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Date: 16 August 2017

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2017/1193

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 22 June 2017 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the 18/05/2020 (expiry date of WA/2017/0625).

FIRST SCHEDULE

Application under Section 73 to vary Condition 1 of WA/2017/0625 (plan numbers) to allow the erection of a double garage.

White Gates, Upper Hammer Lane, Hindhead.

SECOND SCHEDULE

1. Condition

The plan numbers to which this permission relates are 16147(AP)00.01 Rev P4, 16147(AP)00.05 Rev P4, 16147(AP)10.01 Rev P2, 16147(AP)10.02 Rev P2, 16147(AP)20.01 Rev P3, 16147(AP)20.02 Rev P1, 16147(AP)40.01 Rev P2 and 16147(AP)40.02 Rev P2 and 1521. 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002.

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 Policies C2, C3, D1 and D4 of the Waverley Borough Local Plan 2002.

3. 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 at first floor level or above in the north or south facing elevations without the written permission of the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

The windows at first floor level and above in the north and south facing elevations shall be glazed with obscure glazing to the extent that intervisibility is excluded and fixed shut up to 1.7m above internal finished floor level and shall be retained.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. 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 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 and turning area 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 order to meet the objectives of the

NPPF (2012), and to satisfy policy M2 of Waverley Borough Council's Local Plan (2002).

6. Condition

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in order to meet the objectives of the NPPF (2012), and to satisfy policy M2 of Waverley Borough Council's Local Plan (2002). This condition is a pre commencement condition as details go to the heart of the permission.

7. Condition

Prior to commencement of any works on site, demolition or other development activities, a scheme of tree protection (in line with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations) shall be submitted to and agreed by the Local Planning Authority in writing. Where relevant, such scheme shall also take off site trees into consideration. The Local Authority Tree and Landscape Officer shall be informed of the proposed commencement date a minimum of two weeks prior to that date to allow inspection of protection measures before commencement. The agreed protection to be kept in position throughout the development period until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without written consent of the Local Planning Authority.

Reason

To safeguard the retained trees in the interests of the visual amenity and character of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This condition is a pre commencement condition as details go to the heart of the permission.

8. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To safeguard the retained trees in the interests of the visual amenity and character of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This condition is a pre commencement condition as details go to the heart of the permission.

9. Condition

Prior to the first occupation of the development a detailed landscaping scheme shall be submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out prior to the occupation of the development. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

10. Condition

The development shall be carried out in accordance with the recommendations set out in paragraph 5.26 of the 'Ecological Appraisal', author ACD Ecology, dated April 2015.

Reason

To ensure that protected species under schedules 1 and 5 of the Wildlife and Countryside Act 1981 are not endangered in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

11. Condition

No machinery or plant shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and not at any time on Sundays, Bank or Public Holidays.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

12. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels of the buildings hereby permitted. The development shall be carried out in strict accordance with the approved details.