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Date: 27 March 2018

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2018/0204

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 31 January 2018 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 14/09/2020 (expiry of WA/2017/1433).

FIRST SCHEDULE

Application under Section 73 to remove Condition 5 of WA/2017/1443 (restricts use) to allow the use of the garage as accommodation ancillary to the main dwelling.
West Down, Portsmouth Road, Hindhead.

SECOND SCHEDULE

1. Condition

The plan numbers to which this permission relates are 113 2010 rev. C and 1113 2110 rev. D. 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 Waverley Borough Local Plan 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition

The first floor window in the north flank elevation and the ground floor windows in the southwest rear elevation shall be glazed with obscure glazing to the extent that intervisibility is excluded prior to the use of the garage for ancillary purposes and shall be retained.

Reason

Having regard to the relationship with neighbouring property and garden amenity space and to accord with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no alterations to the outbuilding as defined within Part 1 of Schedule 2, Class E inclusive of that order, shall be carried without the written permission of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

5. Condition

The garage/store hereby approved shall only be used for purposes ancillary to the residential occupation and enjoyment of the dwelling known as West Down.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

6. Condition

The proposed development shall be undertaken in strict accordance with the following recommendations set out in the letter from Surrey Wildlife Trust:

- Works affecting the roof and tiles should be done by hand to ensure that any bats which may be sheltering beneath them will not be harmed.
- Roofers should be advised that when removing tiles these should be lifted carefully and they should check that the underside does not have a bat clinging to it before moving the tile away.
- Tiles should be lifted rather than slid along.
- If a bat is seen works should cease immediately and advice sought from Natural England or a qualified specialist. Works should only recommence in accordance with that advice.

Reason

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



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Informatives

1. The applicant's attention is drawn to the following advice of Surrey Wildlife Trust that: the applicant be encouraged to incorporate bat roosting opportunities as integral features within the built development.
2. 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 186-187 of the National Planning Policy Framework 2012.

WA/2018/0204

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.