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To: MEMBER OF THE PLANNING COMMITTEE  
Councillors Blackwell (Chair), C.White (Vice-Chair), B.Black,  
Chotai, C.Farr, Gray, Lockwood, Mansfield, Moore, Prew  
and Steeds

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Substitute Councillors: Allen, Cooper and Wren

C.C. All Other Members of the Council

29 June 2022

Dear Sir/Madam

## **PLANNING COMMITTEE THURSDAY, 7TH JULY, 2022 AT 7.30 PM**

The agenda for this meeting of the Committee to be held in the Council Chamber, Council Offices, Station Road East, Oxted is set out below. If a member of the Committee is unable to attend the meeting, please notify officers accordingly.

Should members require clarification about any item of business, they are urged to contact officers before the meeting. In this respect, reports contain authors' names and contact details.

If a Member of the Council, not being a member of the Committee, proposes to attend the meeting, please let the officers know by no later than noon on the day of the meeting.

Yours faithfully,

David Ford  
**Chief Executive**

### **AGENDA**

- 1. Apologies for absence (if any)**
- 2. Declarations of interest**

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter:

- (i) any Disclosable Pecuniary Interests (DPIs) and / or
- (ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at the meeting. Anyone with a DPI must, unless a dispensation has been granted, withdraw from the meeting during consideration of the relevant item of business. If in doubt, advice should be sought from the Monitoring Officer or his staff prior to the meeting.

- 3. Minutes from the meeting held on 9 June 2022 (Pages 3 - 4)**  
To confirm as a correct record.
- 4. To deal with questions submitted under Standing Order 30**

**5. Applications for consideration by committee** (Pages 5 - 14)

5.1 2022/98 - Hut 1, Harestone Drive, Caterham, CR3 6YQ (Pages 15 - 32)

5.2 2022/295 - Harestone Drive, Caterham, CR3 6YQ (Pages 33 - 50)

5.3 2022/429 - 101 Whyteleafe Road, Caterham, Surrey, CR3 5EJ (Pages 51 - 64)

**6. Recent appeal decisions received**

To receive a verbal update from officers relating to appeal decisions by the Planning Inspectorate resulting from previous committee decisions.

**7. Any urgent business**

To deal with any other item(s) which, in the opinion of the Chair, should be considered as a matter of urgency in accordance with Section 100B(4)(b) of the Local Government Act 1972.

## TANDRIDGE DISTRICT COUNCIL

### PLANNING COMMITTEE

Minutes and report to Council of the meeting of the Committee held in the Council Chamber, Council Offices, Station Road East, Oxted on the 9 June 2022 at 7:30pm.

**PRESENT:** Councillors Blackwell (Chair), B.Black, Chotai, C.Farr, Gray, Lockwood, Mansfield, Moore, Prew, Steeds and Wren (Substitute - in place of C.White)

**ALSO PRESENT:** Councillors Allen, Gaffney, O'Driscoll and Sayer

**ALSO PRESENT (Virtually):** Councillors S.Farr

**APOLOGIES FOR ABSENCE:** Councillors C.White

#### 15. DECLARATIONS OF INTEREST

Councillor Farr stated that he had received emails both for and against one of the applications before the committee but confirmed that he would consider the applications with an open mind.

#### 16. MINUTES OF THE MEETING HELD ON THE 28TH APRIL 2022

The minutes of the meeting were confirmed and signed by the Chair.

#### 17. MINUTES OF THE MEETING HELD ON THE 26TH MAY 2022

The minutes of the meeting were confirmed and signed by the Chair.

#### 18. 2021/1800 - NEW ALDI SUPERMARKET, 381 CROYDON ROAD, CATERHAM

As a result of questions being raised in respect of Surrey Highways' advice on parking provision at the site and further comments being received from Waitrose in respect of the applicant's retail study, the Interim Chief Planning Officer requested that the committee defer the application until the meeting of 28 July 2022.

By deferring the application, the Council would be able to seek a second opinion from a highways consultant to ensure that adequate parking spaces are provided and that the provision on site would not adversely impact on highway safety for the users of Croydon road. In addition, a retail planning consultant would also be instructed to provide advice on Waitrose's recent submissions in respect of the retail study.

Upon being put to the vote, the amended Officer recommendation was agreed.

**RESOLVED** – that the application be deferred.

#### 19. 2021/2149 - 5 DWELLINGS AT 6 BEADLES LANE, OXTED

The Committee considered an application for the demolition of existing buildings and the erection of five dwellinghouses, including parking provision, hard and soft landscaping and associated works.

The Officer recommendation was to permit, subject to condition.

Mr Matt Ray, an objector, spoke against the application.

Councillor Wren proposed the following motions for refusal:

- (1) The proposal, due to its scale, height, bulk and mass would result in a cramped and overbearing form of overdevelopment. It would fail to maintain, enhance or reflect the character and appearance of the area and appear incongruous within the site and its locality. The proposal would therefore be contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).*
- (2) The proposal, by reason of its layout, height, scale and proximity to neighbouring properties would result in an adverse overlooking and overbearing form of development which is exacerbated by the site levels and fall of the land. It would result in a loss of privacy and cause significant harm to their amenities thereby contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).*

Councillor Farr seconded both motions. Upon being put to separate votes, both motions were passed.

***R E S O L V E D*** – that planning permission be refused.

## **20. RECENT APPEAL DECISIONS RECEIVED**

TA/2020/2007 – Land North of Old Farleigh Road, Farleigh, Surrey, CR6 9PE – the application was refused by notice dated 4 February 2021. The appeal was dismissed on 27 May 2022 (Appeal Reference: APP/M3645/W/21/3280921).

Rising 9.10 pm

## REPORT TO THE PLANNING COMMITTEE ON 7 JULY 2022

### AGENDA ITEM 5 APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

To consider the application detailed in items 5.1 to 5.3

Notes:

- (i) All letters received commenting on applications adversely or otherwise will be available in the Council Chamber for inspection by Members prior to the meeting. Summaries of the public responses to applications are included in the reports although Members should note that non-planning comments are not included.
- (ii) Arrangements for public participation in respect of the applications will be dealt with immediately prior to the commencement of the meeting.

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Background papers: Surrey Waste Plan 2008; Surrey Minerals Plan Core Strategy 2011; The Tandridge Core Strategy Development Plan Document 2008; The Tandridge Local Plan: Part 2 – Detailed Policies 2014; Woldingham Neighbourhood Plan 2016; The Harestone Valley and Woldingham Design Guidance Supplementary Planning Documents 2011; Village Design Statement for Lingfield – Supplementary Planning Guidance; Woldingham Village Design Statement – Supplementary Planning Guidance; Conservation Area Appraisal of the Bletchingley Conservation Area Supplementary Planning Guidance; Limpsfield Neighbourhood Plan 2019

Government Advice: National Planning Policy Framework  
Planning Practice Guidance (PPG)

**PLANNING COMMITTEE – 7 JULY 2022 – RECOMMENDATIONS**

<b>ITEM NO.</b>	<b>APPLICATION NO.</b>	<b>SITE ADDRESS</b>	<b>APPLICATION DETAILS</b>	<b>RECOMMENDATION</b>
5.1	<b>2022/98</b>	Hut 1, Harestone Drive, Caterham, Surrey, CR3 6YQ	Erection of two detached dwelling houses, with attached garages, associated parking and landscaping, accessed from a newly formed cul-de-sac extended north-west from Planning Appeal Ref: APP/M3645/W/20/3256724.	<b>PERMIT subject to conditions</b>
5.2	<b>2022/295</b>	Hut, 1 Harestone Drive, Caterham, Surrey, CR3 6YQ	Erection of two detached 2 storey dwellings, with an additional Bay Window (incorporating French Doors) on the ground floor side elevation of Plot 2, with attached garages, associated parking and landscaping, accessed from a newly formed cul-de-sac extended north-west from Planning Appeal Ref: APP/M3645/W/20/3256724	<b>PERMIT subject to conditions</b>
5.3	<b>2022/429</b>	101 Whyteleafe Road, Caterham, Surrey, CR3 5EJ	Demolition of existing rear single storey rear element and outbuilding. Erection of single storey side and rear extension, and erection of two storey rear extension. Erection of mansard dormer roof extension to rear roof slope with 2 x dormer windows. Erection of extension to existing basement. (Amended plans, description and arboricultural impact assessment)	<b>PERMIT subject to conditions</b>

## SUMMARY OF RELEVANT POLICIES & NATIONAL ADVICE FOR PLANNING APPLICATIONS IN APPENDIX A.

### Core Strategy

Policy CSP1 sets several strategic aims in terms of the location of development. It seeks to promote sustainable patterns of travel, make the best use of land within the existing built-up areas.

Policy CSP2 sets out the Council's approach to housing supply.

Policy CSP3 seeks to manage the delivery of housing when the Council exceeds its rolling 5-year supply by more than 20%. When such an oversupply exists, the Council will refuse development of unidentified residential garden land sites of 5 units and above or site larger than 0.2ha where the number of dwellings is unknown. Account must be taken of smaller sites forming parts of larger sites and infrastructure provision as well as significant social or community benefits.

Policy CSP4 is an interim holding policy pending the adoption of a substitute policy in an Affordable Housing DPD. It sets a threshold within built up areas of 15 units or more or sites in excess of 0.5ha and within rural areas of 10 units or more. The policy requires that up to 34% of units would be affordable in these cases with the actual provision negotiated on a site by site basis. There is a requirement that up to 75% of the affordable housing will be provided in the form of social rented or intermediate or a mix of both.

Policy CSP5 refers to rural exception sites and states that exceptionally, land adjoining or closely related to the defined rural settlements which would otherwise be considered inappropriate for development may be developed in order to provide affordable housing subject to certain criteria.

Policy CSP7 requires sites providing 5 units or more to contain an appropriate mix of dwelling sizes in accordance with identified needs.

Policy CSP8 sets out the Council's approach to the provision of Extra Care Housing, including its targets for such provision.

Policy CSP9 sets out the criteria for assessing suitable Gypsy and Traveller sites to meet unexpected and proven need.

Policy CSP11 sets out the Council's approach to infrastructure and service provision.

Policy CSP12 seeks to manage travel demand by requiring preference to walking, cycling and public transport; infrastructure improvements where required and use of adopted highway design standards and parking standards.

Policy CSP13 seeks to retain existing cultural, community, recreational, sport and open space facilities and encourage new or improved facilities.

Policy CSP14 seeks to encourage all new build or residential conversions meet Code level 3 as set out in the Code for Sustainable Homes and that commercial development with a floor area over 500sq m will be required to meet BREEAM "Very Good" standard. On site renewables are also required.

Policy CSP15 seeks to ensure that the design and layout of development is safe and secure, that new buildings are adaptable for the disabled and elderly, that information technology can be included, that all development is accessible to all groups and that grey water recycling and/or segregated surface and foul water disposal is used.

Policy CSP16 sets out the Council's position on aviation development in the District with specific reference to its position on development at Redhill Aerodrome.

Policy CSP17 requires that biodiversity is taken into account.

Policy CSP18 seeks to ensure that developments have a high standard of design respecting local character, setting and context. Amenities of existing occupiers must be respected. Wooded hillsides will be respected and green space within built up areas protected. Development on the edge of the Green Belt must not harm the Green Belt.

Policy CSP19 sets a range of densities for new development.

Policy CSP20 sets out the Council's principles for the conservation and enhancement of the AONBs and AGLVs.

Policy CSP21 states that the character and distinctiveness of the District's landscapes and countryside will be protected, and new development will be required to conserve and enhance landscape character.

Policy CSP22 sets out how the Council will seek to develop a sustainable economy.

Policy CSP23 set out specific aims for the town centres of Caterham Valley and Oxted.

## **Tandridge Local Plan: Part 2 – Detailed Policies – 2014**

Policy DP1 sets out the general presumption in favour of sustainable development.

Policy DP2 sets out the policies for development in the town centres, including within the primary and secondary shopping frontages

Policy DP3 sets out the policies for development in local centres, other centres and villages

Policy DP4 sets out the circumstances under which proposals for the alternative use of commercial and industrial sites will be permitted.

Policy DP5 sets out criteria for assessing whether proposals are acceptable in relation to highway safety and design.

Policy DP6 sets out criteria for assessing proposals for telecommunications infrastructure.

Policy DP7 is a general policy for all new development. It outlines that development should be appropriate to the character of the area, provide sufficient parking, safeguard amenity and safeguard assets, resources and the environment, including trees.

Policy DP8 sets out a number of criteria for assessing whether the redevelopment of residential garden land will be acceptable.



Policy DP9 sets out the circumstances in which the erection of gates, walls and other means of enclosure will be permitted.

Policy DP10 confirms the general presumption against inappropriate development in the Green Belt and states that inappropriate development will only be permitted where very special circumstances exist which clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm.

Policy DP11 sets out the circumstances in which development in the Larger Rural Settlements will be permitted.

Policy DP12 sets out the circumstances in which development in the Defined Villages in the Green Belt will be permitted.

Policy DP13 sets out the exceptions to the Green Belt presumption against inappropriate development in the Green Belt and the circumstances in which new buildings and facilities, extensions and alterations, replacement of buildings, infill, partial or complete redevelopment and the re-use of buildings will be permitted.

Policy DP14 sets out a number of criteria for assessing proposals for garages and other ancillary domestic buildings in the Green Belt.

Policy DP15 sets out criteria for assessing proposals for agricultural workers' dwellings in the Green Belt.

Policy DP16 states that the removal of agricultural occupancy conditions will be permitted where the Council is satisfied that there is no longer a need for such accommodation in the locality.

Policy DP17 sets out criteria for assessing proposals for equestrian facilities.

Policy DP18 sets out the circumstances in which development involving the loss of premises or land used as a community facility will be permitted.

Policy DP19 deals with biodiversity, geological conservation and green infrastructure.

Policy DP20 sets out the general presumption in favour of development proposals which protect, preserve or enhance the interest and significance of heritage assets and the historic environment.

Policy DP21 deals with sustainable water management, and sets out criteria for assessing development in relation to water quality, ecology and hydromorphology, and flood risk.

Policy DP22 sets out criteria for assessing and mitigating against contamination, hazards and pollution including noise.

## **Woldingham Neighbourhood Plan 2016**

Policy L1 is a general design policy for new development

Policy L2 sets out criteria for assessing new development proposals in relation to the Woldingham Character Areas

Policy L3 relates to landscape character

Policy L4 relates to proposals for new community facilities

Policy L5 relates to development proposals for The Crescent and its regeneration

Policy L6 seeks to support improvements to the accessibility of Woldingham Station

Policy L7 relates to the development of broadband and mobile communications infrastructure

Policy L8 seeks to safeguard a number of Local Green Spaces as designated by the Plan

Policy C1 seeks to promote residents' safety

Policy C2 seeks to support proposals and projects which improve local transport services

Policy C3 supports the improvement of pedestrian and cycle routes

Policy C4 supports proposals which promote networking and residents' involvement on local societies and organisations

### **Limpsfield Neighbourhood Plan 2019**

Policy LN1 sets out a spatial strategy for the Parish.

Policy LN2 requires that all new development provides an appropriate mix of housing types and size, including smaller units (3 bedrooms or fewer) for sites over a certain size.

Policy LN3 seeks a high quality of design, reflecting the distinctive character of particular areas of the Parish.

Policy LN4 relates to new development in the Limpsfield Conservation Area.

Policy LN5 relates to landscape character.

Policy LN6 identifies a number of Local Green Spaces, and seeks to protect their use.

Policy LN8 seeks to promote biodiversity.

Policy LN9 relates to business and employment, including in relation to Oxted town centre.

Policy LN10 relates to the rural economy.

Policy LN11 seeks to protect community services in Oxted town centre.

Policy LN12 seeks to protect community services in Limpsfield Village and other parts of the Parish.

Policy LN13 supports sustainable forms of transport.

Policy LN14 supports the provision of super-fast broadband.

## **Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021**

Policy CCW1 – gives support to proposals identified for their Housing Site Availability during the period 2015-2026

Policy CCW2 – supports proposals for sub-division of larger residential properties into one, two, three-bedroom dwellings

Policy CCW3 – supports proposals for housing which optimise housing delivery in accordance with guidance contained in the Urban Capacity Study and outlines density range of 30-55 dwellings per hectare for land not covered in the Urban Capacity Report.

Policy CCW4 – sets out that development is expected to preserve and enhance the character of the area in which it is located.

Policy CCW5 – sets out that development proposals which integrate well with their surroundings, meet the needs of residents and minimise impact on the local environment will be supported where they demonstrate high quality of design and accord with the criteria of this policy.

Policy CCW6 – support proposals which incorporate measures to deliver environmentally sustainable design to reduce energy consumption and mitigate effects of climate change in line with building design measures contained in the policy.

Policy CCW7 – supports proposals which provide incubator/start-up business space and/or establishes enterprise/business park developments.

Policy CCW8 – resists the loss of local and neighbourhood convenience shops unless justification is present on viability grounds. Proposals to improve the quality and appearance of shop fronts and signage will be supported which have regards to CCW6.

Policy CCW9 – proposals for recreational and tourism development including a Visitor Centre will be supported where the criteria of this policy are met. Proposals for the improvement of signage for local facilities will be supported provided they integrate with their surroundings.

Policy CCW10 – supports development proposals which do not have a significantly detrimental impact on locally significant views as listed/mapped in the Neighbourhood Plan (Figures 7.1, 7.2-7.5, with detailed descriptions in Appendix A).

Policy CCW11 – sets out that there are 22 areas designated as Local Green Spaces on the policies map for the Neighbourhood Plan. Proposals which demonstrably accord with development appropriate in the Green Belt will be supported.

Policy CCW12 – proposals for provision of allotments and/or community growing spaces will be supported where accessible and within/adjacent to defined settlement areas. The loss of such space will not be supported unless alternative and equivalent provision is provided.

Policy CCW14 – encourages proposals for new/improved community facilities where criteria in the policy are met. The loss of such facilities will only be supported if alternative and equivalent facilities are provided.

Policy CCW15 – proposals for the expansion of existing public houses to develop appropriate community-based activities will be supported subject to compliance with other relevant policies and provide the design is in keeping with local character/distinctiveness. Proposals for the change of use of public houses will only be supported if the use is demonstrably unviable.

Policy CCW16 – supports proposals for provision of both traditional consecrated and green/woodland burial sites provided the criteria of this policy are met.

Policy CCW17 – supports proposals which facilitate or enhance the delivery of health services on a pre-set list of sites (contained within the policy), except for those within the Green Belt. Proposals for relocation/expansion of health services will be supported where they satisfy the criteria of this policy.

Policy CCW18 – except on Green Belt land, proposals which facilitate and enhance existing schools and associated playing fields will be supported subject to compliance with the criteria in this policy (sub-paragraph A). Proposals for new schools will be supported where they satisfy the criteria of this policy (sub-paragraph B).

Policy CCW19 – supports new residential, commercial and community development proposals being served by superfast broadband (fibre-optic). Where this is not possible, practical or viable, the development should incorporate ducting for potential future installation.

### **Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs)**

SPG (Lingfield Village Design Statement), adopted in January 2002, seeks to ensure that the village retains its individuality and character through future development both large and small. It provides general guidelines for new development and requires amongst other things that the design of new buildings should be sympathetic to the style of buildings in the locality both in size and materials.

SPG (Woldingham Village Design Statement) adopted in September 2005 provides guidance for development within Woldingham. Residential extensions should respect the size and proportions of the original house and plot. Boundary treatments should maintain the rural street scene, imposing entrances are out of keeping, and front boundaries should be screened with plantings or have low open wooded fences.

SPD (Woldingham Design Guidance) adopted March 2011 and seeks to; promote good design, protect and enhance the high quality character of the area, and to apply design principles on a sub-area basis to maintain and reinforce character.

SPD (Harestone Valley Design Guidance) adopted March 2011 and seeks to; promote good design, protect and enhance the high quality character of the area, and to apply design principles on a sub-area basis to maintain and reinforce character.

SPD (Tandridge Parking Standards) adopted September 2012 sets out standards for residential and non-residential vehicular parking and standards for bicycle parking.

SPD (Tandridge Trees and Soft Landscaping) adopted November 2017 sets out the Council's approach to the integration of new and existing trees and soft landscaping into new development, and seeks to ensure that trees are adequately considered throughout the development process.

## **National Advice**

The National Planning Policy Framework (NPPF) constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. It sets out the Government's planning policies for England and how these are expected to be applied. It states that there are three dimensions to sustainable development: economic, social and environmental, and confirms the presumption in favour of sustainable forms of development which it states should be seen as a golden thread running through both plan-making and decision-taking.

The Government has also published national Planning Practice Guidance (PPG) which is available online and covers a number of policy areas and topics.

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## ITEM: 5.1

**Application:** 2022/98

**Location:** Hut 1, Harestone Drive, Caterham, Surrey, CR3 6YQ

**Proposal:** Erection of two detached dwelling houses, with attached garages, associated parking and landscaping, accessed from a newly formed cul-de-sac extended north-west from Planning Appeal Ref: APP/M3645/W/20/3256724.

**Ward:** Harestone

**Decision Level:** Committee

*Constraints – ANC\_WOOD within 500m, Biggin Hill Safeguarding, Parishes, Local Road (D) – Harestone Valley Road and Loxford Way, Local Road (X) Harestone Drive and Loxford Close, Source Protection Zones, SRCA, TPO (22/2009/TAN. 3/C&W, TPO10, Urban Area, Wards.*

**RECOMMENDATION:** **PERMIT subject to conditions**

### Summary

1. The application seeks planning permission for the erection of two 4-bedroom detached dwellings, with garages, associated parking and landscaping. The application site constitutes an extension to an adjacent development, application 2020/511 for 7 dwellings allowed on Appeal (Ref; APP/M3645/W/20/3256724); the 7 dwellings are currently under construction. The application has been 'called in' by Councillor Annette Evans for the following reasons:
  - Existing over-development of the site.38 approved units on site;
  - CCW NP only 32 should be supported (density);
  - Harestone Drive is a small private road;
  - Any increase in traffic likely to cause problems due to excessive speed of traffic; and
  - Outstanding enforcement issues regarding 2014/384 and 2018/1580.
2. This application for 2 houses is almost identical to application 2022/295 except that under 2022/295 Plot 2 would have an additional Bay Window (incorporating French Doors) on the ground floor side elevation, which is omitted from this application (2022/98).
3. Given that the site lies in the urban area it is considered that the development would be of an acceptable design, which would respect the character and appearance of the site and there would be no significant harm to the amenities of the neighbouring properties, future occupiers or impact on trees and ecology, nor would the development result in a detrimental impact on highway safety. Adequate parking and renewable energy provision can be provided with details secured by means of conditions.

As such, the application is recommended for approval.

### Site Description

4. The site, which is currently vacant, is located within the built-up area of Caterham, south-west of Harestone Drive, with the locality predominantly

residential in nature. The application site previously formed the north-western part of the gardens for what was formerly the Marie Curie building, which has been converted into 24 apartments. Seven two-storey detached dwellings are currently under construction on the eastern part of the former Marie Curie site, together with a new access road from Harestone Drive which will also serve the application site. There is mature landscaping on the boundaries of the site all covered by a blanket tree preservation order.

### **Relevant History**

5. 2016/1727 - Demolition of existing office buildings. Erection of 4 detached dwellings. Granted on 18/05/2017.
6. 2018/1580 - Retention of existing timber fence, retaining wall and laurel hedge. Refused 13/03/2019.
7. ENF/2018/80 – Woodland Court, 1 Harestone Drive, Caterham, CR3 6HX:  
Allegation “We believe that this Apartment Block part of application TA/2014/384 has now been occupied for some time and completed at least in part. Under the Planning approval condition 21 landscaping and tree planting should be carried out in the first planting season following occupation etc. This does not appear to have been done or even started. Secondly the scheme is supposed to be completed in accordance with the approved plans and car parking spaces laid out for parking before occupation. Again this does not appear to be done and instead 2 timber huts have appeared on the western boundary above 79 Harestone Valley Road in an area shown on the approved plans (5295-L-05E and 5205-L-05H reserved for structural planting and 4 new trees. These are extremely unsightly particularly when viewed from the west and their use in this location reduces the privacy on properties to the west and no attempt has been made to complete the tree and structural planting shown on the approved plans or screen the huts from view”. This needs to be reviewed in the context of the planning applications and approvals over the past 12-18 months.
8. ENF/2019/64 – Woodlands Court, 1 Harestone Drive, Caterham, CR3 6HX:  
Concerns means of enclosure to rear of building. Matter to be reviewed by officer to be assigned - development of land to rear approved under 2020/511 (including condition approval) and 2021/1761. Landscaping approval - 2020/511/COND5 - need to work through file and see how these affect the care home fence and hedge subject of this file.
9. 2020/511 - Demolition of office buildings; erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping. Refused on 29/05/2020. Allowed on Appeal (Appeal Ref. APP/M3645/W/20/3256724). This development is currently being implemented on the adjoining site.
10. 2020/511/NMA1 - Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping. - Non-Material amendment to planning permission 2020/511 (Amended Plans). Refused on 14/08/2021.
11. 2020/511/NMA2 - Amended plans showing Plot 4. Approved on 29/09/2021.
12. 2021/1761 - Variation of conditions 2 and 5 of permission TA/2020/511 for "Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated



parking and landscaping" allowed on appeal reference APP/M3645/W/20/3256724 dated 5th May 2021 for the levelling of garages to include the removal of ramped access and change in appearance to proposed dwellings with revised external materials. Approved on 02/02/2022.

13. 2022/295 - Erection of two detached 2-storey dwelling houses, with an additional Bay Window (incorporating French Doors) on the ground floor side elevation of Plot 2, with attached garages, associated parking and landscaping, accessed from a newly formed Cul de sac extended north-west from Planning Appeal Ref: APP/M3645/W/20/3256724. Not yet determined.
14. 2022/296 - Variation of Condition 2 (Plans) of planning permission ref: 2020/511 (Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping) to enable amendments to the approved drawings. Not yet determined.
15. 2022/342 - Variation of condition 2 (Approved tree plans) of planning permission ref: 2020/511 (Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping). Not yet determined.

### **Key Issues**

16. The site is located within the urban area of Caterham where the principle of development is acceptable. The key issues are whether the proposal would be appropriate with regard to the impact on the character of the site, whether the proposal reflects the pattern of development, the impact on the adjoining dwellings, the amenities of future occupiers, highways, parking, renewable energy provision, tree protection and biodiversity.

### **Proposal**

17. Erection of two 4-bedroom detached dwellings, with attached garages, associated parking and landscaping. The site will be accessed from Harestone Drive via a newly formed cul-de-sac which serves 7 new dwellings.

### **Development Plan Policy**

18. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19
19. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8 and DP19
20. Woldingham Neighbourhood Plan 2016 – Not applicable
21. Limpsfield Neighbourhood Plan 2019 – Not applicable
22. Caterham, Chaldon and Whyteleafe Neighbourhood Plan – Policies CCW1, CCW4, CCW5, CCW6
23. Emerging Tandridge Local Plan 2033 – Policies TLP01, TLP02, TLP06, TLP18, TLP35, TLP37, TLP44

## **Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance**

24. Tandridge Parking Standards SPD (2012)
25. Tandridge Trees and Soft Landscaping SPD (2017)
26. Harestone Valley Design Guidance SPD (2011)
27. Surrey Design Guide (2002)

### **National Advice**

28. National Planning Policy Framework (NPPF) (2021)
29. Planning Practice Guidance (PPG)
30. National Design Guide (2019)

### **Statutory Consultation Responses**

31. County Highway Authority – No objection.  
Having assessed the application on safety, capacity and policy grounds, the County Highway Authority is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to conditions and informatives.
32. Surrey County Council: Archaeology Service – No objection subject to a condition requiring the programme of archaeological monitoring to be extended to include the additional access road that is proposed. The Written Scheme of Investigation submitted with 2019/2008/COND1 (2016/1727) will need to be amended to reflect the addition of the access road as defined in application 2022/098 and its relevance to application 2020/511.
33. Surrey Wildlife Trust – No comments received.
34. Environment Agency – No comments to make on this application.
35. London Biggin Hill Airport – No comments received.
36. Caterham Valley Parish Council – Object.
  - Existing over-development of the site.
  - 38 approved units on site. CCW NP only 32 should be supported (density).
  - Harestone Drive is a small private road.
  - Any increase in traffic likely to cause problems due to excessive speed of traffic.
  - Outstanding enforcement issues regarding 2014/384 and 2018/1580.
  - If minded to approve, the District Councillors will take to Committee.

### **Other Representations**

37. **TDC Locality Team** – No comments received.
38. Environmental Health – No objection.

39. District Council's Tree Officer – No objection subject to a landscaping condition and a tree protection condition. The proposal requires the removal of three trees (one of which is small group) in order to facilitate construction and a group of cherry laurel for landscape purposes. I agree with the submitted arboricultural report that none of these trees are protected by either of the TPOs that affect the site, and all are low value in the context of landscape impact and BS5837:2012. The submitted landscape masterplan shows planting of native trees on the SW boundary to replace the cherry laurel, and also shows significant levels of native hedgerow and shrub planting, and other native and non-native tree planting on frontages and side boundaries to enhance amenity and biodiversity of the site. As such in terms of arboricultural impact I am of the view that the development will have a positive effect.

40. **Third Party Comments** – Object.

- Destruction of Marie Curie Land.
- Site overlooks neighbouring gardens and bedrooms and compromises privacy.
- Loss of privacy to adjacent residents due to the additional windows.
- Current level of construction on upper site is enormous.
- Noise and air pollution would be generated.
- Not in keeping with the area.
- Current Care Home causes serious anti-social problems.
- Property values would decrease.
- The site is already over-developed.
- The new housing estate is out of character with the surrounding houses.
- If this is granted Harestone Drive will have 20 houses and 24 apartments.
- Signs required directing construction traffic to site at 1 Harestone Drive.

## **Assessment**

### Principle of development

41. Policy CSP1 of the Tandridge District Core Strategy 2008 states that, in order to promote sustainable patterns of travel and make the best use of previously developed land, development will take place within the existing built-up area of the District (the Category 1 settlements which includes Caterham) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised. Policy DP1 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as contained in the NPPF.

42. The site is within a Category 1 settlement, Caterham, and therefore considered a sustainable location where development is to be encouraged. The site is also within a short distance of local shops and services and Caterham Railway Station is within reasonable walking distance. As such, there is no in principle objection to the development in respect of Policy CSP1 of the Core Strategy 2008, Policy DP1 of the Local Plan Part 2: Detailed Policies 2014 and Policy CCW1 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

### Impact upon the Character and Appearance of the area

43. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting

- and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
44. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
  45. Policy DP8 of the Local Plan Part 2: Detailed Policies states that subject to Core Strategy Policy CSP3, any other relevant Development Plan policies, adopted Supplementary Planning Guidance or Supplementary Planning Documents, proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme:
    1. Is appropriate to the surrounding area in terms of land use, size and scale; Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;
    2. Does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area\*, taking account of the need to retain and enhance mature landscapes;
    3. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and
    4. Does not result in the loss of biodiversity or an essential green corridor or network.
  46. B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.
  47. C. Within the Special Residential Character Areas of Harestone Valley and Woldingham as identified on the Policies Map or in any other areas subsequently designated, the Council will use Design Guidance where it has been adopted as a Supplementary Planning Document in assessing development proposals and in determining planning applications.
  48. This paragraph applies in this instance as the subject site is within the Harestone Valley Special Residential Character Area where the Harestone Valley Design Guidance SPD (2011) applies. It falls within the "Valley and Eastern Valley Slopes" area (Area D), where all of the Design Principles apply.
  49. Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan relates to character of development and states that development is expected to preserve and enhance the character area in which it is located. Policy CCW5 relates to the design of development which is expected to be of high quality integrating well with its surroundings.

50. Plot 1 would have brick walls with tile hanging at first floor and a tile covered pitched roof. Plot 2 would have brick walls and grey weatherboarding and a tile covered pitched roof; and both dwellings would have uPVC white window frames with lead effect cross bars to reflect the houses in the vicinity. The roofs of the 2 houses comprise a mixture of gable-ended and half hipped, bonnet hips and dormer windows; which would ensure that the two houses are in keeping with the character and appearance of the surrounding area. The proposed layout of the 2 houses on the site would mirror the cul-de-sac of 7 houses that are under construction to the east; and the design and appearance of the houses on the site would reflect the 7 adjacent houses.
51. The 2 houses are almost identical to application 2022/295 except for the fact that Plot 2 would not have an additional Bay Window (incorporating French Doors) on the ground floor side elevation, unlike application 2022/295.
52. The two detached houses are acceptable in design, form and scale and would not result in a harmful impact on the character of the area as the 2 houses would complement the appearance of the 7 dwellings (2020/511) under construction on the eastern part of former Marie Curie site.
53. Therefore, on balance it is considered that no objections is raised to the proposal and that it accords with Policy CSP18 of the Core Strategy and Policy DP7 of the Local Plan Part 2: Detailed Policies, Policy CCW4 and Policy CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and the Harestone Valley Design Guidance SPD (2011) in terms of character and appearance,

#### Impact on Residential Amenities

54. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be sought between existing and proposed new developments.
55. As referred to above, the Harestone Valley Design Guidance SPD (2011) applies to this proposal. Design Principle L 2 says: "Buildings must provide high levels of visual privacy in relation to the character of Harestone Valley and not unduly impact on the amenity of neighbours".
56. The site is well screened by existing trees which grow along the western boundary of the site, which screens the views of the existing houses on Harestone Valley Road to the west; thereby ensuring that the new development does not overlook or have an overbearing impact on the existing houses on Harestone Valley Road. The houses on Harestone Valley Road have at least 25 metre long back gardens from the rear elevations of the existing houses; and the two proposed houses have at least 10.5 metre long back gardens to the rear boundary fences; therefore there are substantial stand-off distances between the existing houses on Harestone Valley Road and the proposed houses on the application site. Given that the 2 proposed houses are set back from the shared boundaries with the houses on Harestone Valley Road, behind a belt of trees that are proposed to be retained, it is not considered that the proposed development would result in a detrimental impact on the privacy or amenity of the adjoining neighbours.

57. The layout and orientation of the houses on Plots 1 and 2 would also ensure that they would not overlook the 7 houses (2020/511) that are under construction on the land immediately east of the application site; and the 2 houses are set down in a hollow in the western part of the former Marie Curie site and would not overlook or face onto the 24 apartments that have been created in the former Marie Curie building, immediately north of the application site.
58. As such, it is considered that the proposal would comply with the provisions of Core Strategy Policy CSP18 and Local Plan Policy DP7, in terms of residential amenity.

### Renewable Energy

59. Paragraph 154 of the NPPF 2021 provides that new development should be planned for in ways that avoid increased vulnerability to the range of impacts from climate change and to reduce greenhouse gas emissions via location, orientation and design.
60. Policy CCW6 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan relates to Environmentally Sustainable Design. Core Strategy Policy CSP14 requires that for development resulting in up to 10 new dwellings a 10% saving in CO2 emissions through the incorporation of on-site renewable technologies should be achieved.
61. An Environmental Performance Statement, dated 15<sup>th</sup> December 2021, has been submitted which has confirmed the use of 6 photovoltaic (PV) panels to be installed on the south-east facing roof of Plot 1, together with the fabric first approach (i.e. to enhance the fabric insulation standards of the houses above the minimum required by Building Regulations) will achieve the minimum 10% savings. SAP calculations have also been submitted for Plot 1. The provision of the solar panels on Plot 1 will need to be secured by condition. Further details would be required to be submitted and approved by the Local Planning Authority prior to commencement of works.
62. As such no objection is raised in relation to Core Strategy Policy CSP14 or Policy CCW6 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, in terms of renewable energy.

### Parking, Access and Highway Safety

63. Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards and Policy DP5 seeks to ensure that development does not impact highway safety.
64. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to conditions and informatives. It is not considered that the proposed development would result in a significant increase in vehicular trips on the surrounding highway network.

65. The development includes the provision of 7 car parking spaces; Plot 1 has 2 off-street spaces and Plot 2 has 3 off-street spaces; and there are 2 additional unallocated visitor spaces, together with 4 cycle parking spaces, in accordance with the Tandridge Parking Standards SPD, 2012. In addition, a turning head is proposed in front of both houses for refuse lorries and delivery vehicles to manoeuvre safely.
66. For these reasons the proposal would not negatively impact upon highway safety. As such, the proposal complies with the provisions of Core Strategy Policy CSP12, Local Plan Policy DP5 and DP7 and the NPPF in terms of parking, access and highway safety.

### Flooding

67. Paragraph 155 of the NPPF 2019 advises that; 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'.
68. Policy DP21 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 advises that proposals should seek to secure opportunities to reduce both the cause and impact of flooding. Development proposals within Flood Risk Zones 2 and 3 or on sites will only be permitted where, inter alia, the sequential test and, where appropriate, exception tests of the NPPF have been applied and passed and that it is demonstrated through a Flood Risk Assessment (FRA) that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral.
69. The site lies within Flood Zone 1. The risk of flooding on the site is therefore considered to be low and it can also be concluded that the proposals would not increase the risk of flooding elsewhere. As such, the proposed development would not conflict with Local Plan Policy DP21 or the NPPF.

### Biodiversity

70. Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.
71. Policy DP19 of the Local Plan Part 2: Detailed Policies 2014 advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.
72. The applicant has provided a Preliminary Ecological Appraisal which recommended that bat and bird boxes could be located within the western and southern boundary tree/hedge lines, especially on the retained mature trees along the western site boundary such as on the yew or elm trees. Any vegetation clearance on /adjacent to the site should be undertaken outside the nesting bird season which extends between March and September. A condition is required to ensure the ecological enhancements recommended in the Preliminary Ecological Appraisal are implemented.

73. As such, subject to an ecological enhancement condition, the proposed development would not conflict with Core Strategy Policy CSP17 or Local Plan Policy DP19 or the NPPF.

#### Impact on Trees and Landscaping

74. Policy CSP18 of the Core Strategy requires that development must have regard to the topography of the site, important trees and groups of trees and other important features that need to be retained. Criterion 13 of Local Plan Policy DP7 requires that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape.

75. The 'Trees and Soft Landscaping SPD' (2017) seeks to ensure that trees are adequately considered throughout the development process and are not peripheral to development but must be fully incorporated into the design.

76. The Tandridge Trees and Soft landscaping SPD (2017) outlines the importance of landscaping which applies to urban and rural areas and advises that it is '*essential that the design of the spaces around building is given the same level of consideration from the outset as the design of building themselves*'. Trees are not only a landscape environmental benefit but, as the SPD outlines, a health benefit for people which enhances their environment.

77. A Tree Survey and Impact Assessment were submitted with the application which conclude that the proposed development would result in the loss of 3 low quality trees, none of which are protected by tree preservation order, but new and replacement tree planting is proposed as part of the development. The District Council's Tree Officer considered that the development would have a positive effect. The submitted landscape masterplan shows planting of native trees on the south-western boundary to replace the cherry laurel, and also shows significant levels of native hedgerow and shrub planting, and other native and non-native tree planting on frontages and side boundaries to enhance amenity of the site. The District Council's Tree Officer has recommended a landscaping condition and a tree protection condition, which are considered acceptable and they meet the tests for imposing conditions as set out in the NPPF.

78. As such, subject to the imposition of a landscaping condition and a tree protection condition, the proposed development would not conflict with Local Plan Policy DP7 and the NPPF.

#### Housing Supply

79. The proposal would result in the construction of 2 detached houses at a time when the Local Planning Authority cannot demonstrate a 5-year housing land supply. The proposal would result in the formation of two additional residential units, which although is a modest contribution, weighs in favour of the proposal.

#### CIL

80. If approved, the development would be CIL liable and thus eligible to contribute in accordance with Tandridge District CIL Charging Schedule, amounting to £120 per m<sup>2</sup>.



81. In addition to CIL the development will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. The implementation and completion of the development will result in a local financial benefit.

### Conclusion

82. In conclusion, the proposed erection of two new 4-bedroom dwellings would not result in harm to the character and appearance of the area including the impact on trees and ecology and would not result in significant harm to the amenities of neighbouring properties due to the size of the site. Adequate parking and renewable energy provision would be provided. As such, the application is recommended for approval.

83. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 218 and 219 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

84. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

### **RECOMMENDATION:**

### **PERMIT subject to conditions**

1. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered P100 Rev. A – Site Layout (Ground Floor Plan), P101 Rev. A – Site Layout (Roof Plan), P103 – Plot 1: Plans & Elevations, P104 – Plot 2: Plans & Elevations, 1265-KC-Ph2-YTREE-LMP01Rev0 – Landscape Masterplan, 1265-KC-Ph2-YTREE-TPP01Rev0 – Tree Protection Plan, 1265-KC-XX-YTREE-TCPO1RevB – Tree Constraints Plan, 21140/C101 – Coloured Site Layout, 21140/C102 – Coloured Street Scene, S101 – Site Location Plan and S102 – Existing Site Survey. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

**Reason:** To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the development plan.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on the submitted application particulars.

**Reason:** To ensure that the new works harmonise with the existing building to accord with Policy DP7 of the Tandridge Local Plan Part 2 – Detailed Policies and Policy CSP18 of the Core Strategy 2008.

4. Before the development hereby approved is occupied the first-floor window serving the en-suite in the side elevation of Plot 1 and the first-floor window serving the dressing room and the second-floor window serving the media room in the side elevation of Plot 2 shall be fitted with obscure glass and shall be non-opening unless the part of the window which can be opened is more than 1.7m above the floor of the room in which the windows are installed and shall be permanently maintained as such.

**Reason:** To protect the amenities and privacy of occupiers of adjoining property in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

5. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
  - proposed finished levels or contours
  - means of enclosure
  - car parking layouts
  - other vehicle and pedestrian access and circulation areas
  - hard surfacing materials
  - minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
  - tree and hedgerow planting as compensation for those elements being removed.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

**Reason:** To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. No development shall start until the tree protection measures detailed within the approved Tree Protection Plan (1265-KC-Ph2-YTREE-TPP01Rev0) and Arboricultural Report dated December 2021 has been implemented. Thereafter these measures shall be retained and any specified arboricultural supervision or staging of works strictly adhered to throughout the course of development

and shall not be varied without the written agreement of the Local Planning Authority. In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

- (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
- (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
- (c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

**Reason:** To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

7. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and been approved, in writing, by the Local Planning Authority.

**Reason:** To safeguard the archaeological interests of the site in accordance with Policy DP20 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements – 7 kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

**Reason:** This condition is required in recognition of Section 9 ‘Promoting Sustainable Transport’ in the National Planning Policy Framework (NPPF), in accordance with the objectives of the NPPF and to satisfy Policy CSP12 of the Core Strategy (2008) and Policies DP5 and DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

9. 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) HGV deliveries and hours of operation;
  - d) on-site turning for construction vehicles

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

**Reason:** This condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with the objectives of the NPPF and to satisfy Policy CSP12 of the Core Strategy (2008) and Policies DP5 and DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

10. Details of any external lighting shall be submitted to and approved by the District Planning Authority in writing prior to any such provision on the site.

**Reason:** To ensure that the provision of any lighting on protects the amenities of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

11. The development shall be carried out wholly in accordance with the 'Preliminary Ecological Appraisal' report by TSA Ecology Ltd dated November 2021.

**Reason:** To safeguard protected species and ecological interests in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. Before the development hereby approved is occupied the photovoltaic cells as specified in the application details shall be installed and this system shall thereafter be retained in accordance with the approved details.

**Reason:** To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with CSP14 of the Tandridge District Core Strategy 2008.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwellings hereby permitted shall be carried out without the express permission of the District Planning Authority.

**Reason:** To control further development of the site in the interests of the character of the area and amenities of nearby properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no windows/dormer windows shall be inserted into the roof of the dwellings hereby permitted apart from those expressly authorised as part of this permission.

**Reason:** To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within or enclosing the curtilage of any dwelling house hereby permitted forward of any wall of those dwelling house which front on to a road.

**Reason:** To control further development of the site in the interests of the character of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

16. 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 / 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 as required to satisfy the objectives of the NPPF (2012), policy CSP12 of the Core Strategy DPD (2008), and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

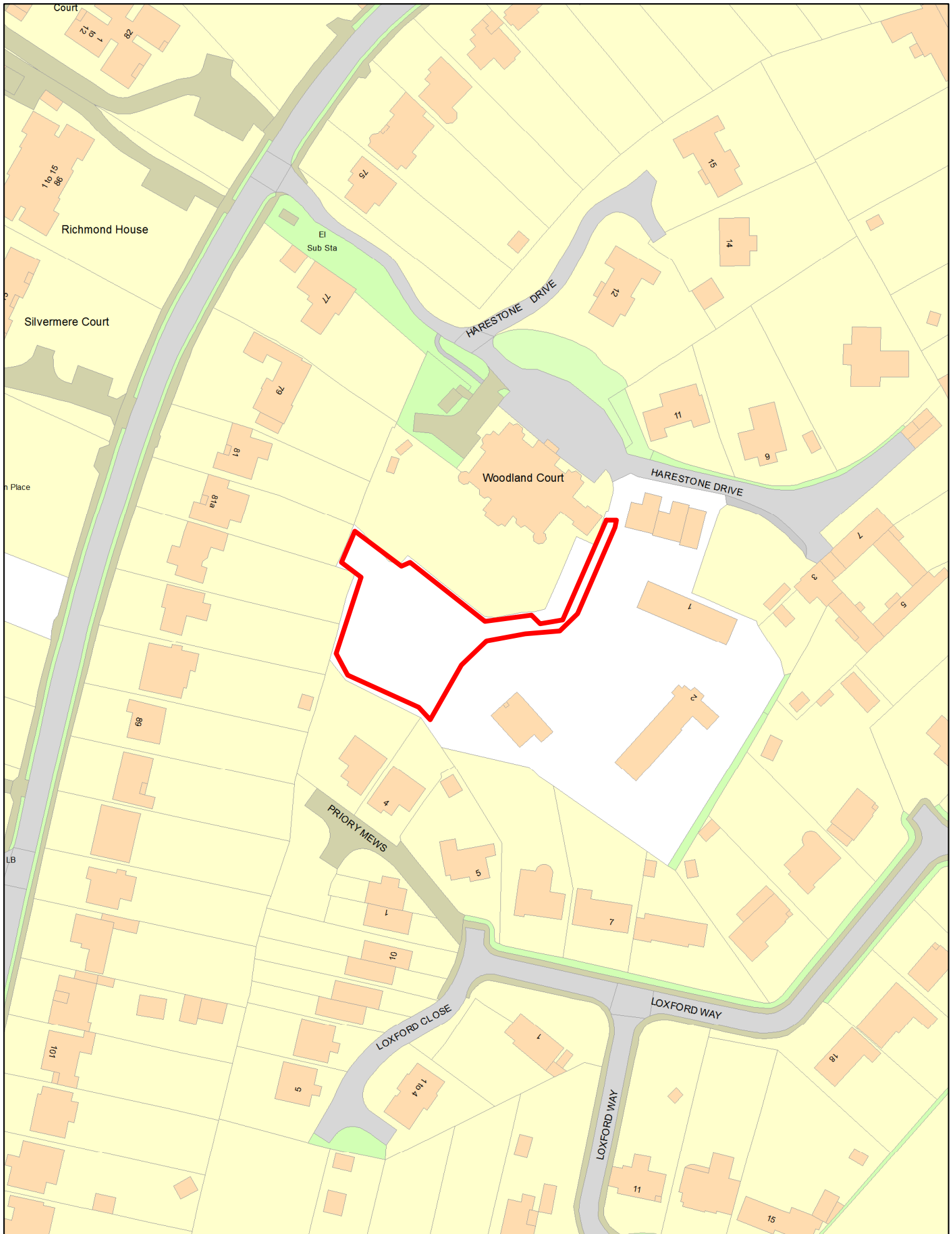
## Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary Condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. 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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment: <https://www.theiet.org/resources/standards/cop-electric.cfm>
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149)

The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 - Detailed Policies 2014 in accordance with paragraphs 220 and 222 of the NPPF, 2021. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19 and Tandridge Local Plan: Part 2: Detailed Policies – DP1, DP5, DP7, DP8 and DP19 and material considerations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

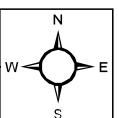
The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2021), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.



Hut,1 Harestone Drive, Caterham, Surrey, CR3 6YQ

Page 31

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## ITEM: 5.2

**Application:** 2022/295

**Location:** Hut, 1 Harestone Drive, Caterham, Surrey, CR3 6YQ

**Proposal:** Erection of two detached 2 storey dwellings, with an additional Bay Window (incorporating French Doors) on the ground floor side elevation of Plot 2, with attached garages, associated parking and landscaping, accessed from a newly formed cul-de-sac extended north-west from Planning Appeal Ref: APP/M3645/W/20/3256724

**Ward:** Harestone

**Decision Level:** Committee

*Constraints – ANC\_WOOD within 500m, Biggin Hill Safeguarding, Parishes, Local Road (D) – Harestone Valley Road and Loxford Way, Local Road (X) Harestone Drive and Loxford Close, Source Protection Zones, SRCA, TPO (22/2009/TAN. 3/C&W, TPO10, Urban Area, Wards.*

**RECOMMENDATION:** PERMIT subject to conditions

### Summary

1. The application seeks planning permission for the erection of two 4-bedroom detached dwellings, with garages, associated parking and landscaping. The application site constitutes an extension to an adjacent development, application 2020/511 for 7 dwellings allowed on Appeal (Ref; APP/M3645/W/20/3256724); the 7 dwellings are currently under construction. The application has been 'called in' by Councillor Annette Evans for the following reasons:
  - Existing over-development of the site.38 approved units on site;
  - CCW NP only 32 should be supported (density);
  - Harestone Drive is a small private road;
  - Any increase in traffic likely to cause problems due to excessive speed of traffic; and
  - Outstanding enforcement issues regarding 2014/384 and 2018/1580.
2. This application for 2 houses is almost identical to application 2022/98 except for the fact that Plot 2 would have an additional Bay Window (incorporating French Doors) on the ground floor side elevation, which is acceptable in terms of design and appearance.
3. Given that the site lies in the urban area it is considered that the development would be of an acceptable design, which would respect the character and appearance of the site and there would be no significant harm to the amenities of the neighbouring properties, future occupiers or impact on trees and ecology, nor would the development result in a detrimental impact on highway safety. Adequate parking and renewable energy provision can be provided with details secured by means of conditions.
4. As such, the application is recommended for approval.

## Site Description

5. The site, which is currently vacant, is located within the built-up area of Caterham, south-west of Harestone Drive, with the locality predominantly residential in nature. The application site previously formed the north-western part of the gardens for what was formerly the Marie Curie building, which has been converted into 24 apartments. Seven two-storey detached dwellings are currently under construction on the eastern part of the former Marie Curie site, together with a new access road from Harestone Drive which will also serve the application site. There is mature landscaping on the boundaries of the site all covered by a blanket tree preservation order.

## Relevant History

6. 2016/1727 - Demolition of existing office buildings. Erection of 4 detached dwellings. Granted on 18/05/2017.
7. 2018/1580 - Retention of existing timber fence, retaining wall and laurel hedge. Refused 13/03/2019.
8. ENF/2018/80 – Woodland Court, 1 Harestone Drive, Caterham, CR3 6HX: Allegation “We believe that this Apartment Block part of application TA/2014/384 has now been occupied for some time and completed at least in part. Under the Planning approval condition 21 landscaping and tree planting should be carried out in the first planting season following occupation etc. This does not appear to have been done or even started. Secondly the scheme is supposed to be completed in accordance with the approved plans and car parking spaces laid out for parking before occupation. Again, this does not appear to be done and instead 2 timber huts have appeared on the western boundary above 79 Harestone Valley Road in an area shown on the approved plans (5295-L-05E and 5205-L-05H reserved for structural planting and 4 new trees. These are extremely unsightly particularly when viewed from the west and their use in this location reduces the privacy on properties to the west and no attempt has been made to complete the tree and structural planting shown on the approved plans or screen the huts from view”. This needs to be reviewed in the context of the planning applications and approvals over the past 12-18 months.
9. ENF/2019/64 – Woodlands Court, 1 Harestone Drive, Caterham, CR3 6HX: Concerns means of enclosure to rear of building. Matter to be reviewed by officer to be assigned - development of land to rear approved under 2020/511 (including condition approval) and 2021/1761. Landscaping approval - 2020/511/COND5 - need to work through file and see how these affect the care home fence and hedge subject of this file.
10. 2020/511 - Demolition of office buildings; erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping. Refused on 29/05/2020. Allowed on Appeal (Appeal Ref. APP/M3645/W/20/3256724). This development is currently being implemented on the adjoining site.
11. 2020/511/NMA1 - Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping. - Non-Material amendment to planning permission 2020/511 (Amended Plans). Refused on 14/08/2021.
12. 2020/511/NMA2 - Amended plans showing Plot 4. Approved on 29/09/2021.

13. 2021/1761 - Variation of conditions 2 and 5 of permission TA/2020/511 for "Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping" allowed on appeal reference APP/M3645/W/20/3256724 dated 5th May 2021 for the levelling of garages to include the removal of ramped access and change in appearance to proposed dwellings with revised external materials. Approved on 02/02/2022.
14. 2022/98 - Erection of two detached dwelling houses, with attached garages, associated parking and landscaping, accessed from a newly formed cul-de-sac extended north-west from Planning Appeal Ref: APP/M3645/W/20/3256724. Not yet determined.
15. 2022/296 - Variation of Condition 2 (Plans) of planning permission ref: 2020/511 (Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping) to enable amendments to the approved drawings. Not yet determined.
16. 2022/342 - Variation of condition 2 (Approved tree plans) of planning permission ref: 2020/511 (Demolition of office buildings; Erection of 7x two-storey detached dwellings. Construction of access road from Harestone Drive and provision of associated parking and landscaping). Not yet determined.

### **Key Issues**

17. The site is located within the urban area of Caterham where the principle of development is acceptable. The key issues are whether the proposal would be appropriate with regard to the impact on the character of the site, whether the proposal reflects the pattern of development, the impact on the adjoining dwellings, the amenities of future occupiers, highways, parking, renewable energy provision, tree protection and biodiversity.

### **Proposal**

18. Erection of two 4-bedroom detached dwellings, with attached garages, associated parking and landscaping. The site will be accessed from Harestone Drive via a newly formed cul-de-sac which serves 7 new dwellings.

### **Development Plan Policy**

19. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19
20. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8 and DP19
21. Woldingham Neighbourhood Plan 2016 – Not applicable
22. Limpsfield Neighbourhood Plan 2019 – Not applicable
23. Caterham, Chaldon and Whyteleafe Neighbourhood Plan – Policies CCW1, CCW4, CCW5, CCW6

24. Emerging Tandridge Local Plan 2033 – Policies TLP01, TLP02, TLP06, TLP18, TLP35, TLP37, TLP44

### **Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance**

25. Tandridge Parking Standards SPD (2012)
26. Tandridge Trees and Soft Landscaping SPD (2017)
27. Harestone Valley Design Guidance SPD (2011)
28. Surrey Design Guide (2002)

### **National Advice**

29. National Planning Policy Framework (NPPF) (2021)
30. Planning Practice Guidance (PPG)
31. National Design Guide (2019)

### **Statutory Consultation Responses**

32. County Highway Authority – No objection.  
Having assessed the application on safety, capacity and policy grounds, the County Highway Authority is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to conditions and informatives.
33. Surrey County Council: Archaeology Service – No objection subject to a condition requiring the programme of archaeological monitoring to be extended to include the additional access road that is proposed. The Written Scheme of Investigation submitted with 2019/2008/COND1 (2016/1727) will need to be amended to reflect the addition of the access road as defined in application 2022/295 and its relevance to application 2020/511.
34. Surrey Wildlife Trust – No comments received.
35. Environment Agency – No comments to make on this application.
36. London Biggin Hill Airport – No comments received.
37. Caterham Valley Parish Council – Object.
- Existing over-development of the site.
  - 38 approved units on site. CCW NP only 32 should be supported (density).
  - Harestone Drive is a small private road.
  - Any increase in traffic likely to cause problems due to excessive speed of traffic.
  - Outstanding enforcement issues regarding 2014/384 and 2018/1580.
  - If minded to approve, the District Councillors will take to Committee.

### **TDC Advice**

38. **TDC Locality Team** – No comments received.

39. Environmental Health – No objection.
40. District Council's Tree Officer – No objection subject to a landscaping condition and a tree protection condition. The proposal requires the removal of three trees (one of which is small group) in order to facilitate construction and a group of cherry laurel for landscape purposes. I agree with the submitted arboricultural report that none of these trees are protected by either of the TPOs that affect the site, and all are low value in the context of landscape impact and BS5837:2012. The submitted landscape masterplan shows planting of native trees on the SW boundary to replace the cherry laurel, and also shows significant levels of native hedgerow and shrub planting, and other native and non-native tree planting on frontages and side boundaries to enhance amenity and biodiversity of the site. As such in terms of arboricultural impact I am of the view that the development will have a positive effect.
41. **Third Party Comments** – Object.
- Destruction of Marie Curie Land.
  - Site overlooks neighbouring gardens and bedrooms and compromises privacy.
  - Loss of privacy to adjacent residents due to the additional windows.
  - Current level of construction on upper site is enormous.
  - Noise and air pollution would be generated.
  - Not in keeping with the area.
  - Current Care Home causes serious anti-social problems.
  - Property values would decrease.
  - The site is already over-developed.
  - The new housing estate is out of character with the surrounding houses.
  - This application (2022/295) is only a modified version of 2022/98.
  - If this is granted Harestone Drive will have 20 houses and 24 apartments.
  - Signs required directing construction traffic to site at 1 Harestone Drive.

## **Assessment**

### Principle of development

42. Policy CSP1 of the Tandridge District Core Strategy 2008 states that, in order to promote sustainable patterns of travel and make the best use of previously developed land, development will take place within the existing built-up area of the District (the Category 1 settlements which includes Caterham) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised. Policy DP1 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 outlines that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development as contained in the NPPF.
43. The site is within a Category 1 settlement, Caterham, and therefore considered a sustainable location where development is to be encouraged. The site is also within a short distance of local shops and services and Caterham Railway Station is within reasonable walking distance. As such, there is no in principle objection to the development in respect of Policy CSP1 of the Core Strategy 2008, Policy DP1 of the Local Plan Part 2: Detailed Policies 2014 and Policy CCW1 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan.

## Impact upon the Character and Appearance of the area

44. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
45. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
46. Policy DP8 of the Local Plan Part 2: Detailed Policies states that subject to Core Strategy Policy CSP3, any other relevant Development Plan policies, adopted Supplementary Planning Guidance or Supplementary Planning Documents, proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme:
  1. Is appropriate to the surrounding area in terms of land use, size and scale;
  2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;
  3. Does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area\*, taking account of the need to retain and enhance mature landscapes;
  4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and
  5. Does not result in the loss of biodiversity or an essential green corridor or network.
47. B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.
48. C. Within the Special Residential Character Areas of Harestone Valley and Woldingham as identified on the Policies Map or in any other areas subsequently designated, the Council will use Design Guidance where it has been adopted as a Supplementary Planning Document in assessing development proposals and in determining planning applications.
49. This paragraph applies in this instance as the subject site is within the Harestone Valley Special Residential Character Area where the Harestone Valley Design Guidance SPD (2011) applies. It falls within the "Valley and Eastern Valley Slopes" area (Area D), where all of the Design Principles apply.

50. Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan relates to character of development and states that development is expected to preserve and enhance the character area in which it is located. Policy CCW5 relates to the design of development which is expected to be of high quality integrating well with its surroundings.
51. Plot 1 would have brick walls with tile hanging at first floor and a tile covered pitched roof. Plot 2 would have brick walls and grey weatherboarding and a tile covered pitched roof; and both dwellings would have uPVC white window frames with lead effect cross bars to reflect the houses in the vicinity. The roofs of the 2 houses comprise a mixture of gable-ended and half hipped, bonnet hips and dormer windows; which would ensure that the two houses are in keeping with the character and appearance of the surrounding area. The proposed layout of the 2 houses on the site would mirror the cul-de-sac of 7 houses that are under construction to the east; and the design and appearance of the houses on the site would reflect the 7 adjacent houses. The 2 houses are almost identical to application 2022/98 except for the fact that Plot 2 would have an additional Bay Window (incorporating French Doors) on the ground floor side elevation, which is acceptable in terms of design and appearance.
52. The two detached houses are acceptable in design, form and scale and would not result in a harmful impact on the character of the area as the 2 houses would complement the appearance of the 7 dwellings (2020/511) under construction on the eastern part of former Marie Curie site.
53. Therefore, on balance it is considered that no objections is raised to the proposal and that it accords with Policy CSP18 of the Core Strategy and Policy DP7 of the Local Plan Part 2: Detailed Policies, Policy CCW4 and Policy CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and the Harestone Valley Design Guidance SPD (2011) in terms of character and appearance,

#### Impact on Residential Amenities

54. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be sought between existing and proposed new developments.
55. As referred to above, the Harestone Valley Design Guidance SPD (2011) applies to this proposal. Design Principle L 2 says: "Buildings must provide high levels of visual privacy in relation to the character of Harestone Valley and not unduly impact on the amenity of neighbours".
56. The site is well screened by existing trees which grow along the western boundary of the site, which screens the views of the existing houses on Harestone Valley Road to the west; thereby ensuring that the new development does not overlook or have an overbearing impact on the existing houses on Harestone Valley Road. The houses on Harestone Valley Road have at least 25 metre' long back gardens from the rear elevations of the existing houses; and the two proposed houses have at least 10.5 metre long back gardens to the rear boundary fences; therefore there are substantial stand-off distances between the existing houses on Harestone Valley Road and the proposed houses on the application site. Given that the 2 proposed houses are set back from the shared boundaries with the houses on Harestone Valley Road, behind

a belt of trees that are proposed to be retained, it is not considered that the proposed development would result in a detrimental impact on the privacy or amenity of the adjoining neighbours.

57. The layout and orientation of the houses on Plots 1 and 2 would also ensure that they would not overlook the 7 houses (2020/511) that are under construction on the land immediately east of the application site; and the 2 houses are set down in a hollow in the western part of the former Marie Curie site and would not overlook or face onto the 24 apartments that have been created in the former Marie Curie building, immediately north of the application site.
58. As such, it is considered that the proposal would comply with the provisions of Core Strategy Policy CSP18 and Local Plan Policy DP7, in terms of residential amenity.

### Renewable Energy

59. Paragraph 154 of the NPPF 2021 provides that new development should be planned for in ways that avoid increased vulnerability to the range of impacts from climate change and to reduce greenhouse gas emissions via location, orientation and design.
60. Policy CCW6 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan relates to Environmentally Sustainable Design. Core Strategy Policy CSP14 requires that for development resulting in up to 10 new dwellings a 10% saving in CO2 emissions through the incorporation of on-site renewable technologies should be achieved.
61. An Environmental Performance Statement has been submitted which has confirmed the use of 6 photovoltaic (PV) panels to be installed on the south-east facing roof of Plot 1, together with the fabric first approach (i.e. to enhance the fabric insulation standards of the houses above the minimum required by Building Regulations) will achieve the minimum 10% savings. SAP calculations have also been submitted for Plot 1. The provision of the solar panels on Plot 1 will need to be secured by condition. Further details would be required to be submitted and approved by the Local Planning Authority prior to commencement of works.
62. As such no objection is raised in relation to Core Strategy Policy CSP14 or Policy CCW6 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, in terms of renewable energy.

### Parking, Access and Highway Safety

63. Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards and Policy DP5 seeks to ensure that development does not impact highway safety.
64. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to conditions and informatives. It is not considered that the proposed



development would result in a significant increase in vehicular trips on the surrounding highway network.

65. The development includes the provision of 7 car parking spaces; Plot 1 has 2 off-street spaces and Plot 2 has 3 off-street spaces; and there are 2 additional unallocated visitor spaces, together with 4 cycle parking spaces, in accordance with the Tandridge Parking Standards SPD, 2012. In addition, a turning head is proposed in front of both houses for refuse lorries and delivery vehicles to manoeuvre safely.
66. For these reasons the proposal would not negatively impact upon highway safety. As such, the proposal complies with the provisions of Core Strategy Policy CSP12, Local Plan Policy DP5 and DP7 and the NPPF in terms of parking, access and highway safety.

### Flooding

67. Paragraph 155 of the NPPF 2019 advises that; 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'.
68. Policy DP21 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 advises that proposals should seek to secure opportunities to reduce both the cause and impact of flooding. Development proposals within Flood Risk Zones 2 and 3 or on sites will only be permitted where, inter alia, the sequential test and, where appropriate, exception tests of the NPPF have been applied and passed and that it is demonstrated through a Flood Risk Assessment (FRA) that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral.
69. The site lies within Flood Zone 1. The risk of flooding on the site is therefore considered to be low and it can also be concluded that the proposals would not increase the risk of flooding elsewhere. As such, the proposed development would not conflict with Local Plan Policy DP21 or the NPPF.

### Biodiversity

70. Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.
71. Policy DP19 of the Local Plan Part 2: Detailed Policies 2014 advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place.
72. The applicant has provided a Preliminary Ecological Appraisal which recommended that bat and bird boxes could be located within the western and southern boundary tree/hedge lines, especially on the retained mature trees along the western site boundary such as on the yew or elm trees. Any vegetation clearance on /adjacent to the site should be undertaken outside the nesting bird

season which extends between March and September. A condition is required to ensure the ecological enhancements recommended in the Preliminary Ecological Appraisal are implemented.

73. As such, subject to an ecological enhancement condition, the proposed development would not conflict with Core Strategy Policy CSP17 or Local Plan Policy DP19 or the NPPF.

#### Impact on Trees and Landscaping

74. Policy CSP18 of the Core Strategy requires that development must have regard to the topography of the site, important trees and groups of trees and other important features that need to be retained. Criterion 13 of Local Plan Policy DP7 requires that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape.
75. The 'Trees and Soft Landscaping SPD' (2017) seeks to ensure that trees are adequately considered throughout the development process and are not peripheral to development but must be fully incorporated into the design.
76. The Tandridge Trees and Soft landscaping SPD (2017) outlines the importance of landscaping which applies to urban and rural areas and advises that it is *'essential that the design of the spaces around building is given the same level of consideration from the outset as the design of building themselves'*. Trees are not only a landscape environmental benefit but, as the SPD outlines, a health benefit for people which enhances their environment.
77. A Tree Survey and Impact Assessment were submitted with the application which conclude that the proposed development would result in the loss of 3 low quality trees, none of which are protected by tree preservation order, but new and replacement tree planting is proposed as part of the development. The District Council's Tree Officer considered that the development would have a positive effect. The submitted landscape masterplan shows planting of native trees on the south western boundary to replace the cherry laurel, and also shows significant levels of native hedgerow and shrub planting, and other native and non-native tree planting on frontages and side boundaries to enhance amenity of the site. The District Council's Tree Officer has recommended a landscaping condition and a tree protection condition, which are considered acceptable and they meet the tests for imposing conditions as set out in the NPPF.
78. As such, subject to the imposition of a landscaping condition and a tree protection condition, the proposed development would not conflict with Local Plan Policy DP7 and the NPPF.

#### Housing Supply

79. The proposal would result in the construction of 2 detached houses at a time when the Local Planning Authority cannot demonstrate a 5-year housing land supply. The proposal would result in the formation of two additional residential units, which although is a modest contribution, weighs in favour of the proposal.

## CIL

80. If approved, the development would be CIL liable and thus eligible to contribute in accordance with Tandridge District CIL Charging Schedule, amounting to £120 per m<sup>2</sup>.
81. In addition to CIL the development will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. The implementation and completion of the development will result in a local financial benefit.

## Conclusion

82. In conclusion, the proposed erection of two new 4-bedroom dwellings would not result in harm to the character and appearance of the area including the impact on trees and ecology and would not result in significant harm to the amenities of neighbouring properties due to the size of the site. Adequate parking and renewable energy provision would be provided. As such, the application is recommended for approval.
83. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 218 and 219 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
84. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

## **RECOMMENDATION:**

## **PERMIT subject to conditions**

1. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered P200 Rev. A – Site Layout (Ground Floor Plan), P201 Rev. A – Site Layout (Roof Plan), P202 – Streetscene, P203 – Plot 1: Plans & Elevations, P204 – Plot 2: Plans & Elevations, 1265-KC-Ph2-YTREE-LMP01Rev0 – Landscape Masterplan, 1265-KC-Ph2-YTREE-TPP01Rev0 – Tree Protection Plan, 1265-KC-XX-YTREE-TCPO1RevB – Tree Constraints Plan, 21140/C201 – Coloured Site Layout, 21140/C202 – Coloured Street Scene, S201 Rev. A – Site Location Plan and S202 – Site Survey. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

**Reason:** To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the development plan.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on the submitted application particulars.

**Reason:** To ensure that the new works harmonise with the existing building to accord with Policy DP7 of the Tandridge Local Plan Part 2 – Detailed Policies and Policy CSP18 of the Core Strategy 2008.

4. Before the development hereby approved is occupied the first-floor window serving the en-suite in the side elevation of Plot 1 and the first-floor window serving the dressing room and the second-floor window serving the media room in the side elevation of Plot 2 shall be fitted with obscure glass and shall be non-opening unless the part of the window which can be opened is more than 1.7m above the floor of the room in which the windows are installed and shall be permanently maintained as such.

**Reason:** To protect the amenities and privacy of occupiers of adjoining property in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

5. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
  - proposed finished levels or contours
  - means of enclosure
  - car parking layouts
  - other vehicle and pedestrian access and circulation areas
  - hard surfacing materials
  - minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
  - tree and hedgerow planting as compensation for those elements being removed.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

**Reason:** To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. No development shall start until the tree protection measures detailed within the approved Tree Protection Plan (1265-KC-Ph2-YTREE-TPP01Rev0) and Arboricultural Report dated December 2021 has been implemented. Thereafter these measures shall be retained and any specified arboricultural supervision or staging of works strictly adhered to throughout the course of development and shall not be varied without the written agreement of the Local Planning Authority. In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:
- (a) No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
  - (b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
  - (c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

**Reason:** To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

7. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and been approved, in writing, by the Local Planning Authority.

**Reason:** To safeguard the archaeological interests of the site in accordance with Policy DP20 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014

8. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements – 7 kw Mode 3 with Type 2 connector – 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

**Reason:** This condition is required in recognition of Section 9 ‘Promoting Sustainable Transport’ in the National Planning Policy Framework (NPPF), in accordance with the objectives of the NPPF and to satisfy Policy CSP12 of the Core Strategy (2008) and Policies DP5 and DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

9. 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) HGV deliveries and hours of operation;
  - d) on-site turning for construction vehicles

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

**Reason:** This condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with the objectives of the NPPF and to satisfy Policy CSP12 of the

Core Strategy (2008) and Policies DP5 and DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

10. Details of any external lighting shall be submitted to and approved by the District Planning Authority in writing prior to any such provision on the site.

**Reason:** To ensure that the provision of any lighting on protects the amenities of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan; Part 2 – Detailed Policies 2014.

11. The development shall be carried out wholly in accordance with the 'Preliminary Ecological Appraisal' report by TSA Ecology Ltd dated November 2021.

**Reason:** To safeguard protected species and ecological interests in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

12. Before the development hereby approved is occupied the photovoltaic cells as specified in the application details shall be installed and this system shall thereafter be retained in accordance with the approved details.

**Reason:** To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with CSP14 of the Tandridge District Core Strategy 2008.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwellings hereby permitted shall be carried out without the express permission of the District Planning Authority.

**Reason:** To control further development of the site in the interests of the character of the area and amenities of nearby properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no windows/dormer windows shall be inserted into the roof of the dwellings hereby permitted apart from those expressly authorised as part of this permission.

**Reason:** To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within or enclosing the curtilage of any dwelling house hereby permitted forward of any wall of those dwelling house which front on to a road.

**Reason:** To control further development of the site in the interests of the character of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

16. 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 / 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 as required to satisfy the objectives of the NPPF (2012), policy CSP12 of the Core Strategy DPD (2008), and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

### Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary Condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. 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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types. Installation must be carried out in accordance with the IET Code of Practice for Electric Vehicle Charging Equipment: <https://www.theiet.org/resources/standards/cop-electric.cfm>
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149)

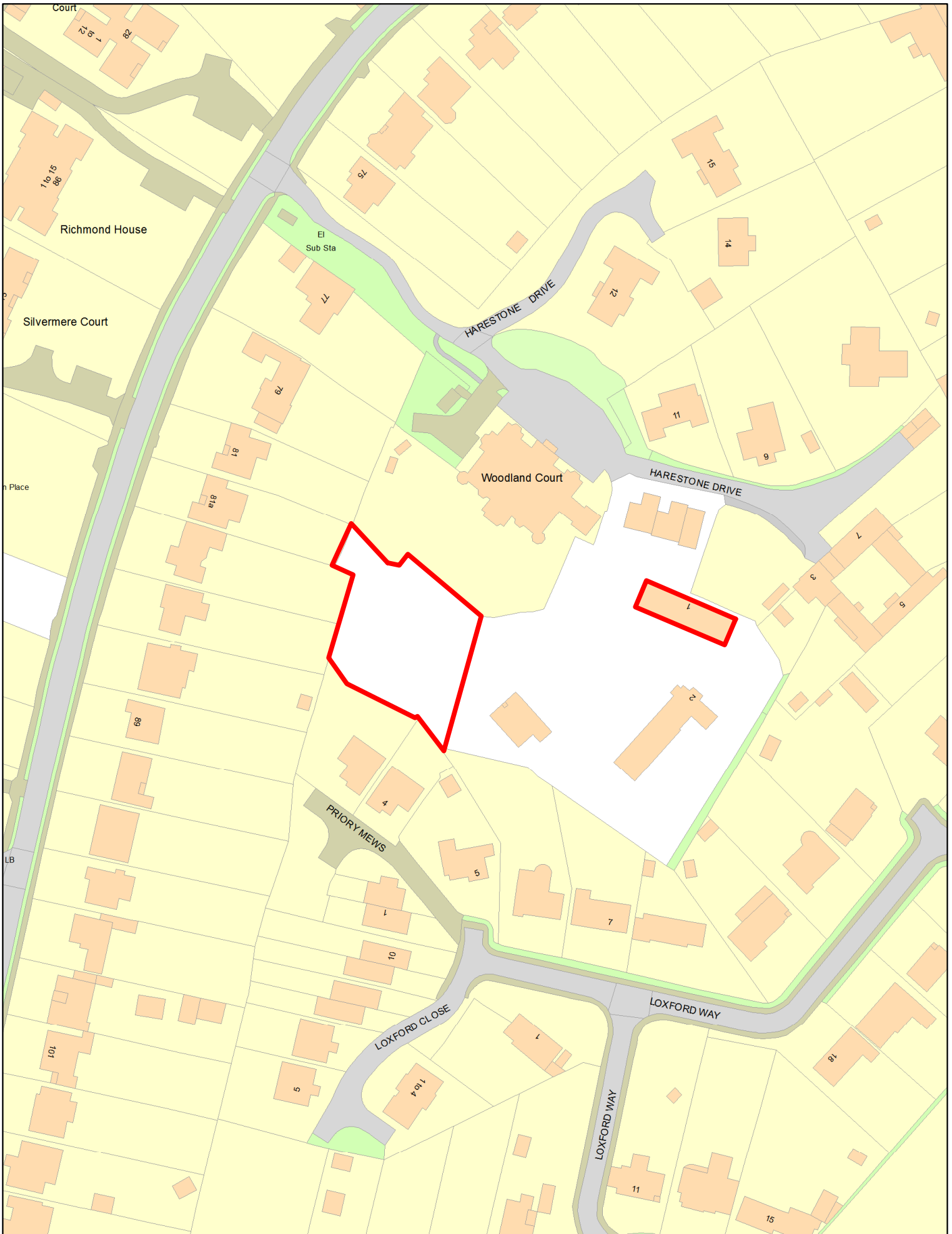
The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 - Detailed Policies 2014 in accordance with paragraphs 220 and 222 of the NPPF, 2021. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP7, CSP11, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19 and Tandridge Local Plan: Part 2: Detailed Policies – DP1, DP5, DP7, DP8 and DP19 and material considerations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

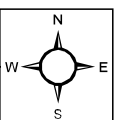
The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2021), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.

	Signed	Date
Case Officer	ME	06/06/22
Checked ENF		
Final Check	TF	23/06/2022





Harestone Drive, Caterham, CR3 6YQ  
Page 49



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## ITEM 5.3

**Application:** 2022/429

**Location:** 101 Whyteleafe Road, Caterham, Surrey, CR3 5EJ

**Proposal:** Demolition of existing rear single storey rear element and outbuilding. Erection of single storey side and rear extension, and erection of two storey rear extension. Erection of mansard dormer roof extension to rear roof slope with 2 x dormer windows. Erection of extension to existing basement. (Amended plans, description and arboricultural impact assessment)

**Ward:** Portley

*Constraints – Urban, AWood500, Gaspipeline175, Gas High Pressure pipeline in 175m, Risk of Surface Water Flooding 1 in 1000, TPO 65/C&W, TPO10, Biggin Hill Safeguarding, Source Protection Zone 2 & 3*

**RECOMMENDATION:** **PERMIT subject to conditions**

1. This application is reported to Committee following a Member 'call in' on grounds that this application hasn't addressed the issues raised on previous refusal.

### Summary

2. The application site is in the urban area of Caterham which is a Category 1 settlement where the principle of development is considered acceptable.
3. The proposal, whilst seeking a number of enlargements to the dwelling, and proposing a variety of roof types would provide some symmetry across the east elevation of the dwelling and taking into account the current varied form of the host building is not considered out of character with the area.
4. The Principal Tree Officer is satisfied of the principle that the retained trees could be protected during construction. Further detailed construction management and tree protection details will be required by condition.
5. The proposed additions are not considered to result in an unacceptable impact on the amenity of the neighbouring properties in terms of loss of light or being overbearing. Subject to a condition to control the installation of obscure glazing and non-opening first and second floor windows to the north elevation the proposal is also not considered to have significant impact on the privacy of the adjacent neighbours.
6. Consequently it is considered that the proposal would accord with the requirements of the NPPF and with the policies contained in the Development Plan. Accordingly it is recommended that permission is granted subject to conditions as outlined.

### Site Description

7. The site comprises a two-storey semi detached dwelling located on the north west corner of the junction of Whyteleafe Road and Matlock Road. The dwelling is set away from the boundary with the highway with mature vegetation on the public facing boundaries. The site is flat.

8. The site lies within the urban confines of Caterham. Residential properties border the site to the north and the west. A Tree Preservation Order covers a number of trees adjacent to the northern boundary of the site.

### **Relevant History and Key Issues**

9. The site has a limited planning history. No previous extensions or alterations having been formally approved for the property however there have been single storey additions added to the property and an outbuilding, likely under permitted development.
10. Planning permission was sought under application reference 2021/572 for the demolition of existing rear single storey rear element and outbuilding. Erection of single storey side and rear extension, two storey rear extension and mansard dormer roof extension with 2 x dormer windows. Erection of extension to existing basement. (Amended plans, description and arboricultural impact assessment). That scheme was amended during that application process to match the current proposal however was subsequently withdrawn to address concerns raised regarding the trees which needed further survey works undertaken.

### **Key Issues**

11. The key issues for this application are the principle of development, acceptability in terms of character and appearance, impact on neighbouring amenity and whether there would be an impact on the adjacent protected trees. Each of these will be addressed in the report below.

### **Proposal**

12. This application seeks approval for the demolition of the existing single storey rear additions to the dwelling and an adjacent outbuilding. It is proposed to erect a single storey side and rear extension and erection of two storey rear extension. Alterations are also proposed to the roof to erect a mansard dormer roof extension to rear roof slope with 2no pitched roof dormer windows. The proposal also includes the extension to the existing basement.
13. The two-storey extension is proposed to extend 3m beyond the rear wall of the dwelling and is to be a total of 6.45m wide. This extension will include a corner bay window to mirror the corner bay on the south-east corner of the property. The extension will match the eaves height of the existing dwelling.
14. The single storey extension is to be L-shaped in form. It will project 9.63m from the original rear wall of the dwelling at its furthest point and is to be a total of 8.66m wide. It is to propose a hipped roof with flat top measuring 2.7m in height to the eaves and 3.2m to the flat top. A basement is proposed below the single storey extension.
15. In addition to the above a mansard roof extension is proposed. This will project beyond the rear roof slope to sit above the existing flat roof of the existing dwelling. This roof enlargement will include 2no dormer windows to the rear north facing roof slope.
16. No changes are proposed to the parking or access arrangements to the site.

## **Development Plan Policy**

17. Tandridge District Core Strategy 2008– Policies CSP1 and CSP18
18. Tandridge Local Plan Part 2 Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP7
19. Caterham Chaldon and Whyteleafe Neighbourhood Development Plan 2021- Policies- CCW4 and CCW5
20. Woldingham Neighbourhood Development Plan 2016 – not applicable
21. Limpsfield Neighbourhood Development Plan 2019 – not applicable
22. Emerging Tandridge Local Plan 2033 - Policies TLP01, TLP18

## **Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance**

23. Tandridge parking standards SPD (2012)
24. Tandridge Trees and Soft Landscaping SPD (2017)

## **National Advice**

25. National Planning Policy Framework (NPPF) (2021)
26. Planning Practice Guidance (PPG)

## **Statutory Consultation Responses**

27. County Highway Authority – As it is not considered that the likely net additional traffic generation, access arrangements and parking would have a material impact on the safety and operation of the public highway, the highway authority were not consulted on this application.
28. Caterham on the Hill Parish Council – Caterham on the Hill Parish Council comments on application 2022/429: 101 Whyteleafe Road as follows:
29. The Parish Council's submission on the previous application (2021/572) reflected concerns raised by neighbours regarding privacy and amenity. These were the possible impact of the extensions on the root areas of the adjacent trees and conifer hedging, and potential overlooking from the two roof-level dormer windows.
30. Regarding the trees we note that the footprint of the extension has been reduced and as a result the applicant's arboriculturist concludes that there is no impact on the recommended root protection areas. However, it is essential that TDC's Tree Officer examines that matter and if necessary, makes a site visit. Regarding the dormers in the rear elevation with the velux type sloping roof lights set at a height to avoid any overlooking (as per the front elevation) but this has not been done.

## TDC advice

31. Principal Tree Officer- This current application is different in an arboricultural sense from the previous application, as the extension has been drawn slightly away from the boundary. There are also changes in circumstances in terms of the trees.
33. The site has been visited and it was observed that trenches had been excavated by air spade, and the roots found within. The airspade trench is helpful as it clearly shows the presence or otherwise of roots, whereas the BS5837 root protection calculation is rudimentary at best. That said it is always unhelpful when stem diameters of offsite trees are estimated rather than measured as is the case here. I note for example that the consultant previously employed for 2021/572 estimated the stem of T6 (T1 of his report) to be 350mm, whilst the latest survey estimates it at 310mm giving it a reduced RPA. For the purposes of Table D.1 of BS5837 this results in a difference in root protection radius of 0.3m, which is not a vast amount, but still may be important if there is a mass of fibrous roots within that area.
34. The most important difference between the surveys is the BS5837 categorisation, however. The previous survey gave T5 and T6 a 'B' category (moderate quality) with minimum 20 years life expectancy, whereas the last survey gives both trees a 'C' category (low quality) with a minimum 10 years life expectancy. For my part I would disagree with both and categorise T6 as a 'B' category and T5 as a 'C' category. In my opinion T4 is a 'U' category ash, which is suffering from significant ash dieback symptoms. It has been given a 'C' category, but is recommended for removal due to its impaired condition, with a life expectancy fewer than 10 years, making it a definite 'U' category tree. This is a significant decline from its condition only 6 months ago and demonstrates that the ash dieback is progressing very quickly. I agree with the assessment in that respect.
35. What all this means is that with the repositioning of the extension I am satisfied that the higher quality tree (T6) can be retained without significant harm. T4 should be removed irrespective of development before it becomes too hazardous to climb. It is therefore no longer considered as a constraint. T5 is a 'C' category tree, which generally would not pose a very significant constraint on development even if it was shown to be removed, which of course it is not, as it is off-site. What I can say about its retention is that there will certainly be severance of important roots for the basement construction, as demonstrated by the trench excavation, and that this may result in some physiological harm, but if the tree was not protected by TPO then the property owners could have pruned the roots under common law rights in any case (taking reasonable care of course). Which leads me to the question of whether or not the Council would approve root pruning works of this nature, or indeed the removal of the tree in other circumstances. My view here is that as the tree is relatively low quality, and very modest amenity or landscape value, particularly considering the large number of high quality trees growing nearby, that should such an application be separately received it would likely gain consent. It is for this reason that to refuse the planning application on this basis alone (harm to T5) would be difficult to justify or sustain at appeal.
36. Having been on site I am now satisfied of the principle that the remaining retained trees could be protected during construction as set out within the arboricultural report, but I am of the view that further detailed construction management and tree protection details should be required under condition should the Council be minded to grant consent.

37. Accordingly, the Tree Officer raises no objections

### **Third Party Comments**

#### Amenity + privacy

- Rear Dormer Windows- unobstructed view directly into some of neighbours upstairs bedroom windows compromising privacy.
- Multiple windows facing neighbours
- Loss of trees could cause impact on privacy.

#### Trees

- Concerns over damage to the tree during construction (foundations, drainage, basement) and long term in term of changes to the water table.
- Basement 7m deep
- Services within RPZ- no details provided
- Impact if trees are damaged- suggested arrangement if adjacent trees die.
- Connick Tree Report provided

#### Other matters

- Ground water (Drainage)- issue of increased basement. No details provided.
- Ecology- impact on tree may impact wildlife (squirrels and birds)

### **Assessment**

#### Location and principle of development

38. The application site lies within an Urban Area which Core Strategy Policy CSP1 identifies that development will take place in order to promote sustainable patterns of travel and in order to make the best use of previously developed land and where there is a choice of mode of transport available and where the distance to travel services is minimised. The principle of new development would be acceptable provided that it would meet the relevant criteria regarding its design and appearance as will be assessed in detail later in this report

39. Policy DP1 of the Local Plan (2014) advises that when considering development proposal, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. As such, there is no objection in principle to residential extension in this location under Core Strategy Policy CSP1 and Local Plan Policy DP1 in this regard.

#### Character and Appearance

40. Policy CSP18 of the Core Strategy 2008 requires new development to be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Policy DP7 of the Local Plan 2014 provides the Council's general policy for new development and requires proposals to respect and contribute to distinctiveness of the area in which it is located and to have a complementary building design and materials.

41. The NPPF sets out that design is integral to sustainable development and that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and

helps make development acceptable to communities. This was bolstered by the publication of the National Design Guide in 2019.

42. Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 states that, development is expected to preserve and enhance the character area in which it is located (as shown in Figure 5.1). Development proposals in the defined character areas will be supported which:

- i) exhibit design reflecting local context, character and vernacular of the area;
- ii) demonstrably enhance the quality of the built form through innovation in design;
- iii) make a positive contribution to the character area when viewed from the main highway approaches into the settlements;
- iv) do not have a significantly detrimental impact on local views as set out in Policy CCW10; and
- v) contribute to the conservation and enhancement of designated and non-designated heritage assets and respect their significance and context.

43. Policy CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 states that, development proposals, which integrate well with their surroundings, meet the needs of residents and minimise the impact on the local environment will be supported where they demonstrate a high quality of design, by:

- a. Incorporating the principles of Building for Life (12), or successor design principles which would deliver a higher quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.
- b. Incorporating as appropriate, the guidance contained within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, and adopted supplementary planning documents and the Caterham Valley and Hill Town Design Statement.
- c. Meeting the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.
- d. Providing off-road parking in accordance with the adopted Tandridge Parking Standards (2012).
- e. Not adversely affecting vehicular and pedestrian safety due to traffic generation, access and parking design.
- f. Providing appropriate Sustainable Drainage Systems (SuDS) on site, unless there are clear reasons why this is not possible, or necessary.
- g. Ensuring that areas requiring service and maintenance including watercourses are accessible at all times.

44. The application site forms one half of a pair of dwellings which were converted from a large single dwelling. The main ornamental detailing for the dwelling is to the south elevation and to the south-eastern corner with its corner bay window. The rear northern elevation is simpler in its form which is two storeys with a flat roof and single storey addition and garage to the north of the dwelling. The proposal will demolish the existing single storey rear addition and outbuilding. A two-storey extension is proposed to the north eastern corner of the dwelling. This



will form a matching corner bay to that on the south east corner and will have a shallow pitch roof with flat top. An L-shaped single storey extension is proposed to the north of the dwelling and sits under a hipped roof with flat top. In addition a mansard roof enlargement is proposed beyond the north roof slope of the dwelling. This will include 2no dormer windows.

45. The proposed two storey extension is modest in its nature and seeks to match the architectural style of the host dwelling providing some symmetry across the eastern elevation which would be appropriate for its character. The single storey extension would not extend further north than the existing built form and infill the area to the north of the dwelling replacing the existing garage. Whilst not insignificant in its footprint it is single storey and would maintain subservience to the host dwelling. The roof enlargement would create a mansard roof form with flat top however when viewed from the east elevation will appear as a continuation of the roof pitch and sit below the ridge of the main roof. This, whilst altering the roof form of the dwelling, would not be harmful to the character of the dwelling.
46. The works proposed under this application when taken cumulatively would result in a not insignificant increase in the built form of the dwelling. The dwelling however lies within an urban location and with the main bulk of the extensions kept in the same position as the existing built form and set away from the highway. Such an enlargement is not considered to be out of character with this urban location and would not result in a dwelling that is visually disproportionate for the area. The proposed development would result in a variety of roof types and overall forms of the addition however the dwelling as it currently sits already incorporates different styles of elements and as such an approach is not considered to be out of character or harmful to the host building.
47. For the above reasons, it is considered that the proposed development would be acceptable in terms of character and appearance to comply with the provisions of Policies DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies, Policy CSP18 of the Core Strategy and Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021.

### Trees

48. The application site lies directly south of an area tree preservation order reference 65/C&W. This Tree Preservation Order, confirmed in 1972 was noted at the time of granting the order to contain predominantly deciduous trees consisting of oak beech, birch and sycamore with some holly elder yew and 1 lawson cypress. The impact on these trees will need to be carefully considered.
49. Core Strategy Policy CSP 18 (Character and Design) requires that:

Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
50. Paragraph 13 of Policy DP7 of the Local Plan states:

Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form

and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.

51. Further guidance on the consideration of trees in relation to development is provided within the Tandridge Trees and Soft Landscaping SPD (2017).
52. The previous application submitted under application reference 2021/572 raised a number of concerns with regards to the impact on the adjacent trees. The Arboricultural Impact Assessment (AIA) identified the need for Air Spade excavation to investigate where roots were present. The report also did not fully address the impact of the enlarged basement. This current application includes an updated AIA produced by SJM dated 4<sup>th</sup> March 2022. This has been produced following the results of investigation trenches dug using an air spade to 550-600mm deep. It should also be noted that the basement has been reduced since the original plans submitted under 2021/572.
53. The Tandridge Tree Officer has been formally consulted on the application and has reviewed the AIA provided. He has also had sight of the Tree development report produced by Connick as commissioned by a neighbour which was provided within the comments for application 2021/572 and reproduced in their most recent comments.
54. The Tree Officer disagrees with the categories assigned to the trees within the report and would categorise T6 as a 'B' category and T5 as a 'C' category, both previously given a B category within the SJM report. In his opinion T4 is a 'U' category ash as it is suffering from significant ash dieback symptoms. T4 is noted to be suggested to be removed in the SJM AIA which is concurred by the Tree Officer although it is noted that this tree is off site and therefore is at the digression of the owner whether or not to undertake works to that tree.
55. With that assessment in mind the tree officer's comments goes through the impact on each of the trees and provides his views on the impact. These are summarised below;
  - T6- satisfied that the higher quality tree (T6) can be retained without significant harm.
  - T4- T4 should be removed irrespective of development before it becomes too hazardous to climb and therefore recommends it should no longer be considered as a constraint.
  - T5 is a 'C' category tree, which generally would not pose a very significant constraint on development. There would certainly be the severance of important roots as a result of the basement construction, and it remains to be considered whether or not the Council would approve root pruning works of this nature. T5 is relatively low quality, and very modest amenity or landscape value, particularly considering the large number of high quality trees growing nearby. Should an application be received to prune the roots it would likely gain consent. It is for this reason that to refuse the

planning application on this basis alone (harm to T5) would be difficult to justify or sustain at appeal.

56. With the above assessment in mind the Tree Officer outlines that he is now satisfied of the principle that the remaining retained trees could be protected during construction as set out within the arboricultural report. Further detailed construction management and tree protection details should be required under condition should the Council be minded to grant consent. This can also include details relation to any services required for the building to ensure no additional harm is caused to the trees.
57. The above assessment undertaken by the Councils Tree Officer outlines that in their professional opinion there are no grounds for refusal in relation to impact to the existing trees. The above advise will be taken forward into the remainder of the report.

### Residential Amenity

58. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.
59. The closest neighbours to the proposed works are the adjoining neighbour to the west at 29 Matlock Road and the neighbours to the north in Stanmore Close. The proposed two storey extension will project beyond the northern elevation of the dwelling. It will however be set back 2m from the common boundary with the attached neighbour and approximately 4m from the common boundary with the neighbour to the north. Given the separation this element of the proposal is not considered to adversely impact on the amenity of the neighbours in terms of loss of light or being overbearing. The single storey extension also projects off the northern elevation of the dwelling however is to, in part, be directly up to the western and northern boundaries of the site. This relationship however reflects the current position of the existing extension and whilst more substantial than the previous additions to be demolished is not considered to adversely impact on the amenity of the neighbours in terms of loss of light or being overbearing.
60. In terms of privacy the proposal includes a number of additional windows facing north and east. Those windows facing east would offer views over the applicant's land and towards Whyteleafe Road and is therefore not considered to result in any loss of privacy. Windows to the north elevation are proposed at ground floor level, first floor level serving a bedroom and office, and at second floor level in dormer windows serving the loft bedroom. There are current mature trees close to the boundary which would to some degree and at certain times of year reduce potential overlooking however these trees are outside the applicant's ownership and due to the potential transient nature of this screening cannot be relied upon to provide mitigation in terms of privacy in perpetuity. As set out above the ash tree (T4) is considered a category U tree and therefore cannot be considered to provide any screening. Without any screening or other mitigation any first and second floor windows facing north, at a distance of less than 25m from dwelling to dwelling, could give rise to an unacceptable impact on the residential amenity of the neighbours to the north. This issue has been raised with the applicant who has agreed to a condition to require any first and second floor windows on the

northern elevation of the dwelling to be fitted with obscure glass and not opening below 1.7m above finished floor level. With such mitigation in place I would be of the view that the proposal would not result in an unacceptable impact on the residential amenity of the neighbours due to loss of privacy.

61. For the reasons outlined, and subject to the suggested conditions, the proposal is not considered to result in a significant impact on the residential amenity of the adjoining neighbours in terms of loss of light, being overbearing or loss of privacy. The proposal would therefore accord with the requirements of Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

### Conclusion

62. In conclusion, the application site lies within an urban area and therefore the principal of the scale of this development is therefore considered acceptable. The proposal is considered to be acceptable in terms of character and appearance. Subject to a condition requiring a construction management plan the proposal is not considered to result in an unacceptable impact on the adjacent trees. With the inclusion of a condition requiring obscure glazed and non-opening windows to the northern facing first and second floor the proposal is not considered to result in a significant impact on the residential amenity of the neighbouring properties. Officer recommendation is therefore that planning permission should therefore be granted.
63. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with paragraph 218 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
64. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

### **RECOMMENDATION: PERMIT subject to the following conditions**

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered A3/01 Rev A, A3/02 Rev A, A3/03 Rev C, A3/04 Rev A, A3/05 Rev C, A3/06 Rev A, A3/10 Rev A and red-edged site plan received on 12<sup>th</sup> April 2022. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. The materials to be used on the external faces of the proposed development shall be in accordance with the details shown on the submitted application particulars.

Reason: To ensure that the new works harmonise with the existing building to accord with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. Notwithstanding the details already submitted, no development shall start until a detailed tree protection plan and arboricultural method statement, in full accordance with sections 5.5 and 6.1 of BS5837:2012 “*Trees in relation to design, demolition and construction*”, to include details of all works within the root protection area, or crown spread, whichever is greater, of any retained tree, and all construction management affecting trees, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014

5. Prior to the first occupation of the extensions hereby approved the windows to the first and second floor north elevation shall be fitted with obscure glass and shall be non opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the windows are installed and shall be permanently maintained as such.

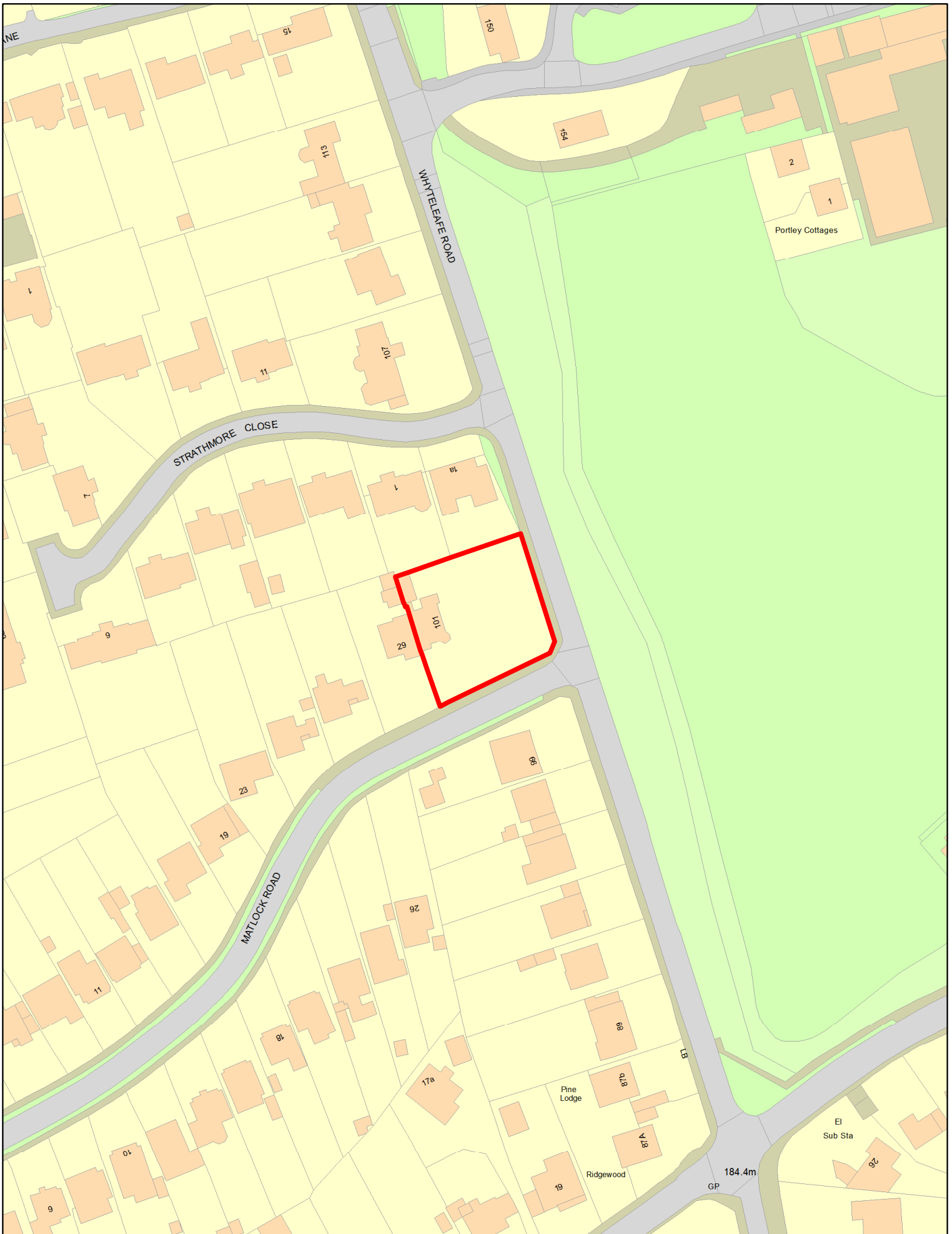
Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

#### Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP7, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP8, DP9,

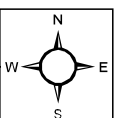
DP19, DP20, DP21, DP22 and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.



101 Whyteleafe Road, Caterham, Surrey, CR3 5EJ

Page 63

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