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**Mr Zac Ellwood**  
**Head of Planning & Economic  
Development**

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26 April 2022

## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2021/03021**

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 10/12/2021 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 expiration of three years beginning with the date of this permission.**

### **FIRST SCHEDULE**

Erection of garage following demolition of existing outbuildings.  
Land to the rear of 19 SUNVALE AVENUE  
HASLEMERE  
GU27 1PH.

### **SECOND SCHEDULE**

1. Condition:

The plan numbers to which this permission relates are GA(10)002 1 and GA(10)003 1. 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 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition:

No variation of the type of the external materials to be used in the construction of the development as shown on the approved deposited plan shall be made without the prior written consent 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.

3. Condition:

No development shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of:

- a. a specialised foundation design and suspended base above ground level of the proposed garage within the Root Protection Area,
- b. decompacting the ground and improving the soil structure for healthy root growth of retained trees,
- c. location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of service routings,
- d. driveway widening/re-surfacing and foundation level formation and addressing the heads of terms in MJC Tree Services report MJC-18-0103.

All works shall be carried out in strict accordance with the subsequently approved details.

Reason:

In order to adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002.

4. Condition:

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the pile foundation design, soil amelioration and arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development and frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority. The supervision

shall be undertaken in strict accordance with the approved details.

Reason:

In order to adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018 and retained Policies D6 and D7 of the Waverley Borough Local Plan 2002.

Yours faithfully



**Mr Zac Ellwood**  
**Head of Planning & Economic Development**

**Informatives:**

1. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

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 2021.

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.

Most building work requires building regulations approval, which is a separate process to Planning. Our Building Control Team at Waverley are happy to confirm if the work requires a building control application. The building control pages on our website provide lots of useful information about our service. This includes information about the types of projects that come under Building Control, what type of application you should make and frequently asked questions about this process. Please make sure you have checked to see if you need building regulations approval and have applied prior to starting your project.

WA/2021/03021