

**WA/2024/00580** – Erection of 2 dwellings and garage; associated landscaping and works including alterations to access to provide shared vehicular access onto Scotland Lane following demolition of existing detached garage (as amended by plan (proposed site plan showing increase in parking spaces) received on 06/06/2024). at APRIL WOOD SCOTLAND LANE HASLEMERE GU27 3AR

Applicant: Simon Foster - KAT Investments (Surrey) Ltd  
Parish: Haslemere  
Ward: Haslemere East  
Case Officer: Dana Nickson  
Neighbour Notification Expiry Date: 20/04/2024  
Extended Expiry Date: 17/07/2024  
Committee Meeting Date: Planning Committee 10/07/2024

RECOMMENDATION That, subject to conditions, permission be GRANTED

### 1. Site Description

The application site is located on the northern side of Scotland Lane at the junction with Denbigh Road (to the east) and adjoins Public Footpath No.39 (to the west). The property is a two storey detached dwelling accessed from Denbigh Road, with a detached double garage to the north-west and is surrounded by a large amenity area. The character of the area is residential and the site levels fall slightly from the east to the west.

### 2. Proposal

Planning permission is being sought for the erection of 2 dwellings and a linked garage following demolition of the existing detached garage at April Wood:

- Plot 1 would be a detached two storey dwelling with rooms in the roof space, sited to the west of April Wood, and would measure and overall width of 14.8m with a depth of 10.8m and a hipped roof design to a maximum height of 8.7m above ground level.
- Plot 2 would be a detached two storey dwelling with rooms in the roof space and linked garage, sited to the east of April Wood, and would measure an overall width of 16.5m with a depth of 18.4m and part barn/part gable ended roof design to a maximum height of 9.1m. The garage would measure 6.9m x 6.9m with a pitched roof to a maximum height of 5.8m.
- Alterations to the existing vehicular access from Denbigh Road.
- Creation of a new shared vehicular access from Scotland Lane.
- Associated landscaping.

### 3. Relevant Planning History

Reference	Proposal	Decision
WA/2024/00582	Erection of extensions together with alterations to roof space to provide	Under Consideration

	habitable accommodation and associated landscaping following demolition of existing extension and detached garage.	
HAS71/69	Extensions to provide dressing room, second bathroom and kitchen area.	Granted 14/05/1969
HAS4712	Alterations to bedroom.	Granted 21/09/1949

#### 4. Relevant Planning Constraints

Within the developed area of Haslemere  
 Haslemere South of Centre Design Statement  
 Haslemere Neighbourhood Plan  
 Ancient Woodland 500m buffer  
 Tree Preservation Orders to the south and east of the site  
 East Hants Special Protection Area 5 Km zone  
 Wealden Heaths II Special Protection Area 5 Km zone  
 CIL Charging Schedule Zone A  
 Adjoining Public Footpath to the west of the site  
 Adjoining Site of Archaeological Interest to the west and south of the site  
 In proximity to Countryside Beyond Green Belt to the south of the site  
 In proximity to AGLV to the south of the site

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

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1 , ALH1, AHN3, TD1, NE1, NE2, CC1, CC2
- Waverley Borough Local Plan (Part 2) 2023: Site Allocations and Development (adopted March 2023): DM1, DM2, DM3, DM4, DM5, DM7, DM9, DM11, DM13, DM25
- Haslemere Neighbourhood Plan (2021): H1, H2, H3, H5, H6, H7, H8, H9, H10, H12

Other guidance:

- The National Planning Policy Framework 2023 - updated December 2023 (NPPF)
- The National Planning Practice Guidance - updated November 2023 (NPPG)
- BRE Site layout planning for daylight and sunlight: A guide to good practice (updated 2022)
- 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)
- Haslemere Design Statement (2012)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

#### 6. Consultations and Town/Parish Council Comments

<b>Consultee</b>	<b>Comments</b>
Haslemere Town Council	<u>Objection</u>

	<ul style="list-style-type: none"> <li>• The proposal amounts to unacceptable overdevelopment of the site which conflicts with the patten of prevailing development in the area and would be detrimental to the street scene and character of the area.</li> <li>• The houses in Scotland Lane and Denbigh Road sit in larger plots. The proposed two dwellings, plus the retained April Wood, will not integrate with existing settlement giving a cramped and contrived appearance. This is contrary to policy H6.1 of the Haslemere Neighbourhood Plan.</li> <li>• The proposed dwellings are also planned to be three storey properties which again will be detrimental to the street scene and character of the area which is predominantly two storey dwellings.</li> <li>• The overbearing nature of the proposal will harm the residential amenity of immediate neighbouring properties by way of directly overlooking gardens, and into the neighbouring properties, causing loss of privacy contrary to policy H6.1 of the Haslemere Neighbourhood Plan.</li> <li>• The proposed vehicular access is at the narrowest point of Scotland Lane, where it is already difficult for two cars to pass each other. This will pose a danger to pedestrians and car users who use Scotland Lane at a point where there are no pavements and vegetation encroaching the carriageway. This is contrary to policy H7 of the Haslemere Neighbourhood Plan.</li> </ul>
Natural England	No response received to date.
SCC (Archaeology)	No archaeological concerns.
SCC (Highways)	No objection subject to conditions.
SCC (Rights of Way)	No objection; informatives recommended
Surrey Hills AONB Officer	No objection.
South East Water	No response received to date.
Southern Water	Outside of the statutory area for water supply
Thames Water Utilities	No response received to date.
WBC(Tree & Landscape Officer)	No objection subject to conditions.
WBC (Green Spaces & Common Land)	No response received to date.
WBC (Property & Estates)	No response received to date.
WBC (Waste & Recycling)	No response received to date.

## 7. Representations

32 letters from 25 different households and The Haslemere Society have been received raising objection on the following grounds:

- Contrary to local plan and neighbourhood plan.
- Layout and density not in keeping with the area.
- Footprint to plot size ratio and gap between properties also out of keeping
- Two dwellings would more suitable than three.
- The majority of Plot 2 sits well beyond the established building line.
- It should be compared with Faxwarren, on the opposite corner, and how it interacts with the building lines on the eastern side of Denbigh Road and the northern side of Scotland Lane.
- Overdevelopment of the site.
- Unacceptable increase in height; would result into a three storey house; out of character in the area; resulting in overlooking directly into gardens and bedrooms.
- Prominent; overbearing.
- Proposal would spoil the rural verdant character of Scotland Lane and Denbigh Road.
- Significant negative impact on the character of the area.
- Use of wood cladding on Plots 1 is add with immediate neighbours.
- Impact on privacy; overlooking.
- Loss of light; overshadowing.
- Light and noise pollution.
- Poor visibility on a busy road will be made worse with more building works and housing.
- Traffic congestion.
- Inappropriate/dangerous access on a bend of a very narrow part of the road.
- Large amount of vegetation on banks impede visibility; earth banks will have to be removed; insufficient visibility splays.
- Lack of pedestrian pathway.
- Traffic survey not realistic; cars travel at much higher speeds than it suggests.
- Unconvinced the proposed access from Scotland Lane would provide good visibility and safe access.
- The Site Plan indicates very tight space for parking and turning; cars will have to reverse onto Scotland Lane.
- Insufficient parking space will lead to visitors and delivery vehicles parking on Scotland Lane; parking spaces too small.
- Trees were removed without consultation with neighbours or other interested parties; the new owner should replace the trees as appropriate.
- Removal of trees before the Council had a chance to put a TPO. No confidence in the safeguarding of the existing trees, despite of TPO.
- More houses mean reduced habitat which was already severely compromised by the large development at Red Court.
- Submitted plans misleading, the trees will not provide adequate screening, especially in the winter.
- Unnecessary development give the recently completion of the Red Court development.
- Greed is the governing factor.
- If permission is granted a condition should be imposed that construction can only start after the completion of the Red Cour development which is already causing major problems for local residents. A Road Traffic Plan would be

needed and approved in consultation with residents before any building works starts.

- Impact on the water supply during dry spells in the summer.
- The information submitted in the Energy Strategy does not meet the requirements set out in Policy DM2 (Energy Efficiency) of the Local Plan (Part 2); incorrect methodology used; insufficient details.
- Insufficient details provided in the Climate Neutral Checklist.
- The proposed Site Plan shows New hedge planting to reinstate density on the corner with Foxwaren rather than April Wood.
- Application linked to another application; there should be just one application.

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

- The proposal to infill the site is an entirely suitable increase in density, especially as the Council resists any development outside the settlement boundary.
- The external parking appears adequate, but garages should be provided for all dwellings.
- Can the Highway authority be asked to make Scotland Lane a “no waiting” except for loading and unloading road? In particular with the recently completed houses at Red Court that are accessed from Scotland Lane.

Officers Response: The issues raised in the objections are all noted. The material planning considerations will be addressed within the paragraphs below and the remaining matters will be addressed at the end of the report.

#### 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.

Policy SP2 of the Local Plan Part 1 (2018) states that development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh).

The Haslemere Neighbourhood Plan identifies a settlement boundary for Haslemere.

The application site is located within the settlement of Haslemere, in a built up residential area, where the principle of additional dwellings is considered acceptable subject to residential and visual amenity impact as well as other material considerations.

#### 10. The size, scale and design and size of the proposal and its impact in the character and appearance of the street scene and the wider area

Paragraph 128(d) of the NPPF 2023 states (inter alia) that planning decisions should support development that makes efficient use of land, taking into account the desirability of maintaining the area’s prevailing character and setting.

Further, at paragraph 135(c), the NPPF states that planning decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting.

Policy TD1 of the Local Plan (Part 1) 2018 requires new development to be of a high quality design that responds to the distinctive local character of the area in which it is located.

Policy DM4 of the Local Plan (Part 2) 2023 states that all new development would be expected to respond effectively to its surroundings taking into account (inter alia) the scale, height, mass and form of adjacent surrounding structures as well as established street patterns, building setbacks, rooflines and streetscape rhythm including the spaces between buildings.

Policy H6 of the Haslemere Neighbourhood Plan (2021) requires new development to be of high quality design and respect the character and appearance of the surrounding area and be in keeping with the existing streetscape.

Policy 6 of the Haslemere Design Statement states (inter alia) that proposals for new buildings should relate to their surroundings, and should be sympathetic to their environment; variety in scale and texture is encouraged to add interest to the street scenes and contemporary designs should be of a high standard and complement their context.

Policy H3 of the Haslemere Neighbourhood Plan (2021) states that small “windfall” sites within the settlements boundaries are an important source of housing for Haslemere and take tree forms, one of them being “Infilling”.

With regards to garden land and infilling, the Haslemere Design Statement further states, that should only be permitted when:

- there is garden area appropriate to new and existing dwellings.
- there is adequate off -street parking.
- they do not have a detrimental impact on the existing character of the area or local biodiversity.

The application site is located on a corner plot, facing Scotland Lane, with a side return on Denbigh Road. The immediately surround area is characterised by properties of mixed scale and design, displaying a varied palette of materials, set within generous plots of a general verdant appearance.

The application site is viewed within the context of the ribbon of development on Denbigh Road. The plots on the western side of Denbigh Road, to the north of the application site, have an average width slightly wider than the dwellings, and benefit from generous front and rear gardens, with no defined building line. On the eastern side of Denbigh Road, there is a greater variety in the plot sizes and the siting of the

dwellings within their plots, in particular towards the southern part of the road, where some of the plots are smaller with significantly less amenity area around them.

The existing dwelling is located relatively centrally within a considerably larger plot and is set back from both Scotland Lane and Denbigh Road.

The proposal seeks to demolish the existing detached garage, subdivide the plot in three and introduce an additional two storey detached dwelling either side of the existing dwelling.

### *Plot Sizes and Density*

There is a general acceptance, as supported by the NPPF, that there is a need for higher density development to prevent encroachment onto green fields outside of the settlement boundaries.

Policy H2 of the Haslemere Neighbourhood Plan (2021), is consistent in this respect, and seeks to ensure that the density of new development takes account of the circumstances of the site concerned and the need to produce high quality design. In this context, it offers particular support for development which achieve these objectives and make the best use of the site concerned with a generally expected density of 45 dwellings per hectare.

The application site measures approximately 2,470sqm (0.247ha) and the subdivision of the plots would result in:

- Plot 1 measuring approximately 686sqm (0.068ha)
- April Wood measuring approximately 699sqm (0.0699ha)
- Plot 2 measuring approximately 1,085sqm (0.1085ha)

The surrounding properties on Denbigh Road measure as follows, clockwise starting from the north of the site:

- High Pines (formerly Dewhurst) - 1,370sqm (0.137ha)
- The Tile House – 930sqm (0.093ha)
- The Laurels – 670sqm (0.067ha)
- Foxwarren – 760sqm (0.076ha)

The proposed plot sizes are therefore directly comparable with those in the immediate vicinity of the site; and the subdivision of the plot into 3 dwellings would result into an average density of 12 dwellings per hectare which is substantially lower than the expected 45 dwellings per hectare, as stated by Policy H2 of the Haslemere Neighbourhood Plan. A density of 45 dwellings per hectare is not considered to be appropriate in this location.

In addition, by way of comparison, it must be noted that the three dwellings on the opposite corner of Denbigh Road (The Laurels, Foxwarren and Lydford), whilst differently oriented, occupy a similar parcel of land to the application site and have a density of 11 dwellings per hectare, which is directly comparable to the resultant density following the subdivision of the plot.

The proposed plots sizes and density are therefore considered to be appropriate and in keeping with the surrounding area.

Whilst it is noted that the properties on the southern side of Scotland Lane benefit from lower density than those on the northern side, this area is located within designated Countryside beyond the Green Belt and AONB and therefore they are not directly comparable with the properties on the northern side of Scotland Lane and Denbigh Road.

### *Layout*

The proposed layout comprises April Wood in the centre of the plot with Plot 1 located to the west and Plot 2 to the east of the existing dwelling respectively. Plot 1 and April Wood would front Scotland Lane, maintaining a separation distance of approximately 12.2m and 13.7m to the front boundaries and 14.5m to the rear boundaries. The private amenity areas would be located to the rear of the dwellings. The separation distances between Plot 1 and the western side boundary would be a minimum of 2m at the closest point and between Plot 1 and April Wood 3.3m at the closest point.

A new shared access in between both plots would serve both properties and there would be parallel parking provided for 3 vehicles on the hardstanding area in front of each property.

Plot 2 would be located on the corner between Scotland Lane and Denbigh Road, maintaining a minimum separation distance of approximately 11m and 8.6m respectively, with the main private amenity area being located to the south of the dwelling. The property would be accessed via the existing vehicular access from Denbigh Road which would be slightly widened and a new pedestrian access from Denbigh Road would lead to the main entrance to the property. The separation distance between Plot 2 and April Wood would be a minimum of 3m and to the northern boundary with High Pines 10.9m.

Plot 2 would benefit from a linked garage to the north of the site that would maintain a minimum separation distance of 1m to the site boundary with High Pines. The garage would provide off-street parking for 2 vehicles and a further two vehicles could be accommodated on the hardstanding in front of the garage.

A minimum separation distance of 2m at first floor level between two properties parallel with each other would prevent terracing effect and therefore a cramped appearance, which is met and exceeded in the proposed development.

It must also be noted, that the separation distances between the three dwellings would be directly comparable and in some cases greater than some of the distances between properties on each side of Denbigh Road (eg High Pines and The Tile House immediately to the north of the application site – 2.2m)

### *Scale, Form, Height and Mass*

There would be no increase in the height of the existing dwelling (8.2m) and the proposed dwellings would be of a similar height when viewed from street scene, given the slight differences in site levels, with Plot 1 having a height of 8.6m above ground level and Plot 2 having a lower section around 8m fronting Scotland Lane and a higher section of 9.1m fronting Denbigh Road.



Whilst all properties are considered to be large detached two storey dwellings, they would slightly vary in scale and form to respond to the character of the area which comprises properties of mixed scale and form.

The comments received from some of the objectors referring to them as three storey dwellings are all noted. In planning terms, they can only be described as two storey dwellings with rooms in the roof space served by dormer windows, which are characteristic to the Surrey vernacular.

### *Design, Materials and Appearance*

The proposed dwellings would be of a high standard individual design, completely different from each other, like most of the properties in the area. They would incorporate a variety of traditional architectural features and would be built from different materials to complement their individual design and further add to their distinctive appearance.

April Cottage has a traditional design and employs a wide palette of materials, ranging from red vertical clay tiling, painted render, facing brickwork, stone cladding as well as some horizontal timber boarding with a brown clay tiled roof.

Both the proposed additional dwellings would use materials found at April Wood, so although of a completely different appearance they would relate well to each other. Plot 1 would have a traditional design with a central element finished in knapped flint to the front and facing brickwork to the rear, soften by the lower horizontal timber boarded elements on each side and a grey slate roof.

Plot 2 would be finished in red facing brickwork and vertical clay tiles with some painted render at ground floor level on the elevation fronting Denbigh Road as well as horizontal timber boarding to the linked garage. The dwelling has been designed to respond to its corner location with both elevations fronting Scotland Lane and Denbigh Road featuring entrance doors and first floor gable elements with a feature chimney stack in the middle.

To ensure the materials used in the construction of the development would be to the high quality as detailed throughout the application, it is considered reasonable to impose a condition ensuring samples of the external materials are submitted to and approved in writing by the Local Planning Authority prior to any development taking place.

### *Size*

Policy AHN3 of the Local Plan (Part 1) 2018 relates to housing types and sizes with there being a need for market housing in Waverley, mainly for three bedroom dwellings (38.2%), followed by two beds (32.1%) then by four + beds (20.4%) and one beds (9.3%).

There is similar need in Haslemere, as stated under Policy H5 of the Haslemere Neighbourhood Plan (2021), mainly for three bedroom dwellings (34.1%), followed by two beds (32.6%), then four beds (19.7%) and one beds (13.7%). Two additional four beds+ properties are proposed and therefore the dwelling size is supported.

## *Conclusion*

The two additional high quality dwellings have been designed to integrate well with the retained property at April Wood as well as the wider residential area. The resultant plot sizes and density will be directly comparable with that of the surrounding properties as well as policy compliant.

Given the proximity of the AONB on the opposite side of Scotland Lane, Officers have also consulted the Surrey AONB Planning Adviser which confirmed that the application site is detached from the Surrey Hills AONB and with intervening development it is not considered that the proposed development would spoil the setting of the AONB.

Overall, it is considered that the proposal would be acceptable in terms of form, mass, scale and design, as well as use of materials, and would not result in harm to the character and appearance of the host dwelling and the wider character of the area.

The proposal would therefore accord with Policies TD1 and RE1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Waverley Local Plan (Part 2) 2023, Policy H6 of the Haslemere Neighbourhood Plan (2021), the Haslemere Design Statement (2012), the Residential Extensions SPD (2010) and the NPPF 2023.

### 11. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policy DM5 of the Local Plan (Part 2) 2023 states that new development should not harm the amenities of the occupants of neighbouring properties by way of overlooking, loss of daylight or sunlight or overbearing appearance.

Policy H6 of the Haslemere Neighbourhood Plan (2021) states the new development should respect the character and appearance of the surrounding area by protecting the residential amenity of neighbours.

Whilst the application site shares a common boundary with six different properties, the neighbours potentially impacted by the proposal are the immediately adjoining neighbours at High Pines (formerly Dewhurst), located to the north of the application site; The Laurels, located to the north-east, Foxwarren, located to the west, all on Denbigh Road.

Whilst it is acknowledged that there would be increased build form on the northern side of Scotland Lane by the introduction of two additional dwellings, they would be significantly set back from the road, at a similar distance as April Wood, and would therefore enjoy the same relationship with the properties across the road, which is a typical relationship between properties across the road from each other.

The comments from the occupiers of Oakhurst are noted, the relationship with April Wood would remain unchanged and Plot 2 would be sited some 27m to the north of the front elevation at Oakhurst, therefore there would be no undue harm to the amenities of the occupiers of this dwelling.

The impact of the proposed access from Scotland Lane is assessed under the Highways considerations.

In order to ensure the amenity of the neighbouring properties is protected, a variety of tests are applied. One of the tests is the BRE 45-degree and 25-degree rules of thumb to test the impact on daylight and sunlight to neighbouring windows. The 45-degree test is used to check development that is perpendicular to a window and the 25-degree test is used where the development is opposite a window.

With regards to potential overlooking and loss of privacy, the general rule is that new properties should have a rear amenity area to a depth of at least 10m and there should be a distance of at least 21m between habitable windows directly facing each other, as stated in the Waverley Residential Extensions SPD.

#### *High Trees, Denbigh Road*

This property is located directly to the north of the application site and the rear amenity areas at April Wood and the proposed dwellings would be perpendicular to the southern side boundary at High Trees.

It is acknowledged that this neighbouring property is the most likely to be impacted by the proposal and the comments received from the occupiers of this dwelling are all noted, including the 45-degree drawing; however, the 45-degree site line test is used to assess loss of light and overbearing impact, not overlooking and loss of privacy.

With regards to overlooking and loss of privacy, normally there should be a minimum of 21m between habitable windows directly facing each other. There would be no direct views between the rear facing windows at the application site and those at High Pines; the above ground floor levels would all face the southern side boundary, at a minimum distance of 14.5m (in the north-west corner) which is in excess of the recommended minimum depth of 10m for a rear amenity area.

The relationship between April Wood and High Pines will remain unchanged. With regards to Plot 1, any views afforded from the above ground floor windows would be towards the very rear of the amenity area at High Pines, not the immediate rear amenity area. In any event, the distance of 18m is above the minimum recommended 10m which is a nationally accepted separation distance supported by various appeal decisions.

With regards to Plot 2, this dwelling would be sited forward of High Pines, to the south-east, at a minimum separation distance of 10.5m. Any direct views from the above ground levels would be towards the driveway at High Pines which is not considered to be private amenity and is viewable from the open entrance from Denbigh Road. In addition, it must be noted that the nearest above ground floor windows towards the driveway of High Pines would be significantly set back from the minimum separation distance of 10.5m.

With regards to the 45-degree site line test, the guidance is clear that in applying the test a distance of 12m is taken from the potentially impacted windows and only if the development crosses the line at 12m or less, is the impact considered to be harmful.

The separation distance to Plot 1 exceeds 30m. As such, the proposal is not considered to result in undue loss of light, overshadowing and overbearing impact.

Whilst the separation distance is considered to be sufficient to prevent any undue overlooking, given that the built form to the south of the amenity area at High Pines would intensify, it is considered reasonable to impose a Landscape condition requesting details of additional screening to be planted on the northern boundary of the proposal, prior to any work commencing on site.

#### *The Laurels, Denbigh Road*

This neighbouring property is located to the north-east of the application site, across the road from Plot 2, with approximately 10m of their respective front boundaries facing each other. The nearest built form at Plot 2 would be the linked garage and any views afforded from the above ground front facing windows would be to the front of this neighbouring property which are views to be expected between properties across the road from each other.

#### *Foxwarren, Denbigh Road*

This neighbouring property is located on the opposite corner plot between Scotland Lane and Denbigh Road, directly across Plot 2 at a separation distance of approximately 30m between the front elevations and the nearest above ground floor windows facing each other. This distance significantly exceeds the minimum recommended separation distance of 21m, as such, no undue harm would result with regards to potential overlooking and loss of privacy. Given the separation distance, as well as the movements of the sun throughout the day, this property would benefit from uninterrupted sunshine for the most part of the day and there would be no undue loss of light, overshadowing or overbearing impact.

The comments received from the occupiers of this neighbouring property are all noted. It is acknowledged that the private amenity area at this neighbour is to the side of the property, fronting Scotland Lane; however, there would still be a minimum distance of 21m between the nearest above ground level windows fronting Denbigh Road and the boundary with Foxwarren.

With regards to the comments regarding the Proposed Site Plan showing a new hedge to be planted where the existing trees on the corner of Foxwarren are, that label should be read in conjunction with the labelling to the left (existing vegetation trimmed) and the arrow pointing towards Plot 2.

With regards to the comments regarding doubts that the trees on the corner of Plot 2 would be retained, it must be noted that a landscape condition would be imposed ensuring both retention of the existing trees and additional planting. The Landscape Plan would have to be submitted to and approved in writing by the Local Planning Authority before any works begins on site.

#### *The impact between the proposed dwellings and April Wood*

Plot 1 will be sited in parallel and to the east of April Wood. It is noted that there would be some above ground floor windows/rooflights on the side elevation towards April Wood. The first floor side roof lights would serve en-suite bathrooms, and there is also

first floor side window serving an en-suite bathroom to the rear of the proposed dwelling. The side dormer window highest in the roof slope would be a secondary window to a games room. As such, it is considered reasonable to impose a condition requesting these roof lights and windows to be obscurely glazed and fixed shut unless 1.7m above the finished floor levels of the rooms they serve.

With regards to Plot 2, the plans show a first floor window towards the side boundary with April Wood would be serving a bathroom and a small window serving the landing. Given the separation distance of approximately 9.5m between this windows and the side boundary at April Wood, it is considered reasonable to impose a condition requiring these windows to be obscurely glazed and fixed shut unless 1.7m above the finished floor level of the rooms they serve.

The rooms in the roof space towards April Wood, would serve a staircase and a games room. The plans indicate that the bottom half of the window serving the playroom would be fixed shut and obscurely glazed and it is considered reasonable to ensure it would remain like this in perpetuity by way of condition. There is also a window serving the staircase which can be also conditioned to be obscurely glazed and fixed shut unless 1.7m above the floor levels of the room it serves. The third side window in the roof space would only afford potential views towards the front/driveway of April Wood and therefore there is no requirement for it to be obscurely glazed and fixed shut.

In light of the above, and taking everything into consideration, it is considered that the proposal would not result in undue harm to the amenities of the occupiers of the neighbouring properties and future occupiers of the dwellings proposed under this application.

It is important to be noted that whilst any development would have an impact on the neighbouring properties, any such impact would have to result in demonstrable unacceptable harm on the amenities of the occupiers of the neighbouring properties, in order to warrant a refusal on these grounds.

The proposal would therefore sufficiently accord with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023, Policy H6 of the Haslemere Neighbourhood Plan (2021) and the Residential Extensions SPD (2010).

## 12. Provision of suitable living 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 play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

Policy DM5 of the Local Plan (Part 2) 2023 sets out that all development should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers and meeting the Nationally Described Space Standard is a minimum requirement. In addition, external space should be provided; where an area of private garden is proposed for the exclusive use of a dwelling house, this should be at least 10m in depth and the width of the dwelling.

### *Internal Space*

The plans indicate that the proposal comprises one 4-bed dwelling over three levels (Plot 1) and one 5-bed dwelling over three levels (Plot 2).

The Government Technical Housing Standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards as detailed below:

Plot No.	Unit size (bed/person) 3 storey dwelling	Minimum GIA (sqm) as required by THS	Proposed GIA (sqm)	Does it comply?
1	4b/8p	130sqm	263sqm	Yes
2	5b/8p	134sqm	400sqm	Yes

In addition, the Government Technical standards require in order to provide a double (or twin bedroom) a room should be at least 2.5m wide and have a floor area of at least 11.5sqm. The proposed bedrooms would comply with these requirements.

### *Outdoor Amenity Space*

Paragraph 135(f) of the NPPF 2023 states that planning policies and decisions should ensure that developments create places that are (inter alia) safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.

Part 5 of Policy TD1 of the Local Plan (Part 1) 2018 sets to maximise opportunities to improve the quality of life and health and well-being of current and future residents, by the provision of:

- private amenity space.
- on site playspace provision (for all ages).
- private clothes drying facilities.

Policy DM5 of the Local Plan (Part 2) 2023 states that where an area of private garden is proposed for the exclusive use of a dwelling house, as a guideline, this should be at least 10m in depth and extend the whole width of the dwelling.

The private amenity areas all three properties would exceed the whole width of the dwellings, with Plot 1 and April Wood having a depth of approximately 14.5m at the closest points and Plot 2 having a depth of 11m.

### *Outlook and Ventilation*

All habitable rooms would benefit from appropriate outlook and ventilation and some of the rooms would be dual aspect.

Whilst some of the above ground level side windows/rooflights would have to be conditioned to be obscurely glazed and unopenable unless 1.7m above the finished

floor levels of the rooms they serve, they will be either secondary windows or windows serving non-habitable rooms.

### *Cycle Storage*

The Surrey Vehicle, Cycle and Electric Vehicle Parking Guidance has been updated in 2023 and states that cycle parking should be designed and provided in accordance with government guidance and the NPPF. For residential provision, the location of the cycle parking should be convenient, accessible and fit for purpose. For a three-bed or more house, a minimum of 2 cycle space should be provided.

The plans indicate that cycle storage would be provided for both Plot 1 and April Wood to the front of the properties, whilst there would be sufficient space in the garage of Plot 2 to accommodate at least two cycles.

### *Refuse and Recycling Provision*

Part 5 of Policy TD1 of the Local Plan (Part 1) 2018 requires that appropriate facilities for the storage of waste (including general refuse, garden, food and recycling) are provided for all new dwellings.

The Waverley Bin Provision Guidance for Developers requires each new household to be provided before occupation with a 180ltr black refuse bin, 240ltr blue recycling bin, 23ltr green food waste caddy and a 7ltr grey/silver food waste caddy. In addition, all new individual properties need to accommodate a minimum of 3 wheeled bins.

The guidance states that residents need to be made fully aware before they purchase their property that they are expected to present their bins at the kerbside of the nearest public adopted highway for collection. The distance that waste collection crews can walk to collect bins for emptying must not exceed 15m for two-wheeled bins and 10m for four-wheeled bins.

The plans indicate the refuse enclosures for all dwellings would be located to the front of the properties and between 9 and 13.5m from the kerbside, as such, is considered to be acceptable.

In light of the above, it is considered that the proposal would provide a suitable residential environment for future occupiers. The proposal would therefore sufficiently accord with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023, the relevant SPDs and planning guidance and the NPPF 2023.

## 13. Five Year Housing Land Supply or Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1 April 2023 in October 2023. Since the Position Statement was published the annual housing requirement for the Borough has changed following the publication of the updated affordability ratios by the Office for National Statistics. The new annual housing requirement figure is 710 dpa. In addition, the number of homes in the five-year supply has also changed since the publication of the Five-Year Housing Land Supply Position Statement 2023. Having regard to the findings of the Planning Inspector for the Land East of Knowle Lane, Cranleigh (Appeal reference APP/R3650/

W/23/3326412) the Council considers it has a deliverable supply of 2,493 dwellings. This equates to a 3.5-year 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 8. 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 application proposes the erection of two additional dwellings. It would therefore represent a very minor, albeit important contribution to housing supply which is given significant weight in the planning balance.

#### 14. Effect on East Hants and Wealden Heaths SPAs

The application site is located within the East Hants Special Protection Area 5 Km zone and the Wealden Heaths I Special Protection Area 5 Km zone.

The proposal would result in an increase in people residing (permanently) on the site. The advice from Natural England is that due to the availability of alternative recreational opportunities in the area, which could divert residents from use of the SPAs, a development of less than 20 dwelling is unlikely to have a significant effect upon the integrity of the SPAs. Given that the proposal is for 2 additional dwellings, an appropriate assessment and consultation with Natural England is not therefore required and the proposal would be in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

#### 15. 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.'

A Preliminary Ecological Appraisal, prepared by Roavr Group and dated 12.03.2024 was submitted in support of the application.

The report has surveyed both April Wood (Building 1) and the existing detached garage (Building 2). Building 1, April Wood, has been identified of having multiple potential roosting features in the form of gaps, holes, splits and missing mortar. In addition, bat feeding remains and droppings were discovered which are consistent with those of pipistrelle bat species. Building 1 was therefore classed as having high potential for roosting bats and therefore further surveys are required to be carried out. It must be noted that any extensions and alterations to April Wood are subject to a different Householder application for planning permission (WA/2024/00582) which is currently under consideration while awaiting further ecological surveys.



The existing detached garage at April Wood (Building 2) has been identified as having negligible potential for roosting bats; however, as a precautionary measure, must have the roof soft stripped under an ecological brief, which can be secured by way of condition, along with the other mitigation measures contained within the report. Given that the survey has been undertaken by a member of the Chartered Institute of Ecological and Environmental Management (CIEEM) and the negligible impact found, it was not considered necessary to consult Surrey Wildlife Trust on the demolition of the detached garage.

In light of the above and having regards to the completed Biodiversity Checklist and the environmental constraints, it is considered that the proposal is in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy H10 of the Haslemere Neighbourhood Plan (2021) and Paragraphs 185 and 186 of the NPPF 2023.

## 16. Parking and Highway Safety

Paragraph 115 of the NPPF (2023) states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Policy ST1 of the Local Plan (Part 1) 2018 states, inter alia, that provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The County Highways Authority was consulted on this application and has undertaken an assessment in terms of safety, capacity and policy grounds. No objection was raised subject to specific highway conditions being added to the decision notice.

The proposal is for two additional dwellings on the plot currently occupied by April Wood. One of the new dwellings (Plot 2) will be accessed via the existing access from Denbigh Road, which will be slightly widened. Vegetation on the property boundary should be cut back to maximise visibility splays for this access.

Plot 1 and April Wood would utilise a new access onto Scotland Lane and, in order to make the visibility splays acceptable to the CHA, the applicant will be required to:

- a) Remove vegetation on the frontage of the properties
- b) Regrade sections of the bank which exceed 0.6m
- c) Ensure the vegetation within the rest of the visibility splay is cut back

It is noted that some of the visibility splay crosses Footpath No. 39 which is third party land; however, the CHA acknowledge that this is unlikely to cause an obstruction to visibility.

With regards to on-site parking provision, Appendix 2 of the Council's Parking Guidelines (2013) sets out the minimum number of parking spaces that would normally be expected for residential developments as follows:

<b>Locational Characteristics</b>	<b>Town Centre</b>	<b>Rest of Waverley</b>
1 bed	1 space per unit	1 space per unit
2 bed	1 space per unit	2 spaces per unit

3+ bed	1.5 spaces per unit	2.5 spaces per unit
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The application site is not located within a town centre location and should therefore comply with the 'rest of Waverley' guidance.

All properties would benefit from a minimum of 3 on-site parking spaces per dwelling which exceeds the minimum requirements. All spaces will meet the minimum requirements for size which is 2.4m x 4.8m.

The Proposed Site Plan shows a swept path analysis on each of the driveways demonstrating how vehicles can enter and exit the site in a forward gear.

The CHA also suggests conditions referring to cycle parking and electrical vehicle charging; however, given that these are covered under Building Regulations, it is not necessary to impose these conditions.

The comments received from objectors regarding highway safety and on-site parking provision have been fully assessed above. The comments regarding the findings of the Transport Statement are also noted. The SCC Highways Engineers, in their professional capacity found the proposal to be acceptable subject to conditions.

The application site adjoins Footpath No.39 to the west of the site, as such, the SCC Rights of Way was also consulted on this application. No objection was raised; however, the applicant's attention is drawn to a number of requirements which would be added to the decision notice.

In light of the above, the proposed development is considered to comply with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, Policy H7 of the Haslemere Neighbourhood Plan (2021) the Council's Parking Guidelines (2013) and the NPPF 2023.

## 17. Trees and Landscape

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

Policy DM11 of the Local Plan (Part 2) 2023 sets out that development should retain trees, woodland and important features such as hedges. In the event that removal cannot be avoided, appropriate mitigation should be provided.

Policy H9 of the Haslemere Neighbourhood Plan (2021) states that development proposals will be supported where they conserve and enhance trees, hedgerows and woodlands of value. Development proposals that affect trees, hedgerows or woodland of value should demonstrate they have been informed by a qualified arboriculturist or ecologist and include a management plan. The site survey should also include an Arboricultural Method Statement and associated Tree Protection Plan.

Some of the trees on site are protected by a Tree Preservation Order and an Arboricultural Survey and Tree Protection Measures report prepared by Quaife Woodlands and dated 21 March 2024 was submitted in support of the application. The

Council's Tree Officer was consulted on this application and reviewed the submitted information.

The Council's Tree Officer concludes that the proposal would be acceptable from a Trees and Landscape perspective subject to specific conditions being imposed, including pre-commencement conditions.

The comments received from the objectors with regards to the impact on trees are all noted. With regards to the removal of trees some 18 months ago, it must be noted that there is no requirement for a home owner to inform the occupiers of the neighbouring properties of their intention to fell trees, nor can the Council require for them to be replaced. As the Council's Tree Officer, in his professional capacity found the proposal to be acceptable subject to conditions, no concerns are raised on arboricultural grounds.

The plans indicate that the existing vegetation would be trimmed and new boundary planting would reinstate density. It is therefore considered reasonable to impose a condition including that a detailed Landscaping Plan is submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

In light of the above, the proposal would accord with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023, Policy H9 of the Haslemere Neighbourhood Plan (2021) and the NPPF 2023.

## 18. Archaeology

The application site adjoins an area designated as a Site of Archaeological potential to the west and south. The SCC Archaeology Officer was consulted on this application and due to the site being outside the area identified as being of High Archaeological Potential and being below the 0.4ha, that would require the submission of an archaeological assessment, confirms that no archaeological concerns are raised.

## 19. 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 as well as a separate Energy Statement prepared by Surrey Energy and dated 2 February 2024 have been submitted in support of the application. The statement states that air source heat pumps to control heating and hot water would be installed to the new dwellings and the water efficiency calculator will ensure that the new dwellings have a daily water consumption no more

than 110 litres per occupant per day. The proposals include double glazing, draught proofing and low energy lighting and will use materials with the lowest embodied carbon possible. 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 subject to the proposed measures being secured by way of condition.

The comments received from the Haslemere Society are all noted. The submitted details are sufficient at this stage of the proposal and energy efficiency of buildings is controlled in much more detailed by the Building Regulations later on in the process.

## 20. Community Infrastructure Levy

The proposal would be CIL liable, and according to the CIL charging schedule zone it falls within zone A.

## 21. Matters raised in representations

The material planning issues have been fully assessed in the planning considerations above.

With regards to the comments regarding noise and light pollution, whilst a degree of disruption involving additional noise is to be expected during the construction phase of any development, this would only be temporary and not a reason to prevent planning permission. Any additional noise and light generated from the additional dwellings would be with the remits expected from a family dwelling located in a residential area.

With regards to the concerns referring to increased traffic during the construction phase, this would only be temporary and not a reason to preclude planning permission. It is not considered reasonable to impose a condition requesting that construction can only start once the Red Court development is completed.

Given that SCC Highways, in their professional capacity, have not requested a Road Traffic Plan, it is not considered reasonable to request one.

With regards to the comments regarding water shortage during the summer, the water supply would be assess at the Building Regulations stage of the process and ensure it is sufficient.

There is no requirement for new dwellings to have a garage, or for existing dwellings to retain their garage, as long as there is sufficient off-street parking provision within the site.

The Local Planning Authority has no control over the parking restrictions imposed by SCC Highways on public highways.

With regards to the Householder application for planning permission for alterations to April Wood, this application cannot be determined at this time as it awaits further ecological reports. There is no requirements for that proposal to be included under the current application as they can be done independently from each other.

With regards to the concerns that if approved, this application would create an unwanted precedent in the area, it must be noted that every application is assessed on its own merits.

Whilst loss of views is often cited in planning objection letters by neighbours understandably concerned on how a proposal would affect their property, unfortunately, there is no right to a view under the planning system.

With regards to the comments that there is sufficient housing in the area as a result of the Red Court development, it must be noted that there is still a shortage of significant need for housing.

## 22. Planning Balance and Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, and there would be no adverse effects as a result of the proposal, as such, planning permission is recommended for approval.

### Recommendation

#### 1. Condition:

The plan numbers to which this permission relates are:

- Location Plan (1:2500, drawing no. 0670-PL02-01)
- Proposed Site Plan (1:250, drawing no. 0670-PL02-03 Rev.A)
- Plot 1 - Ground & First Floor Plans (1:100, drawing no. 0670-PL02-07)
- Plot 1 – Second Floor & Roof Plans (1:100, drawing no. 0670-PL02-08)
- Plot 1 – Elevations (1:100, drawing no. 0670-PL02-09)
- Plot 1 – Sections (1:100, drawing no. 0670-PL02-10)
- Plot 2 – Ground Floor Plan (1:100, drawing no. 0670-PL02-11)
- Plot 2 – First Floor Plan (1:100, drawing no. 0670-PL02-12)
- Plot 2 – Second Floor Plan (1:100, drawing no. 0670-PL02-13)
- Plot 2 – Roof Plan (1:100, drawing no. 0670-PL02-14)
- Plot 2 – South & East Elevations (1:100, drawing no. 0670-PL02-15)
- Plot 2 – North & West Elevations (1:100, drawing no. 0670-PL02-16)
- Plot 2 – Sections E-E & F-F (1:100, drawing no. 0670-PL02-17)
- Plot 2 – Sections G-G & H-H (1:100, drawing no. 0670-PL02-18)
- Street Elevations (1:250, drawing no. 0670-PL02-19)
- Site Section Views (NTS, drawing no. 0670-PL02-20)
- Arboricultural Survey Plan (1:250, drawing no. AR/4398/jq)
- Tree Protection Plan (1:250, drawing no. AR/4398/jq)

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.

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 (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. Condition:

Prior to first occupation of the development hereby permitted, the proposed first-floor roof lights on the eastern side elevation of Plot 1 (shown to serve en-suite bathrooms) as well as the first floor side window serving an en-suite bathroom on the rear elevation of Plot 1, and the dormer window on the eastern roof slope of Plot 1 (shown to be a secondary window to a games room); the first-floor windows on the western elevation of Plot 2 (shown to serve a bathroom and landing), and the windows in the roof space on the western elevation of Plot 2 (shown to serve a games room and the landing) - shall be glazed to Pilkington Textured Glass Privacy Level 5 or standard equivalent and be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor levels of the rooms in which the windows are installed. This shall be retained at such a privacy level for the lifetime of the development and shall not at any time be replaced with clear glazing.

Reason:

In the interests of residential amenity in accordance with Policies DM1 and DM5 of the Waverley Local Plan (Part 2) 2023.

4. Condition:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed on the side elevations of Plot1 and April Wood, and the rear elevation of Plot 2, without the written permission of the Local Planning Authority.

Reason:

In the interests of residential amenity in accordance with Policies DM1 and DM5 of the Waverley Local Plan (Part 2) 2023.

5. Condition:

No vehicle shall access April Wood and Plot 1 from Scotland Lane unless and until the proposed vehicular access to Scotland Lane hereby approved (drawing no. 0670-PL02 03 Rev A) has been constructed and provided with a means within the private land of preventing private water from entering the highway and visibility zones in accordance with the approved plans. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy TD1 of the Local Plan (Part1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and the Council's Parking Guidelines (2013).

6. Condition:

The proposed modified access to Plot 2 hereby approved shall be constructed in accordance with the approved plans (drawing no. 0670-PL02-03 Rev A).

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy TD1 of the Local Plan (Part1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and the Council's Parking Guidelines (2013).

7. Condition:

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans (drawing no. 0670-PL02-03 Rev A) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy TD1 of the Local Plan (Part1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and the Council's Parking Guidelines (2013).

8. Condition:

The development hereby approved shall be completed at all times in accordance with the recommendations, mitigation and enhancement set out in the Preliminary Ecological Appraisal Report prepared by Roavr Group, dated 12/09/2023, submitted with this application.

Reason:

To ensure ecological protection of the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and the guidance contained in the NPPF.

9. Condition:

In this condition 'retained tree' means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Local Planning Authority. This shall include any requirement for arboricultural supervision and site monitoring.

This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason:

In the interests of the protection of trees and their rooting areas of which contribute visual amenity and character to the area in accordance with Policy NE2 of Waverley Borough Local Plan (Part 1) 2018, and Policy DM11 of Waverley Borough Local Plan (Part 2) 2023.

10. Condition:

No development shall take place until tree protection measures are installed, and any further information provided in accordance with the submitted arboricultural information. The applicant shall inform the Council after the installation of the tree protection, but before the commencement of demolition of construction, to allow inspection and verification of the protection measures. The Council may request photographic evidence sent for verification rather than visit the property.

Reason:

In the interests of the protection of trees and their rooting areas of which contribute visual amenity and character to the area in accordance with Policy NE2



of Waverley Borough Local Plan (Part 1) 2018, and Policy DM11 of Waverley Borough Local Plan (Part 2) 2023.

11. Condition:

Prior to the commencement of the development, a 5 year landscape scheme including tree management and method of planting and establishment in accordance with BS 8545:2014, with consideration to appropriate locating of new trees and hedges and control of future growth impacts upon development in accordance with BS5837 (2012) Section 5 shall be submitted to the Local Planning Authority in writing. The scheme shall also include planting on the northern boundary of the site and include the following information:

(a) Scaled plan showing location of new trees and plants displaying their maximum mature canopy size

(b) List the species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)

(c) Detail planting method, method of support and physical protection

(d) Provide method of post planting irrigation, and dosage rates for example throughout the first two years after planting

Reason:

In the interest of visual amenity and to ensure ecological protection of the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2) 2023 and the guidance contained in the NPPF.

12. 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).

13. Condition:

The development shall be carried out in accordance with the appropriate proposed measures identified within the submitted Climate Change and Sustainability Checklist and accompanying Energy Statement, unless first agreed in writing with the Local Planning Authority.

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).

### **Informatives:**

1. 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. Bats are currently protected by the Wildlife & Countryside Act 1981, the Countryside Rights of Way Act 2000 and the Natural Habitat Regulations 2007. In brief this makes it an offence to both intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection and to intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection..
3. The following British Standards should be referred to: a) BS 3882:2015 Specification for topsoil; b) BS 3998:2010 Tree work – Recommendations; c) BS 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs; d) BS 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces); e) BS 5837:2012 Trees in relation to demolition, design and construction – Recommendations; f) BS 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf); g) BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations; h) BS 8601:2013 Specification for subsoil and requirements for use.
4. 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.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
6. The permission hereby granted shall not be construed as authority to carry out any works (including Statutory connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Statutory connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
7. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.
8. 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.

9. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.
10. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
11. The developer is advised that Public Footpath Number 39 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. Attention should be given to requirements listed in the consultation response received from the SCC Rights Of Way Officer dated 18 April 2024.
12. 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.