

WA/2024/00277 – Erection of a single storey extension together with extension and alterations to roof to provide habitable accommodation in roof space (as amplified by plan received 02/04/2024) at 1 THE OAKS, COXCOMBE LANE, CHIDDINGFOLD, GODALMING, GU8 4PY

Applicant: Mr Matthew Kiernan -
Parish: Chiddingfold
Ward: Chiddingfold
Grid Reference: E: 495897
N: 135694
Case Officer: Clare Woodhatch
Neighbour Notification Expiry Date: 07/03/2024
Expiry Date/Extended Expiry Date: 05/04/2024 / 16/05/2024
Committee Date: 08/05/2024

RECOMMENDATION That, subject to conditions, permission be GRANTED

1. Site Description

The application site is located to the west of Coxcombe Lane. The property is a two storey, semi-detached, house with two storey side projection. There is a block of garages to the rear of the property. The immediate area is residential in character, with the Chiddingfold recreation ground located opposite.

2. Proposal

Permission is sought for the erection of a single storey rear extension, the provision of 1 rooflight to the front, and two dormers to the rear of the property to provide habitable accommodation in the roof space.

The single storey extension would be approx. 4.6m deep by 2.765m wide and 3.33m in height with an eaves height of 2.725m. It would have a pitched roof with gable end with high level gable window inserted to the rear. The extension would be constructed in red facing brickwork to match the existing and a metal clad roof and would have an area of glazing and roof lights inserted in the roof. Part of the extension would be flat roof, linking it to the rear play room projection. The dormers would be tile hung to match the existing.

The proposals would provide an open plan kitchen/dining room with utility room beyond and a bedroom with en-suite within the main roof.

Internal and external alterations are proposed.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2020/0033	Erection of two storey extension and alterations.	GRANTED 09/03/2020 (implemented)

CA/2013/0001	CHIDDINGFOLD CONSERVATION AREA. Removal of one Snake bark maple.	NO FURTHER ACTION/DISPOSED OF 08/02/2013
WA/1994/0071	Application for Conservation Area Consent for the demolition of village hall and ancillary buildings.	CONSENT GRANTED 18/02/1994
WA/1993/1484	Erection of new village hall and ten dwellings together with garages, parking and associated works following demolition of existing village hall and associated buildings	GRANTED 18/02/1994 (implemented)
WA/1992/1466	Outline application for the demolition of village hall and erection of new village hall with adjoining parking; construction of eight dwellings and garages (renewal of WA/1989/1887).	OUTLINE APPROVAL 15/01/1993
WA/1989/1887	Outline application for demolition of Village Hall and erection of new Village Hall with adjoining parking and construction of 8 dwellings and garages	OUTLINE APPROVAL 19/12/1989

4. Relevant Planning Constraints

Rural Settlement of Chiddingfold
Surrey Hills Area of Outstanding Natural Beauty (AONB)
Area of Great Landscape Value (AGLV)
Chiddingfold Conservation Area
Wealden Heaths I Special Protection Area (SPA) 5km Buffer Zone

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, RE3, TD1, HA1, NE1, NE2, CC1 and CC2
- Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (adopted March 2023): DM1, DM2, DM4, DM5, DM9, DM11, DM13 and DM21
- Chiddingfold Neighbourhood Plan 2013-2032 (made August 2021): KP1, BE1, BE2, BE6, TP4, NE1, NE2 and NE4
- South East Plan: N/A

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2016 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Chiddingfold Design Guide (Prepared in support of Chiddingfold Neighbourhood Plan)
- Chiddingfold Conservation Area Appraisal (2007)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Parish Council Comments

Parish Council

Object on the following grounds:

Overdevelopment , out of keeping with neighbouring properties, contrary to Chiddingfold Neighbourhood Plan and Waverley parking policy regarding parking, proposal will impact more than 50% of original garden space, property is 1 of a small development of 10 houses constructed with specific intent of meeting demand for small affordable central village properties suitable for older residents and downsizers, there remains a significant shortage of smaller properties in village, especially in village centre, Council supports residents' objections

7. Representations

11 letters have been received (from 9 neighbouring properties including one on behalf of 8 of the 10 shareholders of The Oaks Chiddingfold Management Co. Ltd) raising objection on the following grounds:

- Proposals visually dominate/overbearing on No. 2 The Oaks and neighbouring properties
- Extension out of keeping with host property, The Oaks and street scene
- Detracts from neat and uniform design of ten houses, garages and gardens in The Oaks
- Cramped, overdevelopment of property and site
- Cumulative extensions change whole character of The Oaks
- Adverse effect on bulk, setting, character and appearance of property and adjoining properties, including impact on clean/shared roof line
- 3 rear dormers on small house doesn't work
- Metal/zinc cladding to roofs, bifold doors and fixed glazing not in keeping
- Works neither enhance nor preserve character of The Oaks nor the Conservation Area
- Site also within AONB & AGLV, Rural Settlement and Wealden Heaths I SPA 5km Buffer Zone
- Application should be viewed not solely with regard to application property but as part of The Oaks as a whole
- Reduction of daylight and sunlight to neighbouring property

- Overlooking and loss of privacy – properties designed with a stagger to minimise overlooking
- Rear extension 4.6m deep. SPD states maximum should not exceed 4m – creates overbearing, closed in environment and loss of outlook to No. 2. Brick built extension underway at 3 The Oaks is creating new aspect from open garden at No. 2 to brick canyon
- Developments reducing resale value of No. 2
- Reduction in size of already small garden area – breach by using 50% of curtilage for extensions
- Proposed works together with previous two storey extension constitute significant increase in footprint of building – 80%
- White goods in utility room will cause noise to adjacent seating area
- Plans not representative of neighbouring property re rear conservatory
- ‘Nursery’ shown on land to south is Village Hall with multiple uses
- Plan shows part of vehicle access (in ownership of The Oaks Chiddingfold Management Co. Ltd.) within red line – applicants property is smaller in extent/land to northern boundary of site does not abut access road but a grassed and hedged area (in ownership of Management Co.)
- Log burner chimney on north wall shown on one plan as below peak of ridge when protrudes above it
- Plan shows study at first floor – was described as bedroom under WA/2020/0033
- Works convert property into four bedroom house – originally constructed as 2 bed
- Smaller size of properties (2/3 bed) in The Oaks were to provide smaller homes in Chiddingfold for older people and those wishing to downsize
- Plan notes areas of existing house to be demolished – in Conservation area, will demolition be subject to additional planning application?
- Plan shows rear pedestrian access via dedicated parking space and through gate. Given difference in height of ground within applicants garden and Management Companies adjoining land, steps would need to be constructed to render use safe and practical
- Biodiversity & Ecology Checklist answered incorrectly – old established trees and hedgerows within 50m/bordering site
- Biodiversity – bats, nesting birds and protected trees were noted in WA/2020/0033. These considerations need to be revisited
- Green less plot – loss of established hedgerow between 1 and 2 The Oaks with resultant impact on birds, pollinators and wildlife in general
- Up until 2017 garden was green area with mature shrubs/grass – removed and replaced by decking/hot tub and extension
- Hedgerow replaced by featureless wall/fence which is visually unacceptable in rural country setting
- ‘Extensive changes’ to area as a whole mentioned in Design & Access Statement are not apparent from evidence supplied
- Reason for very few alterations at The Oaks is that the majority are bought and occupied by residents who have downsized
- There remains a shortage of two bed properties in village centre – previous permission (WA/2020/0033) and current application would further reduce stock
- Submitted statement says The Oaks does not have any TPO trees - All trees in Conservation Area protected
- Statement says The Oaks does not have any Article 4 Policies – Permitted Development is restricted by condition on original permission for houses

- Heritage Statement flawed, not to scale, photographs irrelevant, artists impression gives false sense of spaciousness – true relationship to neighbours tighter and more intimate, precedent at 2.1 appears to be taken outside of The Oaks development
- Parking – application property has two cars. Property has one dedicated space and garage but garage has been converted into office – no right to park anywhere else on site
- Only parking space with dropped kerb for disabled access is frequently unusable as used as second space by No. 1
- No exclusive right to use estate roads and service areas – construction vehicles and those of workers, together with building materials/storage, should not obstruct areas or Coxcombe Lane. Where will they park? Only dropped kerb at The Oaks needs to be kept clear
- Vehicular movements increased since original permission – impact on confined vehicular way and parking spills onto Coxcombe Lane
- Access used as dropping off point for St Marys School
- Increased vehicular use by occupiers of enlarged property, their visitors and delivery vehicles
- Storage of construction materials and removal of excavation materials may end up in applicants parking space – limited spaces for it in small garden
- Damage to vehicles in neighbouring parking spaces
- Nuisance to residents and users of Coxcombe Lane unless deliveries, storage, contractors parking are strictly controlled
- Whilst applicant has right to enter upon adjoining land included in the estate for sole purpose of repairing, maintaining, painting and rebuilding the house or garage this does not include a right of access for the purpose of building an extension or converting the loft
- Restrictive covenants regarding use of dwellinghouses and further buildings or structures

8. Planning Considerations:

9. 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 within the Rural Settlement of Chiddingfold. The principle of extensions to dwellings is acceptable subject to compliance with other policies in the development plan.

The site is within a Conservation Area wherein development should preserve or enhance the character and appearance of the area.

The site is within an AONB & AGLV wherein development must respect, and where appropriate, enhance the character of the landscape in which it is located.

10. Design and impact on visual amenity/landscape character

The site is within the Rural Settlement Area of Chiddingfold. Policy DM13 of the Local Plan (Part) 2018 and Policy KP1 of the Chiddingfold Neighbourhood Plan state that

the principle of development within the settlement boundaries is acceptable and development will be permitted, subject to compliance with other policies in the Development Plan.

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.

Policies DM1 and DM4 of the Local Plan (Part 2) 2023 seek to ensure development does not create adverse environmental impacts and development in the Borough is of a high quality design and incorporates the principles set out in the policy.

Policies BE1 and BE2 of the Chiddingfold Neighbourhood Plan requires development to respect the rural landscape character and settling of Chiddingfold within the AONB and be of a high quality design that reinforces local distinctiveness and landscape character.

Policy NE4 of the Chiddingfold Neighbourhood Plan requires all development proposals to minimise the occurrence of light pollution.

The site is located within the AONB and AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located. The Surrey Hills Management Plan 2020 – 2025 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

The application proposes a single storey rear extension, two rear dormer windows and the installation of a rooflight in the plane for the front roof.

Single storey rear extension

The rear extension would be of a modern design, with part glazed/part metal roof with rooflights inserted. The dwelling is a relatively modern dwelling and this is seen to be an appropriate addition to this property. This approach is considered acceptable at this site. Having regard to the single storey form and location to the rear of the property, the extension would not detract from the character and appearance of the property or wider street scene as only oblique views of the extension would be seen from Coxcombe Lane . The extension to the rear of this dwelling would preserve the character of the Conservation Area.

It is considered that the domestic scale fenestration proposed would not be materially more harmful in terms of light pollution, within the existing residential area, than the existing situation.

Should permission be granted a condition is recommended to ensure that any external lighting installed on the proposed development meets the Institution of Lighting Professionals guidance for the reduction of obtrusive light.

It is considered that the proposals would be of an appropriate form and well related to existing built form, and would not be detrimental to the landscape character of the AONB and AGLV.

The proposals, which would retain adequate external space to the front, side and rear of the property, would not be an overdevelopment of site.

Rear Dormers

The proposed rear dormers would be of matching materials and subordinate to the main roof, set down from the ridge and back from the eaves line, and would reflect the style and size of the existing windows in the existing property. It was noted at the site visit that there are other examples of dormers within the vicinity. Therefore, they would not detract from the character and appearance of the property or wider street scene.

The rooflight proposed to the front would be of an appropriate size and scale and would not dominate the roof plane. It would be in keeping with No. 10 The Oaks, which has a front rooflight and several to the rear, and other properties in the wider street scene with rooflights. It would, therefore, not detract from the character and appearance of the property or wider street scene.

Should permission be granted a condition is recommended to control the hours of works in the interest of the character and amenities of the area.

The proposals would therefore accord with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM13 of the Local Plan (Part 2) 2023, Policies KP1, BE1, BE2 and NE4 of the Chiddingfold Neighbourhood Plan 2013-2032 and the Residential Extensions SPD.

11. Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.

Paragraphs 205-209 of the NPPF are of particular relevance.

The application of the statutory duties within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policies BE1 and BE6 of the Chiddingfold Neighbourhood Plan seek to preserve or enhance the historic character of Chiddingfold Conservation Area.

Significance of Conservation Area:

The significance of Chiddingfold Conservation Area is due to the nucleated form of the historic settlement around the green, with many examples of medieval buildings fronting the open space. The number and age of buildings suggests a fairly important medieval settlement between Guildford and the coast. Pockford Road (formerly Rye Street) is one of the historic entrances to the village and it is narrow lane with an increasing number of open green spaces to the east, providing a soft transition from village to countryside over the brow of the hill.

The host building is part of a small, modern, development to the west of Coxcombe Lane and it is a neutral component of the Conservation Area.

Impact of Proposal on Significance of Conservation Area:

As set out earlier in the report the rear extension and rear dormer windows would only be glimpsed from wider parts of the Conservation Area and would have no impact on locally distinctive, conservation area views and the proposal would preserve the character of the Conservation Area.

As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would therefore be in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, Policy DM21 of the Local Plan (Part 2) 2023 and Policies BE1 and BE6 of the Chiddingfold Neighbourhood Plan 2013-2032.

12. Impact on residential amenity

Policy DM5 of the Local Plan (Part 2) 2023 seeks to avoid harm to the amenity of future occupants and existing neighbouring occupants.

Policy BE1 of the Chiddingfold Neighbourhood Plan supports development that protects the amenity of existing and future occupiers of land, buildings and residences.

Overbearing Form

The application proposes a single storey extension on the rear boundary with the neighbouring property. The extension would project approx. 1.75m further than the conservatory on the rear elevation of the neighbouring property. Given the distances and the height of the single storey extension there would be no overbearing impact on the neighbouring property and the proposals would comply with the guidance contained within the Council's Residential Extensions SPD.

Overlooking

The main aspect from the proposed rooflight in the front roof plane would be over the existing communal frontage, with the rear dormers looking over the rear garden of the application site. The views from these windows would not be materially more harmful than the existing situation where existing habitable first floor windows face the front and rear. The separation of the proposed windows from the property to the rear comply with the guidance of 18m to main private garden amenity areas and 21m window to window.

Loss of Light

The proposed single storey rear extension would not cut a 45⁰ angle taken from the centre of the rear facing fenestration in the neighbouring conservatory at No. 2 The Oaks and therefore would not cause material loss of light. It is noted that the neighbouring conservatory (permitted under WA/2009/0633) does not extend fully across the back of the property but is set in at the southern side.

Having regard to the location of the proposals to the north of No. 2 The Oaks, and the fact the neighbouring conservatory is double aspect to the rear and south side, the proposals would not cause overshadowing or loss of outlook.

Garden Amenity Space of Host Property

Whilst it is acknowledged that the proposals would reduce the existing private garden area at the application site, sufficient space would be retained to allow sitting out and the drying of clothes at approx. 25sqm. The garden area would remain private, useable, secure, defensible and appropriately located. Furthermore, access to open space by the occupiers of the host property is available at the recreation ground on the opposite side of Coxcombe Lane.

The proposals would therefore comply with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2018 and Policy BE1 of the Chiddingfold Neighbourhood Plan 2013-2032.

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.

Policy DM1 of the Local Plan (Part 2) 2023 seeks that development does not create adverse environmental impacts, that appropriate mitigation is provided and delivery of net gain.

Policy NE1 of the Chiddingfold Neighbourhood Plan states development proposals will be required to demonstrate the achievement of a biodiversity net gain by ensuring the protection and enhancement of the local environment.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The submitted Biodiversity Checklist does not identify that any further surveys are required. No concern is therefore raised in this respect.

In relation to concerns raised that a mature hedge on the shared boundary with No. 2 would be removed, it was evident at the site visit that a close boarded fence forms the shared boundary to the south of the site. Whilst the proposal would involve the removal of some vegetation within the site, located adjacent to this boundary, the vegetation is garden ornamental and not of wider public amenity value. No concern is therefore raised in this regard.

An informative is recommended in relation to nesting birds and bats.

The proposal would accord to Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2) and Policy NE1 of the Chiddingfold Neighbourhood Plan 2013-2032.

14. 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 double or triple glazing, energy efficient lighting, draught proofing, insulation etc. 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.

15. 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.

Policy DM9 of the Local Plan (Part 2) 2023 seeks to promote sustainable transport modes and patterns. Development proposals should provide adequate car parking spaces. Policy TP4 of the Chiddingfold neighbourhood Plan states new development must be supported by appropriate car and cycle parking consistent with the Waverley borough council Parking Guidelines.

The proposals would not alter the existing access, from Coxcombe Lane to the wider site (The Oaks Estate), and no changes are proposed to the parking serving the host property under the current application.

Whilst it is noted that the garage has been converted and only one dedicated space for the dwelling remains, with resultant impact of the applicant potentially parking in visitor spaces within the site, this is a separate matter to the current application which is for extensions and alterations only and will be investigated under separate provision.

In relation to concerns regarding use of other estate parking spaces and Coxcombe Lane for contractor parking and use of parking spaces/surrounding private land for materials/construction processes etc, as the estate and its access/parking areas/land are private, this is a private matter between the interested parties.

The construction process is transient and there is no restriction on parking on Coxcombe Lane. The proposals would therefore not have a detrimental impact upon highway safety or parking.

The proposals would therefore accord with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local plan 2023 (Part 2), Policy TP4 of the Chiddingfold Neighbourhood Plan 2013-2032 and the relevant guidance.

16. Representations

The comments raised within the letters of representation and from the Parish Council have been noted and largely addressed in the report above.

In relation to concerns that the Council's Residential Extensions SPD states single storey rear extensions should not normally extend beyond 4m from the back of the existing house and the proposal is 4.6m deep, this is a guideline only and it is considered that the additional 0.6m proposed would not be harmful in visual or neighbouring amenity terms. The proposal would only project approx. 1.75m beyond the neighbouring conservatory at No. 2.

Comments raised in relation to the use of over 50% of the garden relate to permitted development rights restrictions and not applications determined under express planning permission.

In relation to concerns regarding noise from white goods, it is considered that the use of the proposed extensions and garden as a single residential property would not be materially more harmful than the existing situation.

In relation to concerns that the Site Location Plan has labelled the Village Hall incorrectly, officers are aware of the circumstances within the wider street scene. Furthermore, whilst the application site red line includes both the curtilage of the host property and estate land/the estate road back to where it joins Coxcombe Lane, commensurate notice has been served on the relevant parties.

The case officer has visited the site and concluded that there is sufficient information to be able to make a recommendation to the Planning Committee. Whilst discrepancies are noted in relation to the log burner chimney as shown on the plans, the log burner does not form part of the proposed development under consideration and is only indicative of the existing site. It should be noted that the application is determined on the basis of the submitted drawings and not the illustrative plans provided within the Heritage Statement.

In relation to the annotation of the former bedroom as a study under the current application, the applicant can utilise the rooms within the property as they wish.

In relation to the concern that the enlargement of the property will reduce small housing stock, there is no policy restricting the enlargement of this property or who can occupy it.

In relation to demolition in a Conservation Area, the amount of demolition proposed would not require separate consent.

In relation to the rear pedestrian access, it was evident at the site visit that one of the close boarded fence panels is a gate when viewed from inside the site, allowing access into the rear garden. It is located in a raised position above the ground level of the garden.

In relation to the concern raised that the Heritage Statement says The Oaks does not have any Article 4 Policies, but Permitted Development is restricted by condition on original permission for houses, officers are aware of the constraints on the site. The proposals are being sought under express planning permission and not under permitted development rights.

In relation to the point that the estate access is used as a dropping off point for St Marys School, this is a private matter between the interested parties. The estate road is private. Should any damage occur to other vehicles during the construction process, this would be a private matter between the interested parties.

It should be noted that any impact on the resale value of the adjacent properties and restrictive covenants are not a material planning consideration.

17. 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 1127-SPL-P-D-A-: 1800 rev. P02 Site Location Plan, 1810 rev. P01 Block Plan, 2000 rev. P01 Existing GA Plans, 2010 rev. P01 Proposed GA Plans, 2800 P01 Existing GA Elevations 1 of 2, 2801 rev. P01 Existing GA Elevations 2 of 2, 2810 rev. P01 Proposed GA Elevations 1 of 2, 2811 rev. P01 Proposed GA Elevations 2 of 2 and 2812 rev. P01 Proposed GA Elevations 3 of 3 . 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 Policy DM4 of the Local Plan (Part 2) 2023 and Policies BE1 and BE2 of the Chiddingfold Neighbourhood Plan 2013-2032.

2. Condition:

Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 0.800-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and Policy BE1 of the Chiddingfold Neighbourhood Plan 2013-2032.

3. Condition:

No development shall take place until detailed specifications of the external materials and surface finishes to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policies TD1 and HA1 of the Local Plan (Part 1) 2018, Policies DM4 and DM21 of the Local Plan (Part 2) 2023 and Policies BE1, BE2 and BE6 of the Chiddingfold Neighbourhood Plan 2013-2032.

4. Condition:

Any external lighting installed on the proposed development shall meet the Institution of Lighting Professionals guidance for the reduction of obtrusive light.

Reason:

In the interest of the character and amenities of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Local Plan (Part 2) 2018 and Policies BE1 and NE4 of the Chiddingfold Neighbourhood Plan 2013-2032.

Informatives:

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice.

If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £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.
3. In respect of Condition 3 above (detailed specifications of external materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The details will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. Bats are a protected species under the Wildlife and Countryside Act 1981. Should bats be found during the course of development all works should cease and the relevant authorities notified.
5. 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. If nests are found then it is recommended that the advice of either Natural England or a suitably qualified ecologist is sought before any works are undertaken.
6. The applicant is advised that the tree located to the northeast of the application site (outside the site red line) is located within/at the end of a relatively small area of soft ground that runs along the main frontage. The tree makes a positive contribution to landscape character. It should be ensured that all soft ground areas forming the rooting area of the tree are protected from the development process with appropriate ground protection/boarding as necessary provided.
7. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2023.