bridleway Nos 29 and 174. The Avenue is also a private Road.

As The Avenue is a private Road, it does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. However, an access plan has been provided at the request of a SCC Highway Officer and this has been reviewed. The visibility demonstrated is deemed appropriate.

The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway. In order to promote sustainable transport and to reduce carbon emissions a condition relating to electric bicycles is recommended. The EV vehicle charging condition also recommended will be addressed via Building Regulations.

As such, the proposed development would be in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2), the Council's Parking Guidelines (2013) and the NPPF, 2023.

## 19. Accessibility

Policy AHN3 of the Local Plan (Part 1) 2018 states that the Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: "Accessible and adaptable dwellings" to meet the needs of older people and those with disabilities. The supporting text to the policy states that this will be delivered through the implementation of planning permissions. As such, this will be picked up by the building control process when planning permission is implemented.

## 20. 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.

The submission of this application pre-dates the requirement for a Climate Change and Sustainability checklist. However, the Design and Access Statement refers to the scheme incorporating renewable energy sources and the following:

- Rainwater harvesting to supply water for garden watering and general outside use such as car washing.
- Extensive use of low energy lighting.
- A standard of thermal insulation higher than that required by the current building regulations.
- Air source heat pumps with appropriately designed acoustic baffles to ensure that there is no intrusive noise pollution from them.
- Each house will have a whole house ventilation system with heat exchanger.

It is considered that a scheme detailing sustainability measures can be secured via a condition to ensure that the proposed dwellings are built with sustainability in mind.

Subject to condition, the proposed development would comply with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and the NPPF, 2023 in terms of ensuring that the development includes measures to minimise energy and water use.

## 21. 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 development hereby permitted shall be begun before the expiry of three years from the date of the permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### 2. Condition:

The plan numbers to which this permission relates are: 1474: S-01, S-02, S-03, P-01.A, P-02, P-03, P-04, P-05.A, P-06.A and P-07A. 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 (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. 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 (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

4. Condition:

No vehicle shall access the site unless and until the proposed vehicular access to Hindfield, The Avenue hereby approved has been constructed and provided with visibility zones in accordance with the approved plans, Drawing 5551/002, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

5. 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 to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

6. Condition:

The development shall proceed only in strict accordance with the precautionary method of working outlined in the Reptile mitigation Strategy (February 2024).

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

7. Condition:

No development shall take place until an appropriately detailed Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Authority in writing, prior to the commencement of the development. The CEMP should include, but not be limited to:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

8. Condition:

No development shall take place until an appropriately detailed Ecological Enhancement Plan (EEP) has been submitted to and approved by the Local Authority in writing, prior to the commencement of the development. The EEP should include, but not be limited to:

- a) Description and evaluation of features to be provided
- b) Location plan of all ecological enhancement features being provided
- c) Ecological trends and constraints on site that might influence management
- d) Prescriptions for management actions
- e) Ongoing monitoring and remedial measures

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

9. Condition:

No development shall commence until a sensitive lighting management plan has been submitted to and been approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation

Trusts' document entitled "Bats and lighting in the UK – Bats and the Built Environment Series". The development shall be undertaken in complete accordance with the approved details thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

10. Condition:

Prior to the commencement of the development hereby permitted, the Arboriculture Impact Assessment, Arboriculture Method Statement and Tree protection Plan supplied by Tree Consultant Mark Welby reference MW.22.0109.AIA Date Issued: 3 May 2022, must be strictly adhered to.

The development hereby permitted shall be carried out in accordance with the approved details.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

11. Condition:

At least 2 weeks prior to expected commencement of development, notice shall be submitted to and approved in writing by the Local Planning Authority. The notice shall include visual evidence of ground and fence protection that strictly accords with approved arboriculture method statement and tree protection plan.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

12. Condition:

No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in

writing with the local planning authority. All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2023

### 13. Condition:

Prior to the occupation of units 1 and 3, 1.7m high screening shall be installed on the eastern side of the balcony of Unit 3 and on the western side of the balcony of Unit 1. The screening shall be to a minimum of Pilkington level 5 opacity if glazed or of a solid material to ensure no visibility through.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

### **Informatives:**

1. 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)
2. "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.

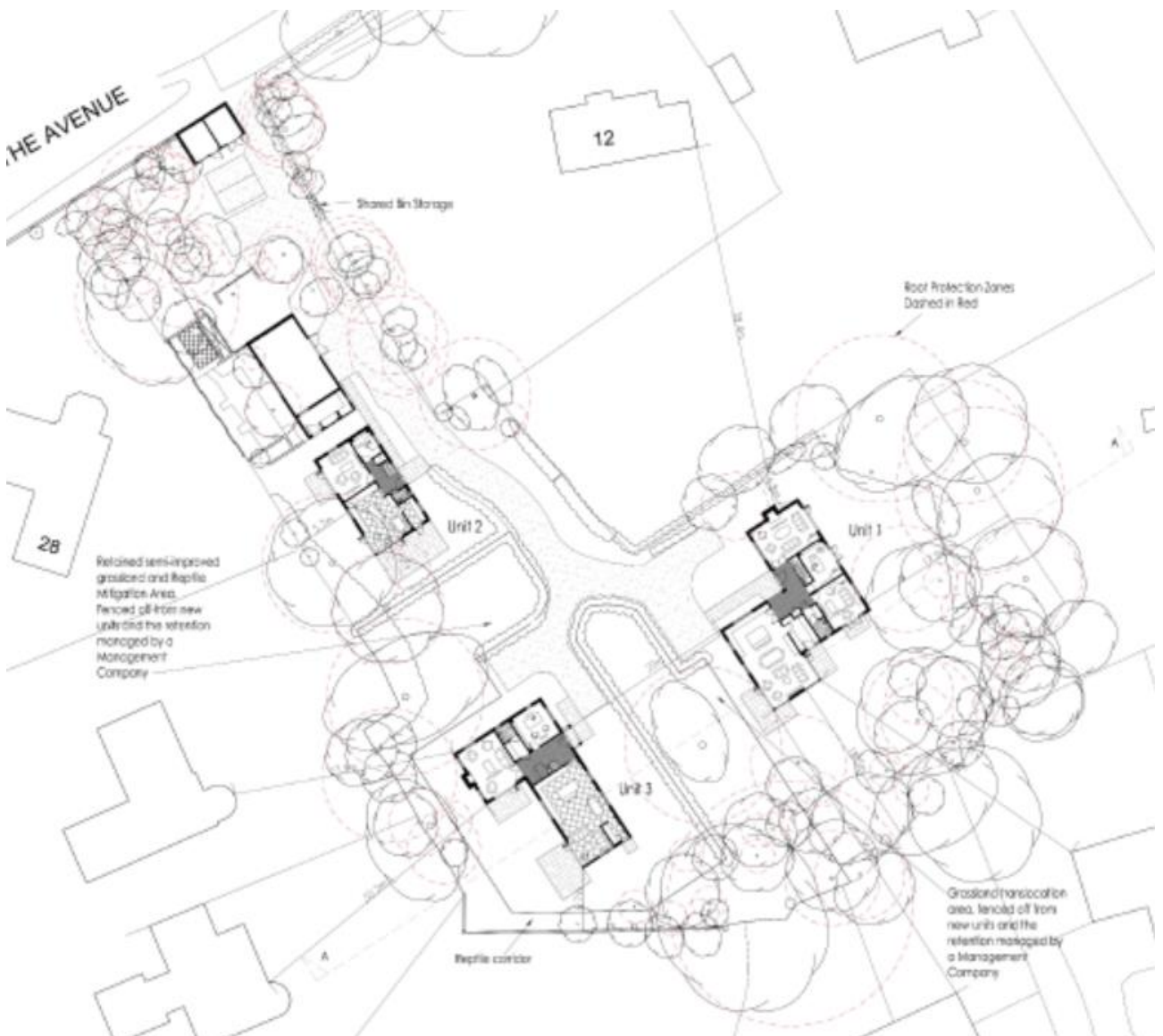
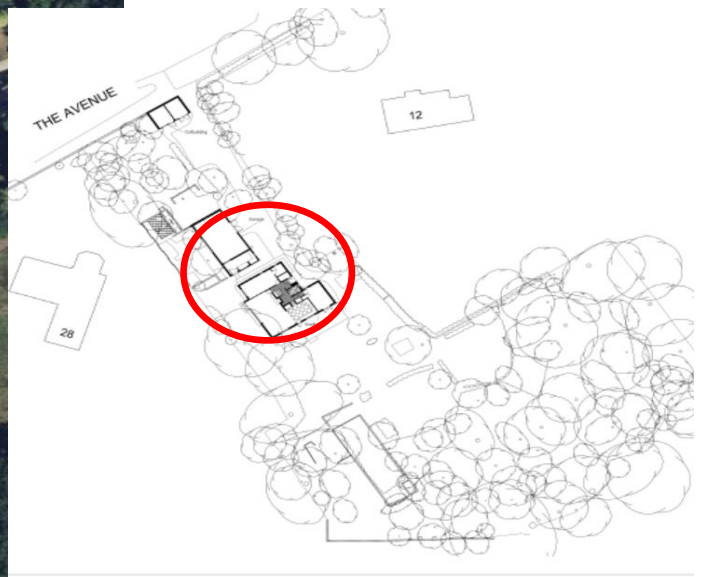
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from 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.
4. Works to the main house can only take place under a bat mitigation or low impact class licence (can only be applied for once planning permission is received and all ecological conditions discharged)

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.



# Plans

## Existing



Proposed  
Existing dwelling



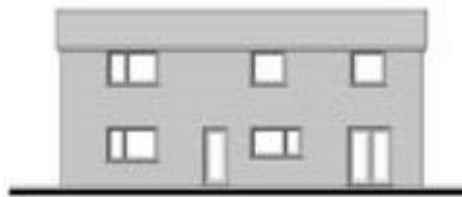
EXISTING GROUND FLOOR PLAN  
1:100



EXISTING FIRST FLOOR PLAN  
1:100



EXISTING SOUTH WEST ELEVATION  
1:100



EXISTING SOUTH EAST ELEVATION  
1:100



EXISTING NORTH EAST ELEVATION  
1:100



EXISTING NORTH WEST ELEVATION  
1:100



Unit 2 – existing dwelling altered



PROPOSED GROUND FLOOR PLAN  
1:100



PROPOSED FIRST FLOOR PLAN  
1:100



PROPOSED SOUTHWEST ELEVATION  
1:100



PROPOSED SOUTHEAST ELEVATION  
1:100



Unit 1



PROPOSED GROUND FLOOR PLAN  
1:100



PROPOSED FIRST FLOOR PLAN  
1:100



PROPOSED SOUTH WEST ELEVATION  
1:100



PROPOSED SOUTH EAST ELEVATION  
1:100



Unit 3



PROPOSED GROUND FLOOR PLAN  
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
1/100



PROPOSED SOUTH WEST ELEVATION  
1/100



PROPOSED SOUTH EAST ELEVATION  
1/100

