



Wargrave Design Consultancy  
Mr Andrew Luckwell  
The Old Pump House  
Wargrave  
Berkshire  
RG10 8DJ

Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL

Telephone (01483) 755855  
Facsimile (01483) 768746  
DX 2931 WOKING  
Email [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)  
Website [www.woking.gov.uk](http://www.woking.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**DECISION NOTICE: GRANT PLANNING PERMISSION  
(subject to conditions)**

*This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purpose of any other statutory provision whatsoever.*

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** full planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

**SCHEDULE**

<b>Reference:</b>	PLAN/2008/0909	<b>Application Type:</b> FULL
<b>Proposal:</b>	Erection of 2 x 2 storey four bedroom houses with associated parking and landscaping with access from Russetts Close on land to the rear of 22 Woodham Road.	
<b>Location:</b>	Land To The Rear Of Elmhurst, 22 Woodham Road, Horsell, Woking, Surrey, GU21 4DP	

**Conditions** (See next page.)

**Ray Morgan OBE** Chief Executive  
**Douglas J. Spinks** Deputy Chief Executive  
**Mark Rolt** Strategic Director  
**Steve Bonsor** Strategic Director  
**Sue Barham** Strategic Director



**INVESTOR IN PEOPLE**



## Conditions

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. ++ Prior to the commencement of the development hereby approved samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

03. ++ No development shall take place until details and/or samples of all surfacing materials, including those to all access driveways/forecourts etc. have been submitted to and approved in writing by the Local Planning Authority. Such details shall incorporate details of porous materials to be used so that water can permeate into the ground. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a satisfactory appearance.

04. ++ Prior to the commencement of the development hereby approved, details of predicted energy use of the development and the generation of on-site renewable energy shall be submitted to and approved in writing by the Local Planning Authority. These details will demonstrate how energy efficiency is being addressed, including benchmark data, and show the on-site measure to be taken to produce a minimum of 10% of the total energy requirements of the new development by means of renewable energy sources. Such details as may be approved shall be implemented prior to the first occupation of the development and retained in perpetuity.

Reason: To comply with the requirements of Structure Plan Policy SE2.

05. ++ Prior to the first occupation of the development hereby approved, details of measures to promote both internal and external water conservation through the inclusion of measures such as low volume wash-basin taps and showers, standard-size baths and advice to purchasers on reducing water consumption, shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented prior to the first occupation of the development and retained in perpetuity.

Reason: To comply with the requirements of Structure Plan Policy SE2.

**Ray Morgan OBE** Chief Executive  
**Douglas J. Spinks** Deputy Chief Executive  
**Mark Rolt** Strategic Director  
**Steve Bonsor** Strategic Director  
**Sue Barham** Strategic Director



INVESTOR IN PEOPLE



06. ++ Prior to the commencement of the development hereby approved a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season (November - March) after completion of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and to preserve and enhance the character and appearance of the locality.

07. ++ Prior to the commencement of the development hereby approved details of all screen and boundary walls, fences, hedges and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority; such approved means of enclosure shall be erected and hedges etc. planted in accordance with the approved details before the buildings hereby approved are occupied, unless the Local Planning Authority otherwise first agrees in writing. Any hedges and/or enclosure and boundary planting included in the scheme shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plant which may die.

Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of the adjoining and nearby properties.

08. ++ Prior to the commencement of the development hereby approved a pre-commencement site visit with the Council's Arboricultural Officer shall be arranged and the Arboricultural information contained within the Arboricultural Method Statement, Scheme of Tree Protection and tree planting by Andrew Colebrook ref: ACAC/AMS/401/08 should be complied with in full.

Reason: To protect trees on the site in the interests of visual amenity,

09. ++ Prior to the first occupation of the development hereby approved a proposed modified vehicular access to Russets Close shall be provided with a visibility zone to the west of the access measuring 2 metres back from the edge of the carriageway to the tangent point, in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and maintained to a specification to be agreed in writing by the Local Planning Authority, and the visibility zone shall be kept permanently clear of any obstruction with the exception of mature trees.

Reason: In order for the development not to prejudice highway safety nor cause inconvenience to other highway users.

10. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Classes A to D of The Town and Country Planning (General Permitted Development) Order 1995, (or any orders amending or re-enacting that Order with or without modification) no further extensions or additions to the dwelling house shall be constructed, without the prior written permission of the Local Planning Authority.

**Ray Morgan OBE** Chief Executive  
**Douglas J. Spinks** Deputy Chief Executive  
**Mark Rolt** Strategic Director  
**Steve Bonsor** Strategic Director  
**Sue Barham** Strategic Director



**INVESTOR IN PEOPLE**



Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties.

11. ++ Prior to the commencement of the development hereby approved a scheme for tree replacement shall be submitted for the approval of the Local Planning Authority.

Reason: In the interests of the visual amenity of the locality.

12. ++ Prior to the commencement of the development hereby approved site level details fixed and finished floor levels both fixed against OS datum shall be submitted for the approval of the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

### Informatives

01. The plans relating to the development hereby approved are numbered 0775-100 Rev A, received 19/08/08, 0775-101, 0775-102, 0775-103, 0775-105, 0775-106, 0775-107 and 0775-109 received 07/08/08 and 0775-104 Rev A and 0775-108 Rev A received 15/10/08.
02. The proposed new dwellings are considered to be acceptable development within this previously developed site in the urban area. The development is in keeping with the street scene, will have no impact on the amenities enjoyed by the occupiers of the neighbouring dwellings, makes adequate parking provision, will provide appropriate renewable energy technology and avoidance measures against its impact on the Thames Basin Heaths Special Protection Area. Accordingly the proposal complies with policies BE1, HSG18, HSG19, HSG20, HSG21, HSG22, NE1, MV1 and MV3 of the Woking Borough Local Plan 1999, policies SE2, SE4, DN1 and DN3 of the Surrey Structure Plan 2004, PPS1, Supplement to PPS1, PPG13 and the Council's adopted Supplementary Planning Documents 'Outlook, Amenity, Privacy and Daylight' and 'Parking Standards' and Supplementary Planning Guidance 'Plot Infilling, Sub-division and Backland Development' and 'Urban Areas of Special Residential Character'. In considering this application the Council has had regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In making the recommendation to grant planning permission it is considered that the application is in accordance with the development plan (Adopted Woking Borough Local Plan 1999).
03. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority **PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE** or, require works to be carried out **PRIOR TO THE COMMENCEMENT OF THE USE**. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.

**Ray Morgan OBE** Chief Executive  
**Douglas J. Spinks** Deputy Chief Executive  
**Mark Rolt** Strategic Director  
**Steve Bonsor** Strategic Director  
**Sue Barham** Strategic Director



INVESTOR IN PEOPLE



04. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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.
05. An avoidance measure payment of £3,500 has been provided to mitigate against the impact of the development on the SPA.

Date Decision Notice Issued: 24 October 2008

Adrian Bishop  
Borough Planning Officer

PEFULZ

**\* ATTENTION IS DRAWN TO THE NOTES ATTACHED \***

**Ray Morgan OBE** Chief Executive  
**Douglas J. Spinks** Deputy Chief Executive  
**Mark Rolt** Strategic Director  
**Steve Bonsor** Strategic Director  
**Sue Barham** Strategic Director



**2005-2006**  
*Sustainable Energy*  
**2007-2008**  
*Promoting Sustainable  
Communities Through  
the Planning Process*  
**2008-2009**  
*Tackling Climate Change*



**INVESTOR IN PEOPLE**



## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of the Local Planning Authority to refuse or grant permission subject to conditions then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The form is also available on the Planning Inspectorate's website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).
- A copy of the appeal form and any accompanying details should be sent to the Borough Planning Officer, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

### Purchase Notes

- If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on Woking Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**Ray Morgan OBE** Chief Executive  
**Douglas J. Spinks** Deputy Chief Executive  
**Mark Rolt** Strategic Director  
**Steve Bonsor** Strategic Director  
**Sue Barham** Strategic Director



INVESTOR IN PEOPLE



Wargrave Design Consultancy  
Mr Andrew Luckwell  
The Old Pump House  
Wargrave  
Berkshire  
RG10 8DJ

Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL

Telephone (01483) 755855  
Facsimile (01483) 768746  
DX 2931 WOKING  
Email [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)  
Website [www.woking.gov.uk](http://www.woking.gov.uk)

Dear Customer

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- comprehensive information and application forms
- prompt registration of applications that are checked within ten days
- you will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records
- same weekday inspections when notified before 10am and
- your completion certificate will be issued within 24 hours of authorisation.

Our previous customers say that we offer a first rate service, see comments below:

*"The service was wonderful" – March 08*

*"Thank you for your prompt same day inspection visits and helpful advice" – March 08*

*"Really courteous, helpful and knowledgeable" – Feb 08*

*"They have gone over and above my expectations in terms of support and advice" – Jan 08*

*"100% excellent, it has been a pleasure dealing with them" – Nov 07*

*"They are a credit to Woking Borough Council" - Oct 07*

We look forward to working with you.

Yours faithfully

David Edwards  
Chief Building Control Surveyor

Email: [buildingcontrol@woking.gov.uk](mailto:buildingcontrol@woking.gov.uk)  
Tel: 01483 743841  
Fax: 01483 756842

Ray Morgan OBE Chief Executive  
Douglas J. Spinks Deputy Chief Executive  
Mark Rolt Strategic Director  
Steve Bonsor Strategic Director  
Sue Barham Strategic Director



2005-2006  
Sustainable Energy  
2007-2008  
Promoting Sustainable  
Communities Through  
the Planning Process  
2008-2009  
Tackling Climate Change



INVESTOR IN PEOPLE