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To: MEMBER OF THE PLANNING COMMITTEE
Councillors Blackwell (Chair), Wren (Vice-Chair), Botten,
Chotai, Chris Farr, Sue Farr, Gray, Montgomery, Moore,
Prew and Steeds

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Substitute Councillors: Black, Bilton, Cooper and Windsor

C.C. All Other Members of the Council

28 June 2023

Dear Sir/Madam

PLANNING COMMITTEE THURSDAY, 6TH JULY, 2023 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 of the meeting held on 8 June 2023 (Pages 3 - 6)**
- 4. To deal with questions submitted under Standing Order 30**

5. Applications for consideration by committee (Pages 7 - 16)

5.1 2022/1614 - Former Green Hedges, Westerham Road, Limpsfield, RH8 0EE
(Pages 17 - 34)

5.2 2023/121 - 14 Stanstead Road, Caterham, CR3 6AA (Pages 35 - 58)

5.3 2023/331 - 1-21 Stychens Close, Bletchingley, Surrey, RH1 4NY (Pages 59 - 70)

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 8 June 2023 at 7:30pm.

PRESENT: Councillors Blackwell (Chair), Wren (Vice-Chair), Botten, Chotai, Chris Farr, Sue Farr, Gray, Montgomery, Moore, Prew and Steeds

ALSO PRESENT: Councillors Booth and Sayer

12. DECLARATIONS OF INTEREST

Councillor Blackwell declared an interest in two agenda items as follows:

1. Agenda item 5.6 (10 Westerham Road, Oxted, Surrey, RH8 0ER – Minute 20) on the basis that she knew two of the objectors and had been copied into correspondence regarding the application; and
2. Agenda item 5.7 (18 Amy Road, Oxted, Surrey, RH8 0PX – Minute 21) on the basis that she knew one of the applicants.

For these reasons, Councillor Blackwell informed the Committee that she would leave the Council Chamber before the applications were presented and that Councillor Wren, as Vice-Chair of the Committee, would chair the agenda items and close the meeting.

13. MINUTES FROM THE MEETING OF 11 MAY 2023

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

14. MINUTES FROM THE MEETING ON 25 MAY 2023

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

15. 2022/1614 - FORMER GREEN HEDGES, WESTERHAM ROAD, LIMPSFIELD, RH8 0EE

The Chair informed the Committee that the application had been withdrawn from the agenda. A site visit would be arranged for members of the Committee on either the 3rd or 5th of July 2023.

16. 2022/1504 - WOLFS WOOD OXTED RH8 0HJ

The Committee considered an application for the demolition of three apartment blocks and garages and the erection of twelve residential units consisting of five 3-bedroom dwellings, three 2-bedroom dwellings and 4 1-bedroom flats. The application included all associated parking and landscaping works.

Carol Snowden spoke on behalf of the applicant.

The recommendation was to permit, subject to conditions.

RESOLVED – that planning permission be granted, subject to conditions.

17. 2022/1299 - LAND AT AMY ROAD AND STATION ROAD EAST, OXTED

The Committee considered an application for the erection of two dwellings with associated parking and landscaping.

The Officer recommendation was to permit, subject to conditions.

Regan Gilder, an objector, spoke against the application.

Councillor Reg Hull of Oxted Parish Council spoke against the application.

Stewart Charlett, the applicant, spoke in favour of the application.

Councillor Sayer requested that the following motions for refusal be considered by the Committee:

1. *The proposed development, by virtue of its scale and proximity to the rear boundary of the site and the dwellings of Amy Road would have an unacceptable imposing and enclosing impact on the outlook from within the adjacent dwellings and their amenity spaces. The proposal would, therefore, be unacceptable and contrary to Policy CSP 18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014 and the NPPF.*
2. *The proposed development, as a result of its scale and design, would appear visually incongruous and cramped at the site. The proposal would not represent high quality design and would not take the opportunity that is available to enhance the existing site and the locality. The proposal would, therefore, be unacceptable and contrary to Policy CSP18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014 and the NPPF.*
3. *The proposed development, by virtue of the limited outlook, constrained approach and the limited garden to serve Unit A, would provide inadequate living conditions for future occupiers. The proposal would, therefore, be unacceptable and contrary to Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014 and the NPPF.*

Councillor Wren proposed the motions which were seconded by Councillor Chris Farr. Upon being put to the vote, the motions were carried.

RESOLVED – that planning permission be refused.

18. 2023/175 - SPORTS PAVILION MILL LANE PLAYING FIELD MILL LANE HURST GREEN, SURREY RH8 9DF

The Committee considered an application for the installation of a 20 foot shipping container for storage of field maintenance and sports equipment.

The Officer recommendation was to permit, subject to conditions.

RESOLVED – planning permission be granted, subject to conditions

19. 2022/1191 - GRANGE MEADOW PLAYING FIELD, HIGH STREET, BLETCHINGLEY, SURREY, RH1 4PE

The Committee considered an application for a change to a temporary permission granted under planning permission 2019/843 to permanent. The permission related to a storage container on a sports field located behind a pavilion. It was proposed that the container will be shielded by new planting.

The Officer recommendation was to permit, subject to conditions.

RESOLVED – planning permission be granted, subject to conditions

20. 2022/1415 - 10 WESTERHAM ROAD, OXTED, SURREY, RH8 0ER

Before the Committee debated the item Councillor Blackwell left the Chamber due to her previously declared interests in agenda items 5.6 (minute 20) and 5.7 (minute 21). Councillor Wren, the Vice Chairman of the Planning Committee, chaired the remainder of the meeting.

Once Councillor Blackwell had left the Council Chamber, the Committee considered an application for retrospective planning permission for the lowering of a bank at the front of the dwelling and the formation of a single parking space with a retaining wall.

The Officer recommendation was to permit, subject to conditions.

Eric Fosdike, an objector, spoke against the application.

Michael Bliss, the applicant's agent, spoke in favour of the application.

Councillor Booth requested that the following motions for refusal be considered by the Committee:

1. *By reason of its prominence, height, design, expanse, the proposal represents poor design and as such it would detract from, and result in a prominent form of development, failing to reflect and respect the character and appearance of the dwelling and the character of the area. The proposal is contrary to Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008.*
2. *The proposal would have a detrimental impact on the amenities and privacy enjoyed by adjoining properties, by reason of light intrusion from headlight glare and the additional vehicle manoeuvrings required for the awkwardly profiled car parking space. As such, the proposal is contrary to Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008.*

Councillor Chris Farr proposed the motions which were seconded by Councillor Sue Farr. Upon being put to the vote, the motions were carried.

RESOLVED – that planning permission be refused.

21. 2022/1015 - 18 AMY ROAD, OXTED, SURREY, RH8 0PX

The Committee considered an application for the removal of an existing chimney and the erection of a single-storey front extension with a dormer to the front roof slope. The application also included the erection of a two and single storey rear extension and a lower ground floor annexe extension together with external stairs and retaining walls. The application also include the installation of a solar array to the rear roof slope.

The Officer recommendation was to permit, subject to conditions.

Sarah Tyson, an objector, spoke against the application.

Maria Newstrom, the applicant's agent, spoke in favour of the application.

Councillor Sayer requested that the following motions for refusal be considered by the Committee:

- 1. The proposed development, by virtue of its scale and proximity to the boundary of 20 Amy Road would have an unacceptable imposing and enclosing impact on the outlook from the neighbouring dwelling and its amenity space. The proposal would, therefore, be unacceptable and contrary to Policy CSP18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014 and the NPPF.*
- 2. The proposed development, as a result of its scale and bulk, would appear visually incongruous and cramped at the site. The proposal would not represent high quality design and would be out of character with the immediate area. The proposal would, therefore, be unacceptable and contrary to Policy CSP18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014 and the NPPF.*

Councillor Montgomery proposed the motions which were seconded by Councillor Sue Farr. Upon being put to the vote, the motions were lost.

RESOLVED – that planning permission be granted, subject to conditions.

Rising 9.30 pm

REPORT TO THE PLANNING COMMITTEE ON 6 JULY 2023

AGENDA ITEM 5 APPLICATIONS FOR CONSIDERATION BY THE COMMITTEE

To consider the applications 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 – 6 JULY 2023 – RECOMMENDATIONS

| ITEM NO. | APPLICATION NO. | SITE ADDRESS | APPLICATION DETAILS | RECOMMENDATION |
|-----------------|------------------------|--|---|-------------------------------------|
| 5.1 | 2022/1614 | Former Green Hedges, Westerham Road, Limpsfield, RH8 0EE | <p>Variation of Condition 1 (Approved Drawings) of planning permission ref: 2021/2120 to include amended drawings showing:-</p> <ul style="list-style-type: none"> • front elevation – Flat 6, 8 9 and 10 bay windows changed to balconies; • flat 9 – alteration to internal configuration and addition of 2 rooflights; • Rear elevation – addition of double dormer window at second floor, and • flat 11 – addition of enclosed balcony. <p>(Amended description), illustrative plan and amended block plan received 9th June 2023.</p> | PERMIT subject to conditions |
| 5.2 | 2023/121 | 14 Stanstead Road, Caterham, Surrey, CR3 6AA | Demolition of existing dwelling. Erection of 4 dwellings with associated hard and soft landscaping. (Amended plans) | PERMIT subject to conditions |
| 5.3 | 2023/331 | 1-21 Stychens Close, Bletchingley, Surrey, RH1 4NY | Construct a permeable hard standing for the storage of communal general waste and recycling bins, widening of the access gate and the path to the road. | PERMIT subject to conditions |

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: 2022/1614

Location: Former Green Hedges, Westerham Road, Limpsfield, RH8 0EE

Proposal: Variation of Condition 1 (Approved Drawings) of planning permission ref: 2021/2120 to include amended drawings showing:-

- front elevation – Flat 6, 8 9 and 10 bay windows changed to balconies;
- flat 9 – alteration to internal configuration and addition of 2 rooflights;
- Rear elevation – addition of double dormer window at second floor, and
- flat 11 – addition of enclosed balcony. (Amended description), illustrative plan and amended block plan received 9th June 2023.

Ward: Limpsfield

Constraints – AWOOD, D, B and A Roads, Urban, Ground Water Protection Zone 3, Biggin Hill Height Zone

1. This application is reported to Committee as it has been 'called-in' by Councillor Booth.

RECOMMENDATION: Grant Planning Permission

Summary

2. This is an application under Section 73 (s73) of the Town and Country Planning Act 1990 Variation of Condition 1 (Approved Drawings) of planning permission ref: 2021/2120 to include amended drawings showing:-
 - front elevation – Flat 6, 8 9 and 10 bay windows changed to balconies;
 - flat 9 – alteration to internal configuration and addition of 2 rooflights;
 - Rear elevation – addition of double dormer window at second floor, and
 - flat 11 – addition of enclosed balcony. (Amended description), illustrative plan and amended block plan received 9th June 2023.
3. Internally there would be the repositioning of internal walls and changes to the positions of kitchen and dining areas to flats in conjunction with the external alteration to the windows to balconies and insertion of roof lights.
4. However, it is considered that the changes to the approved plans would not result in any undue harm to neighbouring amenities nor would it detrimentally harm the character and appearance of the site and no other harm is identified.
5. Consequently, planning permission is recommended

Site Description

6. The application site is located on the north side of the A25 Westerham Road and is situated between detached two storey dwellings in generous plots. Originally the site comprised a detached dwelling set in a large plot. This section of Westerham Road has a verdant appearance where the loosely spaced buildings

are dominated by landscaping. To the west of the site is a planned cul-de-sac (Padbrook) of mostly detached buildings which occupy smaller plots.

7. On each side of the road there is a cycle lane, although this is not physically separate from the main highway, and a public pavement on the north side, with grass verges on the south side. Opposite the site is a vehicular access that serves Court Langley.
8. Planning permission was granted on 17th March 2021 under 2020/2170 for two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works. The number of flats was reduced to 11 and changes were made to openings, under the previous Variation of Condition 2021/2020.
9. The construction of the building is largely completed, and the current site is bounded by gates, hoarding and panelled wire fence on all aspects.

Relevant History

10. 2021/2120/NMA1 - Ground floor door/window changes, porch, roof window changes, reposition of bin store and cycle store. Approved. 18.11.22
11. 2021/774 – Reserved Matters application for landscaping following the permission of 2020/2170 (Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works.) Approved 16.09.21
12. 2021/2120 - Variation of condition 3 (approved Drawings) of planning permission ref: 2020/2170 (Demolition of existing building and erection of a of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works) to seek reduction from 13no. to 11no. units (Major application – revised determination timeframe). Granted 01.06.22
13. 2021/2120/Cond1 - Details pursuant to the discharge of condition 12 (Improvement Scheme) and condition 13 (Surface Water Drainage Scheme) of planning permission ref:2021/2120 dated 1st June 2022 Variation of condition 3 (Approved Drawings) of planning permission ref: 2020/2170 (Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works) to seek reduction from 13no. to 11no. units. (Amended Description and application number). Approved 27.06.23
14. 2021/2120/Cond2 - Details pursuant to the discharge of condition 3 (Carbon Emissions) of planning permission ref: 2021/2120 dated 1st June 2022 (Variation of condition 3 (Approved Drawings) of planning permission ref: 2020/2170 (Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works) to seek reduction from 13no. to 11no. units.). Approved 27.06.23
15. 2021/2120/Cond3 - Discharge of condition 4 (Hard and Soft Landscaping) attached to pp 2021/2120 dated 1 June 2022 for "Variation of condition 3 (Approved Drawings) of planning permission ref: 2020/2170 (Demolition of existing building and erection of a two and a half storey building containing 12no

2 bed flats and 1no 1 bed flat, including associated parking and external works) to seek reduction from 13no. to 11no. units." Approved 27.06.23

16. 2020/2170 - Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works. Granted 17.03.21 subject to condition (15) requiring improvement to highway under S278.
17. 2020/2170/Cond1 - Details pursuant to the discharge of Condition 12 (Construction Transport Management Plan) of planning permission ref: 2020/2170 dated 22/03/2021 (Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works). Approval of conditions 05.05.22
18. 2020/2170/cond2 - Details pursuant to the discharge of condition 4 (Materials) of planning permission ref: 2020/2170 dated 17 March 2021 (Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works.). Approved 15.7.22
19. 2020/741 - Demolition of existing building. Erection of two and a half storey building containing 12 No. 2 bed flats and 1 No. 1 bed flats including associated parking and external works. Refused
20. 2016/1639 - Demolition of existing dwelling. Erection 14 sheltered accommodation units and associated external works. Details of access, appearance, layout and scale. (Outline) (revised plans) – Refused and allowed at Appeal.

Proposal and Key Issues

21. Variation of Condition Variation of Condition 1 (Approved Drawings) of planning permission ref: 2021/2120 to include amended drawings showing:-
 - front elevation – Flat 6, 8 9 and 10 bay windows changed to balconies;
 - flat 9 – alteration to internal configuration and addition of 2 rooflights;
 - Rear elevation – addition of double dormer window at second floor, and
 - flat 11 – addition of enclosed balcony. (Amended description), illustrative plan and amended block plan received 9th June 2023.
22. Given that the principal of the development has been accepted with the extant permission, the issues concerning the housing density, mix and affordability proposed and impacts on infrastructure, the character and appearance of the area (including arboricultural impacts), amenities of neighbouring properties (including noise emissions and the amenities of future occupiers), transport issues and highway safety (including parking, cycle and refuse/recycling storage provision), sustainable drainage, biodiversity, groundwater and renewable energy provision have already been assessed.
23. No changes are sought to the principal of the development in regard to parking/highways, cycle, refuse, trees, drainage, noise, renewable energy, and no changes are sought to the location.
24. Therefore, this report considers the changes now sought;

- changes proposed to the front elevation: Flat 6, 8 9 and 10 bay windows changed to balconies;
- Flat 9 alteration to internal configuration and addition of 2 rooflights; and
- changes to the rear elevation: addition of double dormer window at second floor, flat 11 addition of enclosed balcony.

25. As such, the key issue is whether the proposed works will have a negative impact on neighbouring properties, the amenities for the future occupiers of the 11 flats and the character and appearance of the surrounding area.

Development Plan Policy

- Tandridge District Core Strategy 2008 – Policies CSP 1, CSP 2, CSP 3, CSP 4, CSP 7, CSP 11, CSP 12, CSP 13, CSP 14, CSP 15, CSP 17, CSP 18, CSP 19.
- Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22.
- Woldingham Neighbourhood Plan 2016 (not applicable)
- Limpsfield Neighbourhood Plan (2019) Policies LNP1, LNP2, LNP3, LNP8, LNP13.
- Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 (not applicable)
- Emerging Tandridge Local Plan 2033 – Emerging Tandridge Local Plan 2033 - Policies TLP01, TLP02, TLP04, TLP05, TLP06, TLP10, TLP11, TLP12, TLP17, TLP18, TLP19, TLP35, TLP37, TLP38, TLP45, TLP46, TLP47, TLP48, TLP49 and TLP50..

National Advice

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Technical housing standards – nationally described space standard (March 2015)

Statutory Consultation Responses

26. County Highway Authority (CHA) – Previous comments on variation to plans the CHA have undertaken assessment in regard of the likely net additional traffic generation, access arrangements and parking + satisfied that the proposal would not have material impact on the safety and operation of the public highway. As such the CHA have no highway requirements.

27. Limpsfield Parish Council – Objects to this application. On review of the above variation(s) Limpsfield Parish Council objects to the additional balconies proposed particularly on the north-facing aspect due to the elevated location of

the site and its adverse effect on privacy on surrounding dwellings. Please refer to LNP3 of the Limpsfield Neighbourhood Plan.

28. Lead Local Flood Authority – previous comments on variation to plans - given no change to drainage or surface water no further comments.

29. Environment Agency – previous comments on variation to plans -application relates to conditions that were not requested by us therefore no comments.

TDC advice – N/A

30. Third Party Comments:

Character and appearance

- Building dominates Padbrook creating visual intrusion
- Outrageous and overbearing monstrosity
- Out of character – building does not fit in. Balconies considered to be poor design.
- Scale of building has surpassed worst fears.
- Balconies more intrusive given that the site is at top of slope, enclosed nature of the balcony will do little to reduce impact
- Balconies have been used for storing bikes, washing etc.
- Building is crammed into the corner of the site directly behind our garden meaning balconies are ridiculously close as well as ugly features that stick out of the building.

Amenity and privacy

- Loss of privacy - future residents would be able to look into our gardens and in some cases our rooms. Loss of privacy to 42 and 41 Padbrook.
- Please refer to Article 8 of Human Rights Act on Privacy Law before passing such a late change to the plan. (Officer Note: These rights can be a planning consideration but are not absolute. They have to be balanced against other material considerations)
- Loss of privacy to Spinney Green as land next to us is higher and it is so close to our boundary.
- Development will have negative impact on amenity of other property due to noise, overlooking overshadowing smells light pollution loss of daylight, vibration and late night activities.
- Breach of privacy to Court Langley – any balcony would look directly into lit room of our property. Although bay windows allow for casual viewing an open balcony can view into our rooms.
- Refer to article 8 of Human Rights Act on Privacy law which clearly lays out the acceptable parameters for residential privacy.
- Please refer to the recent (Feb 2023) Supreme Court ruling at The Tate where a balcony was ruled to have violated privacy and nuisance laws of local residents

Parking

- Concerned re future parking issues.

Trees

- Concern re removal of trees on the shared boundary Spinney Green and Green Hedges site, some were cut down halfway along our side of the building these must be replaced together with trees up to the A25. *Officer response – the Principal Tree Officer and Senior Enforcement Officer have visited the site and met with David Archer the Arboriculture Officer for the developer. It has been agreed for replacement planting to take place once the scheme has been completed.*

Other matters

- Problem re the chimney/flue close to main bedroom.
- Reference to previous Inspector's report that the 'taller and bulkier elements would be further away' not true.
- Surely the Council should be monitoring the site - scandalous that building is continuing despite decision not issued.
- How do I appeal against unsanctioned balconies?
- Devaluation of property + compensation.
- No criticism of Council planning officer however criticism of Aspire as submission has been misleading- drawing suggests building would be masked by trees and the 3 storeys described as two and a half.
- Would like to add future restrictions to future alterations – no further windows to be added to the rear and side facing Padbrook and hedge row adjoining 42 Padbrook property to be retained.
- Tandridge citizens rely on the Council to protect us from excesses of these companies. Planning process has been manipulated.

Officer response - the proposal is for a variation to the approved plans pertaining to 2021/2120. The flat numbers have been reduced to 11 and previous changes to openings and internal alterations already approved, also minor changes approved under non-material amendments to the scheme as is permitted under Planning Legislation. There is no right of Appeal for neighbours. The matter regarding values of property are not planning considerations. As regards monitoring the site, the Council's Enforcement Officer has been monitoring the site together with the Case Officer and Tree Officer. Turning to future restrictions on development, flats do not benefit from permitted development rights. Should planning consent be gained for the above detailed changes to this major application it would be subject to a fresh permission and conditions.

Later comments following submission of corrected block plan and additional plan -

- Confused by 2nd application for balconies. Previous application was objected to by the council + promised it would go to Planning Committee. Presume this is developer trying again.
- Balcony for flat 11 overlooks my property and are inappropriate.
- Making a point that balconies are needed following covid is disgusting. Property has shared gardens allowing outdoor space.
- Developer continues to progress adding unauthorised changes.
- Suggestion that if permission is granted then action group to be formed to press the planning department for full transparency on any approval, and correspondence to be made available via the planning portal.
- Concerns with consultation process and information available.

- Unhappy that despite request for planning department to meet all the affected residents no response has been forthcoming. Need to open discussions with residents regarding the build which is not as described. No response shows lack of respect to the community the council is meant to serve.
- Developer has made numerous changes and is adept at manipulating the planning system. Would suggest modifications that are a significant intrusion on the privacy of local residents should be rejected.

Officer comment – plans available on line. Officers have visited the site numerous times and the case officer has responded to and been in communication with neighbours during the process.

Assessment

Procedural note

31. The Tandridge District Core Strategy and Detailed Local Plan Detailed Policies Part 2 predate the NPPF as published in 2021. However, paragraph 219 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance to the degree of consistency with the current Framework.

Location of Development

32. The site is within a category 1 settlement in the urban area of Limpsfield. Inter alia Policy CSP1 states 'within the built up areas it will be important to ensure that new development is of a high standard of design and that the character of the areas is protected'.

Proposal and Background

33. Planning permission was granted on 17th March 2021 under TA/2020/2170 for the Demolition of existing building and erection of a two and a half storey building containing 12no 2 bed flats and 1no 1 bed flat, including associated parking and external works.
34. A further application (TA/2021/2120) was then submitted and approved, varying the approved plans and reducing the flat numbers from 13 to 11.
35. This current application seeks to vary condition 1 of 2021/2120 make the following changes– front elevation - Flat 6, 8 9 and 10 bay windows changed to balconies; flat 9 alteration to internal configuration and addition of 2 rooflights. Rear elevation- addition of double dormer window at second floor, flat 11 addition of enclosed balcony. The Applicant has submitted a corrected block plan which shows the rear double dormer and the two rooflights for flat 9. The additional plan is to demonstrate the separation distances in respect to Policy DP7.
36. Since the 2020 planning permission was granted there have not been any changes in the site circumstances or in the Development Plan, which has been updated to when the application was originally considered, would conclude differently in respect of the principle of development and matters not altered under this application. Consequently, no objection is raised in those regards, however,

conditions applied under application TA/2020/2170 would be applied to this application if acceptable.

Character and Appearance

37. 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. Inter alia Limpsfield NDP Policy LNP3 which considers High Quality Design in the Built-Up Area of Limpsfield advises 'the scale, height and form should result in the development fitting unobtrusively with the character of the street scene', it goes on to state that 'materials should be compatible with those used in the immediate area'
38. As is noted previously the principle of the development has been accepted with the granting of permission previously.
39. The sole amendments under consideration for this proposal are –
- First Floor*
- Flat 6 – alteration of bay windows to balconies at the front.
 - Flat 8 – internal alteration to layout repositioning of bathroom and en-suite bathroom to bedroom, alteration of bay window to balcony to front.
- Second Floor*
- Flat 9 – alteration to layout repositioning kitchen, and bedroom 2, alteration of bay window to balcony at front, alteration of single dormer window to double dormer window and two rooflights over.
 - Flat 10 – bedroom 1 - alteration of bay window to balcony at front.
 - Flat 11 alteration of rear window to enclosed balcony to dining room.
40. The area is residential with two storey detached properties of varying designs and form. The proposal does not seek to increase the height or volume of the permitted structure and, given that the extant permission is in place, the principle of development has been accepted.
41. Comments have been received regarding the appearance of the balconies and the bulk of the building being a full three storeys, resulting in a prominent impact on the street scene and with the balconies appearing out of place. Further concerns include the use of the balconies for washing, storage of bikes and other similar uses.
42. However, Officers consider that the amendments sought to the elevations would not result in a level of harm to the design of the building or the character of the area and would therefore accord with the Local Development Plan Policies as detailed above. The external materials and general design would be as permitted.
43. For the above reasons the proposal would not have significant impacts in terms of character and appearance and would therefore comply with the provisions of

44. Residential Amenity and amenity of occupiers of the 11 flats
45. 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, which states 'the proposal does not significantly harm the amenity of neighbouring properties by reason of pollution (noise air or light) traffic or other general disturbance', in regard to distances it goes on to state that 'In most circumstances where habitable rooms of properties would be in direct alignment a minimum privacy distance of 22m will be required'. Further that 'a minimum distance of 14 metres will be required between principal windows of existing dwellings and the walls of new buildings without windows'. Likewise the Limpsfield NDP Policy LNP3 criterion 6 advises 'the privacy, daylight or sunlight enjoyed by adjoining residents should not be significantly adversely affected by the proposed development'.
46. In the original Officer report, the Case Officer states that 'due to the location and orientation of the proposed units that the minimum privacy distance with the rear elevations of the properties in Padbrook would be achieved.' The report further states that 'there is already an element of mutual overlooking between these properties and this development would not detrimentally add to the situation', concluding 'as a result of the overall height and distance of separation with the rear elevations of surrounding residences the proposal would not be considered to result in an unacceptable overbearing impact or significant overshadowing of the rear elevations or gardens of these dwellings.'
47. With the subject proposal five modest balconies would be created on the front/south elevation facing towards the A25. Given the significant separation distance from the site frontage to neighbouring properties to the south it is not considered that significant harm would be caused to these properties.
48. Regarding neighbours to the rear at Padbrook, the boundary is well screened due to the level of vegetation cover. The balcony as proposed is a covered/enclosed balcony serving a dining room to flat 11, as was noted at the site visit given that it is enclosed and covered, views from this balcony would only be distant views of the rear of properties in Detillens Lane. However, given that the site is in the built-up area, as the original case officer noted 'there is a degree of mutual surveillance'. It is not considered that the enclosed balcony would result in a significant adverse impact on neighbouring amenity or privacy as to warrant a reason for refusal. Similarly, regarding the double dormer window this would afford light and air to the two second floor bedrooms and as with the balcony this would not result in a significantly harmful impact on the privacy and amenity enjoyed by adjoining neighbours.
49. Policy DP7 of the Local Plan 2014 also requires that new development provides a satisfactory environment for the occupants of new development.
50. Turning to the amenity for future occupiers, as was noted in the original officer report 'the proposal does not include private outdoor spaces for each flat. However, the development as a whole benefits from a large rear communal

garden, which is considered to be of a suitable quality and privacy, 'this it was asserted, 'would be adequately sized and would have sufficient access to light. Furthermore, it is noted that the site is within a short walk (approximately 4 minutes) of open space. Given these factors, it is considered that the absence of private amenity space for each flat is acceptable in this instance.'

51. The additional balconies would improve the amenity for the future occupants in creating a semi-open space, the design of flats has altered since the Pandemic when it was realised many had little if any amenity space, thereby the improvements to these spaces would be highly beneficial to future occupiers. Thus, it is considered that the changes would benefit future occupiers and as the room sizes were previously deemed acceptable the proposed changes are also considered to be satisfactory.
52. For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and privacy of existing properties and amenity of future therefore no objection is raised in this regard against Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

Conditions

53. The details required to be submitted under Conditions 3 (Carbon Emissions mitigation), 4 (Landscape details), 12 (Improvement Scheme) and 13 (Surface Water drainage) have all now been approved. The wording of the conditions proposed in the recommendation has therefore been changed to reflect this.

Conclusion

54. The proposed variation of the approved drawings for the permission granted under ref. 2021/2120 is considered acceptable and would not result in significant harm to neighbouring amenity, would provide suitable amenity for future occupiers and would not harm the character and appearance of the area. As such, it is recommended that permission is granted.
55. The recommendation is made in light of the NPPF and the (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 and the Limpsfield NDP LNP3 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.
56. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

Other Matters

57. There is a requirement for the Council to show that it has complied with the statutory duty under Section 149 of the Equality Act 2010 to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation. There is no overt reason why the proposed development would prejudice anyone with the protected characteristics as described above.

RECOMMENDATION:**PERMIT**

1. This decision refers to the amended plans – 21.011-16D and 21.011-15D received 9th February 2023 and the red edged site location plan received 30th January 2023, also the amended block plan 21.011.17 revision A received 9th June 2023. 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.

2. The measures approved under application ref. 2021/2120/COND2, demonstrating how the development would satisfy the 20% reduction of carbon emissions through renewable resources, shall be implemented in full before first occupation and shall be retained thereafter.

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 Policy CSP14 of the Tandridge District Core Strategy 2008.

3. The landscaping of the site (hard and soft) shall be carried out in accordance with the details approved under application ref. 2021/2120/COND3 including:
 - 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, in order to achieve a net gain in tree and hedgerow population

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 Policies DP7 and DP9 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. The tree protection measures detailed within the approved Tree Protection Plan (TPP05 dated Oct 2020) and Arboricultural Method Statement shall be implemented and thereafter retained throughout the course of the development

and any specified arboricultural supervision or staging of works strictly adhered to. These measures 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 maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP7 and DP9 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

- 5. No [further] trees or hedges shall be pruned, felled or uprooted during site preparation, construction and landscaping works [except as shown on the documents and plans hereby approved] without the prior written consent of the Local Planning Authority. Any retained trees or hedges 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, are dying, becoming diseased or damaged shall be replaced by plants of such size and species as may be agreed in writing with 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.

- 6. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Westerham Road (A25) has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

Reason: To ensure that the development shall not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019, policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the Local Plan Part 2: Detailed Policies (2014).

- 7. The development hereby approved shall not be first occupied unless and until the existing access from the site to Westerham Road has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: To ensure that the development shall not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019, policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the Local Plan Part 2: Detailed Policies (2014).

- 8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and

leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development shall not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the Local Plan Part 2: Detailed Policies (2014).

9. The development hereby approved shall not be first occupied unless and until the secure parking of a minimum of 13 bicycles within the development site has been provided 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: To ensure that the development offers an array of sustainable transport options, in accordance with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the Local Plan Part 2: Detailed Policies (2014).

10. The development hereby approved shall not be first occupied unless and until at least 3 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a further 3 spaces to be provided with power supply to provide additional fast charge sockets for future provision in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development offers an array of sustainable transport options, in accordance with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the Local Plan Part 2: Detailed Policies (2014).

11. The development hereby approved shall not be first occupied unless and until the approved scheme for the improvement of nearby bus stops within 120 m of the site shall be implemented in accordance with the details approved under application Ref. 2021/2120/COND1 or such others as may be submitted to and approved by the Local Planning Authority in advance.

Reason: To ensure that the development shall not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the Local Plan Part 2: Detailed Policies (2014).

12. The surface water drainage installation shall be implemented and maintained in accordance with the details approved in writing by the planning authority under application reference 2021/2120/COND1.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with paragraph 170 of the NPPF 2021 and policy DP21 of the Local Plan Part 2: Detailed Policies (2014).

13. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS in accordance with paragraph 170 of the NPPF 2021 and policy DP21 of the Local Plan Part 2: Detailed Policies (2014).

14. The development hereby approved shall be implemented in accordance with the recommendations set out within the "Assessment of Façade Sound Insulation at Green Hedges, Westerham Road, Oxted" (Dated November 2016), including the use of a suitable mechanical ventilation system to allow adequate summer ventilation without the need to open windows.

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 Local Plan: Part 2 – Detailed Policies 2014.

15. Prior to the first occupation of the development, refuse and recycling storage facilities shall be installed in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The refuse/recycling storage facilities as detailed shall be permanently retained for its approved use and no alternative.

Reason: To protect the amenities of the future occupiers and the occupiers of adjoining properties in accordance with Policy CSP 18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Local Plan: Part 2 – Detailed Policies 2014 and to ensure that the development shall not prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, Policy CSP 12 of the Tandridge District Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

16. The development hereby permitted shall be carried out in accordance with the recommendations, enhancements and mitigation measures set out in section 5 of the "Preliminary Ecology Appraisal" (dated November 2020).

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Local Plan: Part 2 – Detailed Policies 2014.

17. The roof areas of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

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 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 s73 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. The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued. It is important that you ensure that the requirements of the CIL Regulations are met to ensure that you avoid any unnecessary surcharges and that any relevant relief or exemption is applied.
3. Where details of materials are required please provide these via a link to a website or in another electronic format. Please make sure if providing a link that it is clear which material(s) is/are being proposed for use. Samples should not be provided unless specifically requested by the case officer.
4. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
5. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
6. 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).

7. 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>.

8. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
9. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
10. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

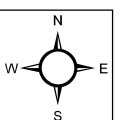
If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

The development has been assessed against the relevant policies of the Tandridge District Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and other 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.



**Former Green Hedges
Limpsfield**



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ITEM 5.2

Application: 2023/121

Location: 14 Stanstead Road, Caterham, Surrey, CR3 6AA

Proposal: Demolition of existing dwelling. Erection of 4 dwellings with associated hard and soft landscaping. (Amended plans)

Ward: Queens Park

Decision Level: Director of Planning (delegated Decision)

Constraints – Urban Area, ancient woodland(s) within 500m, biggin hill safeguarding 91.4, C Road Classification, risk of flooding from surface water – 100, 1000, Source protection zones 2 and 3, special residential character area(s)

RECOMMENDATION:

PERMIT subject to conditions

1. This application is reported to Committee following a request from Councillor Groves.

Summary

2. The site lies within an Urban Area in Caterham, located off the North side of Stanstead Road, where in principle, there is no objection to development providing it meets the requirements of the Development Plan. Planning permission is sought for the demolition of the existing dwelling and the redevelopment of the site to accommodate two sets of 4-bedroom semi-detached pairs (a total of 4 units).
3. The key issues are whether the proposal would be appropriate with regard to the impact of the character of the area, including the impact on the streetscene, impact on the adjoining properties, highway safety and parking provision and renewable energy provision. It is considered that the proposal would lead to an appropriate subdivision of the plots concerned and would reflect the character and appearance of the site and its setting within this part of Caterham. The proposal would not have a significantly harmful impact on the amenities of neighbouring properties. It has also been demonstrated that the proposal would not have a significantly harmful impact on protected and important species, as well as meeting the minimum renewable energy provision and sufficiently accommodates for parking. As such, it is recommended that planning permission be approved.

Site Description

4. The application site is located on the norther side of Stanstead Road, within the Urban Area in Caterham. The application site currently comprises of a large two-storey detached dwelling with an existing attached garage. The site is accessed via an existing entrance to the highway with Stanstead Road. The existing two storey dwelling is set back from the road by 17 metres, and has a combination of fencing, trees and hedging bounding the site. Notwithstanding some newer developments which are more closely spaced, surrounding area is predominantly residential with generally individual and well-spaced dwellings on good sized plots.

Relevant History

5. CAT/8965 - Extension to form sunroom - Approved 19/08/1970

6. CAT/9509 - Extension to living room and lobby - Approved 13/08/1971
7. 2009/218 - Demolition of garage & conservatory. erection of part single, part two storey front/side/rear extension to north east elevation. erection of first floor extension to south west elevation. erection of conservatory to rear elevation. Approved (full) 15/04/2009
8. 2012/530 - Demolition of garage & conservatory. erection of part single, part two storey front/side/rear extension to north east elevation. erection of first floor extension to south west elevation. erection of conservatory to rear elevation - application to extend time limit for implementation of permission 2009/218. Approved (full) 10/07/2012
9. 2018/905 - Demolition of garage & Conservatory. Erection of part single, part two storey front/side/rear extension to north east elevation. Erection of first floor extension to south west elevation. Erection of Conservatory to rear elevation. (Amended plans) Approved 23/10/2018

Proposal

10. Demolition of existing dwelling. Erection of 4 dwellings (2 pairs of semi-detached) with associated hard and soft landscaping. Both blocks of semi-detached buildings would be identical in design and scale with the only changes comprising of external materials. Block 1 would feature tile hung to part of the first floor and Block 2 would feature render to the first floor. Other materials would consist of brick to the ground floors and brown roof tiles to the roof.

Key Issues

11. The site is located within the Urban Area of Warlingham where the principle of development is acceptable. The key issue is the impact the development would have on the character of the property and the surrounding area, the residential amenities of neighbouring occupiers, living conditions for future occupiers, highway safety and parking, flooding, the provision of renewables, biodiversity and landscaping.

Development Plan Policy

Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19

Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22

Woldingham Neighbourhood Plan (2016) – Not applicable

Limpsfield Neighbourhood Plan (2019) – Not applicable

Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Policies CCW1, CCW2, CCW3, CCW4, CCW5,

Emerging Tandridge Local Plan 2033 – Policies TLP01, TLP02, TLP06, TLP11, TLP18, TLP19, TLP35, TLP37, TLP44, TLP45, TLP47, TLP50

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

Tandridge Parking Standards SPD (2012)

Tandridge Trees and Soft Landscaping SPD (2017)

Surrey Design Guide (2002)

Harestone Valley Design Guidance SPD (2011)

National Advice

National Planning Policy Framework (NPPF) (2021)

Planning Practice Guidance (PPG)

National Design Guide (2019)

Consultation Responses

12. County Highway Authority – *“The proposed development has been considered by the County Highway Authority who, having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:*
 1. *The development hereby approved shall not be first occupied unless and until the existing access from the site to Stanstead Road has been permanently closed and any kerbs, verge, footway, fully reinstated.*
 2. *Prior to first occupation the proposed vehicular access to Stanstead Road shall be constructed and provided with visibility splays 2.4 x 43 m and a means within the private land of preventing private water from entering the highway, in accordance with the approved plans (Drawing No. 22-240-P007 rev D) and thereafter the maximum achievable visibility zones shall be kept permanently clear of any obstruction over 0.60m high.*
 3. *The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.*
 4. *The development hereby approved shall not be occupied unless and until the proposed dwelling is 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.*
 5. *The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.”*

13. *Caterham-on-the-Hill Parish Council – “Caterham on the Hill Parish Council objects to application 2023/121: 14 Stanstead Road – replace detached house with 4 semi-detached dwellings as follows: Historically, Caterham and Whyteleafe have taken 50% of all development within Tandridge. In terms of population or settlement area, that is overdevelopment relative to the remainder of the District. Infill development increases-built density within the built-up areas formerly characterised by detached houses on generous plots, as here. Nearby infill closes such as Caterham Court, Spire Place, Stanstead Close and Whitehill Close have increased density along Stanstead Road considerably. Whilst new housing is of course needed, this relative overdevelopment has had inevitable consequences. Therefore, it is not sufficient for developers to use these previous schemes as automatic justification for further infill, as is clearly being done here in the Design and Access Statement. Each case needs to be considered on individual merit, including cumulative effect on the capacity and character of the area.*
14. *Traffic and parking: one consequence of relative overdevelopment is increased traffic and congested on-street parking, including along the main through routes such as Stanstead Road. Residents have drawn attention to the inadequate on-site parking provided for previous infill development closes here. The resulting on-street overspill*
15. *is such that they have difficulty exiting their own driveways safely. It is therefore crucial that the adopted Tandridge Parking Standards are followed if even more infill proposals are now being put forward here. The application is to replace a detached house with four three storey 4 bedroom semi-detached. For that the Standards would require 13 parking spaces (12 allocated plus 1 unallocated). The proposal only includes eight parking spaces. That would not even be sufficient for four two storeys, 3-bedroom houses (9 spaces required) and so suggests that this application constitutes overdevelopment of the site.*
16. *Flood risk: another consequence of overdevelopment in Caterham has been increased built form and hard standing replacing absorbent gardens and green spaces. This causes increased surface water run-off and flooding during the storm events that are now becoming more common with climate change. The surface water storm floods of 2016 devastated many properties and lives in Caterham Hill. This section of Stanstead Road also slopes down towards Church Hill and thence into Caterham Valley where the shopping precinct and Square also flood periodically.*
17. *NPPF makes clear that flood risk both to and from a development site is a material consideration. Storm water flowing down the steep Church Hill is a significant contributor to Valley flooding. Therefore, proposals here must demonstrate flood resilience via a sustainable drainage system that can prevent any surface water run-off from the site during storm events.*
18. *A drainage strategy has been included. The District Council normally consults the Lead Local Flood Authority, the statutory body responsible for surface water flood risk and mitigation. This has not been done, a basic error that must be rectified before the application proceeds.*
19. *Loss of green space: the present property has extensive mature garden hedging and shrubs. This provides local visual distinctiveness and screening within the streetscape, a defining characteristic of the District Council’s Harestone Valley Special Residential Character Area (within which this site is located). This environmental resource also has clear benefits for wildlife habitat and carbon capture. Therefore, special care should be taken to conserve and*

enhance it. However, most would be cleared, and the site opened up. The replanting scheme is totally inadequate. Only nine small trees are proposed, leading to a clear environmental loss whereas the government policy objective is that development should demonstrate a net environmental gain upon completion. This also suggests a proposal that overdevelops the plot.

20. *Streetscape character and effect on neighbours: the existing house is widely spaced from its neighbours either side (in excess of 5.0 m at first floor level) giving an open spacious street frontage, in line with the characteristics of the Harestone Valley Special Residential Character Area. The frontage faces south, so its openness is equally important for allowing natural light through to the gardens behind.*
21. *Instead, the proposal would crowd the streetscape with only a 1.8 m separation from no. 16 and an even smaller gap between the two proposed pairs of semi-detached. Combined with the three-storey height and substantial end flank walls, the bulk and massing is overbearing. The attempts to lessen this visually at the front (by setting one pair back) would actually make the effect worse at the rear. Here there would be both overlooking from the large dormer windows in the roof and heavy overshadowing of the new (north facing) gardens. That applies equally to the neighbours' gardens either side. The Parish Council notes their detailed objections which the District Council should consider carefully given the proximity.*
22. *Conclusion: the factors above all point to overdevelopment, of both the area and this proposed site. Instead, the applicant should consider both the Harestone SRCA design guidelines and those forming part of our Neighbourhood Plan. Both are material planning considerations indicating how development can be designed to respect the locality. The Design and Access Statement has totally ignored them. They suggest the need for a less massive approach. The scheme should at very least be reduced in scale to help mitigate these adverse impacts (eg two storey, 3 bedroom)."*
23. Surrey Wildlife Trust – SWT provided comments on the 11th April requesting further information prior to determination. The agent has provided the requested information and SWT have been re-consulted. We are currently awaiting revised comments in relation to the newly submitted details.
24. Local Lead Flood Authority – “We have reviewed the submitted documents listed above, the Applicant has considered the surface water flood risk to and from the site and has suggested appropriate mitigation measures to inform the planning Application.” In the event of an approval, and appropriately worded condition will be imposed.
25. Locality Team – “The owner/developer will need to make adequate provision for containers to be stored individually for each of the individual properties and presented for collection at the edge of the access road for collection at Stanstead Road.
26. Each property requires sufficient space for; 1 x240 litre recycling bin, 1x180 litre refuse bin, 1 x23 litre food waste caddy and 1 x 240L garden waste bin which is an optional paid subscription service. These can be purchase from Tandridge District Council. Allow 6 weeks before occupancy so the containers can be order, paid for and delivered.”

27. Environmental Health – “I can confirm that I have no objections on Environmental Health grounds.”

28. Environmental Agency – “We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.”

Public Representations/Comments

29. Third Party Comments

- Size and scale is inappropriate/dwellings are effectively 3 storeys tall
- Dwelling imposing on neighbours
- Potential for 24 additional people would disturb neighbours
- Smaller gaps to boundaries
- Development within 800cm from boundary, below 1 metre requirement
- Overlooking concerns/privacy concerns
- Loss of trees and subsequent harm
- Historic significance over wall within site boundary
- Biodiversity implications and concern
- Does not comply with Harestone Design Guidance
- Development does not comply with Neighbourhood Plan
- Insufficient off-street parking currently/concerns over adequate parking provision
- Impact to character and appearance
- Overdevelopment of area
- Loss of light to neighbouring amenity
- Height of development is unacceptable
- Misleading images to neighbouring properties
- Development goes against comments made by the Officer on the previous application
- No disabled parking provisions
- Fumes from adjacent neighbour’s log burner will impact future occupants of dwelling
- Ecology concerns
- Inappropriate density for area
- Construction disruption
- Site located in Special Character Area and design is not in keeping
- Development is over massed for the site
- Development will set a precedent
- Combination of developments in road are impacting parking
- Strain on local services
- Separation distances are misleading
- Insufficient space for refuse
- Parking should not dominate frontage
- How will hardstanding meet SuDS requirements
- Concerns over drainage/flooding

Assessment

Procedural note

30. The Tandridge District Core Strategy 2008 and Local Plan Detailed Policies 2014 predate the NPPF as published in 2021. However, paragraph 219 of the NPPF (Annex 1) sets out that existing policies should not be considered out-

of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance to the degree of consistency with the current Framework.

Principle of development

31. The application site lies within the urban area of Caterham a defined Category 1 Settlement within which development is encouraged on sustainability grounds. The development would sit within an established residential area with local amenities close by. Therefore, being in the urban area, the principle of residential development is acceptable and would accord with the requirements of Core Strategy Policy CSP1 which seeks to promote sustainable patterns of travel and in order to make the best use of previously developed land. The scheme would also be consistent with the provisions of the National Planning Policy Framework (NPPF) 2021.
32. Moreover, the development would enable the provision of 4 additional dwellings at the site at a time when the Council cannot demonstrate a 5 year housing land supply. This housing provision is a benefit of the proposal that can be afforded substantial weight and leads it to be concluded that paragraph 11d) of the NPPF is applicable. This will be considered further below.

Affordable Housing

33. The site lies within the built-up area of Warlingham. Current Planning Policy (CSP4) sets a threshold of 15 units or more within the built-up areas. Given that this scheme is for 13 units, it is recognised that this does not trigger the threshold for the inclusion of affordable housing.

Density

34. Policy CSP19 sets out the density ranges for different areas of the district. This site falls within the criteria of a built-up area. For built-up areas it sets out that the density should be in the range of 30-55 dph, unless the design solution would conflict with the local character and distinctiveness of an area. The supporting text to policy CSP1 (para 6.8) similarly notes this density range but acknowledges that a lower density may be appropriate to ensure there is no adverse impact on the special character of particular areas. In residential areas with good accessibility to public transport and services, including convenience shopping, higher densities may be possible, but subject to the overriding need for good design and the protection of character.
35. More recently the Council commissioned an Urban Capacity Study. This includes a high- level assessment of density, as well density optimisation site studies. This site has been identified as falling within Density Character Area 2 (Medium-High density). These are identified as having a baseline net density of 50-120 dwellings per hectare with an optimised net density of 100 dwellings per hectare, which is lower than the baseline density found to be existing in the district. This is largely a result of the prevailing car parking standards in the district, which significantly reduces the amount of space within the site available for residential buildings.
36. The Council also needs to have regard to the NPPF 2021 as a material consideration, which, at para 119, requires decisions to promote an effective use of land and should support development that makes efficient use of land

(para 124), making optimal use of the potential of each site (para 125). A balance therefore needs to be struck between ensuring sites are used to their optimal level whilst ensuring the character and appearance of the locality is not harmed.

37. The proposal has a density of 30.3dph, which is within the range deemed acceptable for this location. Therefore, the density of the development is considered acceptable and compliant with planning policy.
38. Existing plot sizes vary within the locality from terraced properties to detached dwellings. As such taking into account the proposed density and character of the locality it is not considered that the number of dwellings proposed is unacceptable.

Character and Appearance

39. The Paragraph 126 of the NPPF 2021 states that the creation of high quality, beautiful and sustainable 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. It goes on to state that planning decisions should ensure that developments will function well, add to the overall quality of the area, be sympathetic to local character and history (whilst not discouraging innovation) and establish a strong sense of place. It also states that development that is not well designed should be refused.
40. 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.
41. 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.
42. Policy DP8 of the Local Plan Part 2: Detailed Policies states that 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 Limsfield), 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.
43. 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.
44. Policy CCW2 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 states that proposals for the sub-division of large residential properties to create a mix of one, two and three-bedroom dwellings to ensure the efficient use of land, subject to conforming to the other policies in the Neighbourhood Plan will be supported. Where appropriate such development shall protect and enhance the character of the existing building.
45. 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 nondesignated heritage assets and respect their significance and context.
46. Caterham, Chaldon and Whyteleafe Neighbourhood Plan Policy CCW4 relates to the 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
47. The site is located in an area that is entirely residential but where the properties to each side of Stanstead Road display a marked difference in their character. Those to the south side are set below the level of the road and appear to date from the same period. They have a fairly regimented alignment with the properties north of the highway displaying a established staggered front building line, with regular spacing and set-backs, despite numerous modifications and newer more contemporary developments over time. The application site is located on the northern side of Stanstead Road which links Church Hill/Road with Whitehill Lane. The application site is larger in width than its adjacent neighbours along the northern side of the highway with a greater frontage than the general character. The siting of the existing property respect the existing front staggered building line and comprises of a two-storey detached dwelling with an attached single storey garage to the north eastern side.

48. The site lies within the Harestone Valley and therefore advice contained within the Harestone Valley Design Guidance is relevant to this proposal. The site lies within Character Area B which sits on the plateau edge and upper slopes on the wester side of the valley. The land drops steeply to the east, covered with woodland beyond. The southern approach to the area along Stanstead Road is heavily wooded with many mature trees around the few large properties. With regards to the townscape, the area has a consistent character, plots are regular and consistent in orientation with most boundaries being perpendicular to the road.
49. The proposed development would consist of the erection of x4 two storey houses in the form of two pairs of demi-detached buildings with accommodation in the roof space fronting onto Stanstead Road. In this instance, the development would result in backland development. The purpose of DP8 is to protect the character of an Urban Area and allow greater resistance to inappropriate backland development. Locally, there are other examples of backland development (such as the redevelopment of No.6 Stanstead Road) which provides a varied pattern of development which forms an intrinsic part of the established character of Caterham on the Hill. Whilst it is noted that neighbouring sites are mostly generously sized, the presence of backland development present in this surrounding area in Caterham on the Hill and therefore not an uncommon characteristic of pattern of development. This Policy also states that development should be appropriate to its surroundings in terms of size and scale and should not involve the inappropriate subdivision of the plot. In terms of plot sizes, whilst smaller in width than those properties immediately adjacent it is considered that the smaller plot sizes would not be uncharacteristic when looking at the local area as a whole and other recently built developments. The siting and orientation of the new dwellings within their plots would allow for sufficient separation to boundaries and amenity space along with areas of soft landscaping within the parking areas.
50. The sub-division of the site is not considered to result in overdevelopment, where appropriate separation distances are maintained to all boundaries. The dwelling would be set back between 15.3 metres and 21 metres to respect the building line and therefore comply with the Harestone Valley Design Guidance specifically in relation to layout in terms of retaining the existing building line and replicating similar separation distances between properties. The parking court to the front would significantly increase the level of hardstanding; however, sufficient soft landscaping has been incorporated within the frontage to soften the appearance and therefore avoid a cramped cluttered appearance. The specific requirements of soft landscaping can be secured through the imposition of an appropriately worded condition.
51. The design of the buildings would feature front gables, comparable to other nearby developments, along with dormer windows to the front and a gable end design. Block 1 would feature tile hung to part of the first floor and Block 2 would feature render to the first floor. Other materials would consist of brick to the ground floors and brown roof tiles to the roof. The height of the dwellings would measure a maximum of 8.6 metres, which would be 1.5 metres lower than the height of the existing dwelling.
52. Redevelopment of the site would moreover provide further cope to improve the overall appearance of the site and landscape quality of the site, which currently occupies a dwelling of no particular design merit, an overgrown front garden and poor-quality detached garage structure to the side of the existing dwelling.

53. It is considered that whilst the development would result in backland development, it would not be uncharacteristic of the area, and therefore is no objection in principle. The design and layout of the site is considered acceptable having regard to the residential area to which the site lies and would not result in overdevelopment or a cramped appearance. For these reasons, the proposal would not have significant impacts in terms of character and appearance and would therefore comply with the provisions of Policy DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies, Policy CSP18 of the Core Strategy, Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies CCW2, CCW3 and CCW4, CCW5 of the Harestone Valley Design Guide and the NPPF (2021).

Impact on Neighbouring Amenity

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 applied to new development proposals.

55. The above Policies reflect the guidance at Paragraph 130 of the NPPF 2021, which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.

56. The site is located within an established residential area where other properties adjoin each side of the site. The closest neighbouring properties directly adjacent are No.12A to the east and No.16 to the west side of the application site. Other neighbours are sited to the rear of the site and those opposite on the southern side of the highway.

57. In terms of plots 1 and 2, forming the left-hand pair of semi-detached dwellings, the building would be set just behind the front building line to No.16 extending to the rear along this boundary. The development would demonstrate a separation of 1 metre to this boundary. Whilst the staggered nature would result in the proposed dwelling projecting beyond the rear building line of this neighbour, the two-storey bulk would not exceed the 45-degree angle when taken from the middle of the first-floor rear window. There would also be a small single storey rear projection to this building, although given the modest depth of 2 metres, is not considered to result in significant harm to neighbouring amenity. As such, it is not considered that the proposed building of this scale and siting would significantly harm the neighbouring amenity of No.16 by reason of loss of light, overbearing or overshadowing effects.

58. Plots 3 and 4 form the right hand pair of semi-detached dwellings towards the eastern side of the site. The arrangement of this building would continue to respect the staggered nature and would not extend beyond the rear building line at No.12A. Noting that the front projection of No.12A comprise a single storey element to this dwelling, the first floor would extend approximately 3.5 metres forward of the existing two storey element to this neighbour. The built form itself would relatively fall in line and whilst closer to the boundary than the existing relationship, is not considered unacceptable. Third party comments raise concerns with regards to loss of light particularly in relation to the ground floor roof lights running the length of the dwelling. Given the orientation of the

proposed building and its relationship to this neighbour, it is considered that the additional built form closer to the boundary will have some impact light to these roof lights; however, is not considered significant to warrant a reason for refusal. The dwelling approved at No.12A was granted (in 2003) with one side roof light serving the ground floor study, since then the occupants have installed more roof lights to serve the garage conversion, living room and an additional roof light to the existing study. The proposal would be likely to have an impact on direct sunlight within the study in the neighbouring property in the afternoon and evening. However, it is considered that the dwelling would still receive a good amount of daylight at all times of the day and, as such, whilst the development would have an impact on the living conditions within the neighbouring property, this would not cause an overall reduction of living conditions to an extent that would justify the refusal of the application on that ground. It is also recognised that the development is not dissimilar to the approved application for extensions in 2018, albeit the flank would be larger and therefore not a direct comparison. It is therefore considered that the development is acceptable upon this neighbour.

59. Two side windows are proposed within the first-floor elevations of the proposed dwellings which would serve bathrooms. To prevent a loss of privacy to neighbouring properties it is considered necessary to require these to be obscurely glazed and fixed shut by condition. Rear windows within the proposed dwelling would be in direct alignment with those to the rear of Manor Avenue; however, as a separation distance more than 50 metres would exist it is considered that the proposal would not have an adverse impact upon the amenities of these properties in terms of loss of privacy. As a result of the proposed separation distances, staggered rear elevations, and siting in relation to neighbouring properties, it is not considered that the proposal would have an unacceptable adverse impact upon the amenities of neighbouring properties in terms of loss of light, outlook or privacy. As a result, the proposal is considered to comply with the Harestone Valley Design Guidance specifically in relation to relationships between buildings.
60. Third party comments have been raised within regards to increase in noise and general disturbances. However, taking into account the number of proposed dwellings and relationship of the proposal and access to neighbouring properties it is not considered that the development would result in a significant increase in noise, disturbance or light pollution to warrant refusal.
61. As set out above, the effects on all other nearby residents has been considered but, due to the scale, orientation and positioning of the development and the separation distances between properties, it is not considered that the living conditions of the occupiers of any other properties would be effected to an extent that would justify the refusal of the application.
62. For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and privacy of existing properties and therefore no objection is raised in this regard against Policy DP7 of the Local Plan Detailed Policies Part 2 (2014), Policy CSP18 of the Core Strategy (2008), Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies CCW2, CCW3 and CCW4, the Harestone Valley Design Guide and the NPPF.

Living conditions for future occupiers

63. Policy DP7 also requires that development provides acceptable living conditions for occupiers of the new dwellings. In terms of internal accommodation, the proposed dwellings would satisfy the minimum dwelling sizes set out in the Government's Nationally Described Space Standards. 40.
- The Technical housing standards – nationally described space standard 2015 sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
64. Proposals should provide a satisfactory environment for the occupiers of both the existing and new development, and appropriate facilities should be provided for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers); as well as facilities for the storage and collection of refuse and recycling materials which are designed and sited in accordance with current Council standards, avoiding adverse impacts on the street scene and the amenities of the proposed and existing properties.
65. Each dwelling would provide a gross internal area of 136m², all being identical in scale and layout. As a result, the proposed dwellings would all conform to the required space standards contained within the Nationally Described Space Standards with regards to internal floor space. The amenity areas of each dwelling are located to the rear of each property with side access. Each garden would have a width of approximately 5 metres with a length ranging between 23 metres and 30 metres. Given the scale and number of bedrooms, this is considered sufficient to serve the future occupants of the dwellings. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms associated with the dwelling.

Parking Provision and Highway Safety

66. 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.
67. 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.
68. The proposal includes a total of 11 parking spaces within the front parking court to serve all 4 dwellings. In order to comply with the Council's Parking Standards SPD, the application will need to provide three parking spaces per dwelling and in addition on eligible space is also required. In this instance, there is a shortfall of 2 spaces in total. When taking into consideration the sustainable location with regards to its proximity to bus stops (Caterham Dene Bus Stop – 0.2 miles and a 4-minute walk) and Caterham Train Station (0.5 miles and a 12-minute walk), it is not considered that the small shortfall would lead to significant parking pressures where a refusal would be warranted on these grounds. The applicant has also demonstrated vehicle tracking movements to ensure each vehicle could enter and leave site in a forward gear.

69. The development is therefore considered to accord with Policy CSP12 of the Core Strategy and Policies DP5 and DP7 of the Local Plan with regarding to highways safety and parking.

Flooding

70. One of the twelve land-use planning principles contained in the NPPF 2021 and to underpin plan-making and decision-taking relates to taking full account of flood risk. Paragraph 159 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'.
71. 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 of 1 hectare or greater in zone 1 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.
72. The impact of climate change on the global environment is recognised and flooding from surface water runoff is one of the main consequences. The planning system is expected to play a critical role in combating the effects of climate change by pursuing sustainable development and use of Sustainable Urban Drainage Systems.
73. The Local Lead Flood Authority were consulted during the process of the planning application. In the event that planning permission is granted, suitably worded conditions will be applied to ensure that a suitable surface water drainage scheme is properly implemented and maintained throughout the lifetime of the development

Renewables

74. Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. The planning statement confirms the use of solar power to achieve the minimum 10% savings. To ensure that the envisaged carbon emissions savings are achieved, in the event of an approval it would be considered necessary to impose a condition requiring the submission of further information relating to renewable energy technology implementation to and approved in writing by the District Planning Authority prior to the occupation of the development.

Biodiversity

75. 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.
76. 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.

77. SWT provided comments on the 11th April requesting further information prior to determination. The agent has provided the requested information and SWT have been re-consulted. We are currently awaiting revised comments in relation to the newly submitted details.

Landscaping and Trees

78. Policy CSP18 of the Core Strategy required 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 the Local Plan Policy DP7 required that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes the provision for retention of existing trees that are important by virtue of their significance within the local landscape.
79. 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.
80. The Tree Officer was consulted, and his comments are below:

"The proposal has been supported by an arboricultural report, which sets out the trees to be removed and retained, and how the retained trees are to be protected from harm during construction.

There are a total of 2 individual trees to be removed and 4 groups of trees. The tree removals include TG14 group which has been given a BS5837 'B' categorisation. In my opinion this is a generous assessment, as the trees are generally unremarkable specimens, but irrespective they do provide some screening value from the neighbouring property. It is not necessary to remove all these six trees for construction purposes, but rather to provide a useable garden space behind unit 4. I have no objection to that on the basis that significant replacement planting is indicated on the submitted landscaping plan.

It will also be necessary to remove a section of hedge on the frontage (TG16) and western boundary of the site. The loss of a portion of TG16 will be of some minor detriment of the street scene, but not to a degree where an arboricultural objection would be raised, and as domestic hedges cannot be statutorily protected, it could be removed at any time in any event. In my view sufficient hedging will remain to soften the development, and additional planting within the frontage will provide future amenity.

The trees to be retained (in particular T001) can be protected by means of tree friendly methods of construction, and as such, subject to the conditions listed below, I would raise no objections.

No development shall start until the tree protection measures detailed within the approved Usherwood Arboriculture Tree Protection Plan (UA/TPP1) and Arboricultural Method Statement have been implemented. Thereafter these

measures shall be retained and any specified methods of construction, 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.

Notwithstanding the details already submitted 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.”

81. This conclusion of the specialist is considered to be sound and therefore, subject to these conditions, no objection would be raised on the grounds of the impact on trees or landscaping.

Other Matters

82. Third Party comment pertaining to noise and pollution arising from additional residents and traffic movements are noted. It is recognised that the intensified residential use would generate greater movement of vehicles and the potential for more noise with increased domestic activities; however, the impact is mitigated to a certain extent by boundary screening (subject to condition) and is not considered so significant to warrant a reason for refusal in this case. The parking areas would be located centrally with the additional access road

running adjacent to No.3 Narrow Lane. Bearing in mind this access is mostly for use of the four dwellings to the rear of the site, the level of car movements are not considered to cause significant harm. A 1.8 metre close boarded fence is proposed to this boundary along with soft landscaping.

83. Third Party comments also reference comments made on a previous application. The previous application was for extension to the existing dwelling, and therefore assessed against relevant policies at time of submission. The applications are therefore not comparable and different policies, and legislation may be relevant. It is also noted that the contribution to the housing supply is an important consideration in this case, which has been elaborated within the report.

Conclusion

84. The Council is currently unable to demonstrate a 5-year housing supply and as such, Paragraph 11d of the NPPF becomes relevant. It sets out that planning permission in such circumstances should be granted unless the harm of doing so with significantly outweigh the benefits when looking at the policy context broadly set out in the NPPF.
85. Taking into account the proposed scale and massing, density and separation distances it is considered that the development would not have an adverse impact upon the character of the streetscene. Furthermore, due to the design of the proposal its relation to neighbouring dwellings it is not considered that the proposal would result in an adverse impact upon their amenities in terms of loss of light, outlook, privacy or result in a significant increase in noise and disturbance. Finally subject to conditions it is not considered that the proposal would result in an adverse impact upon highways safety and capacity and would comply with the Councils Parking Standards SPD. Details regarding renewable energies and landscaping could be secured by condition.
86. 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. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
87. 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 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 22-240-P001, 22-240-P003A, 22-240-P002, 22-240-P004A, 22-240-P005A, 22-240-P008, 22-240-P010A, 22-240-P011A, 22-240-P011A, 22-240-P012A, 22-240-P013A, 22-240-P014A, 22-240-P015A, 22-240-P016A, 22-240-P018A, 22-240-P009A received on 2nd

June 2023, 22-240-P017B, 22-240-P007D received on 5th June 2023. 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. No development shall start until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the Local Planning Authority to exercise control over the type and colour of materials, so as to enhance the development 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.

4. Notwithstanding the details already submitted 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 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

5. No development shall start until the tree protection measures detailed within the approved Usherwood Arboriculture Tree Protection Plan (UA/TPP1) and Arboricultural Method Statement have been implemented. Thereafter these

measures shall be retained and any specified methods of construction, 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.

6. The development hereby approved shall not be first occupied unless and until the existing access from the site to Stanstead Road has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

7. Prior to first occupation the proposed vehicular access to Stanstead Road shall be constructed and provided with visibility splays 2.4 x 43 m and a means within the private land of preventing private water from entering the highway, in accordance with the approved plans (Drawing No. 22-240-P007 rev D) and thereafter the maximum achievable visibility zones shall be kept permanently clear of any obstruction over 0.60m high.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

9. The development hereby approved shall not be occupied unless and until the proposed dwelling is 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: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

10. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

11. The drainage system shall be installed in accordance with the Proposed Drainage Strategy, DC Architects, May 2023, revision A, drawing no: 22-240-P018 subject to successful soakage test results. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the development does not increase flood risk on or off site and is maintained for the lifetime of the development.

12. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in Preliminary Ecological Appraisal dated the 21st September 2022 and the Bat Survey Report dated the 19th June 2023.

Reason: To ensure that the ecological interests of the site and any protected species are adequately safeguarded throughout the development, 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.

13. No development shall start until details demonstrating how the development would satisfy the 10% reduction of carbon emissions through renewable resources have been submitted to and approved in writing by the Local Planning Authority. The renewable energy provision shall thereafter be implemented and 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 Policy CSP14 of the Tandridge District Core Strategy 2008.

14. Before the development hereby approved is occupied the first-floor side windows 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

15. 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 dwelling(s) hereby permitted under Classes A, B and/or C shall be carried out without the express permission of the Local 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.

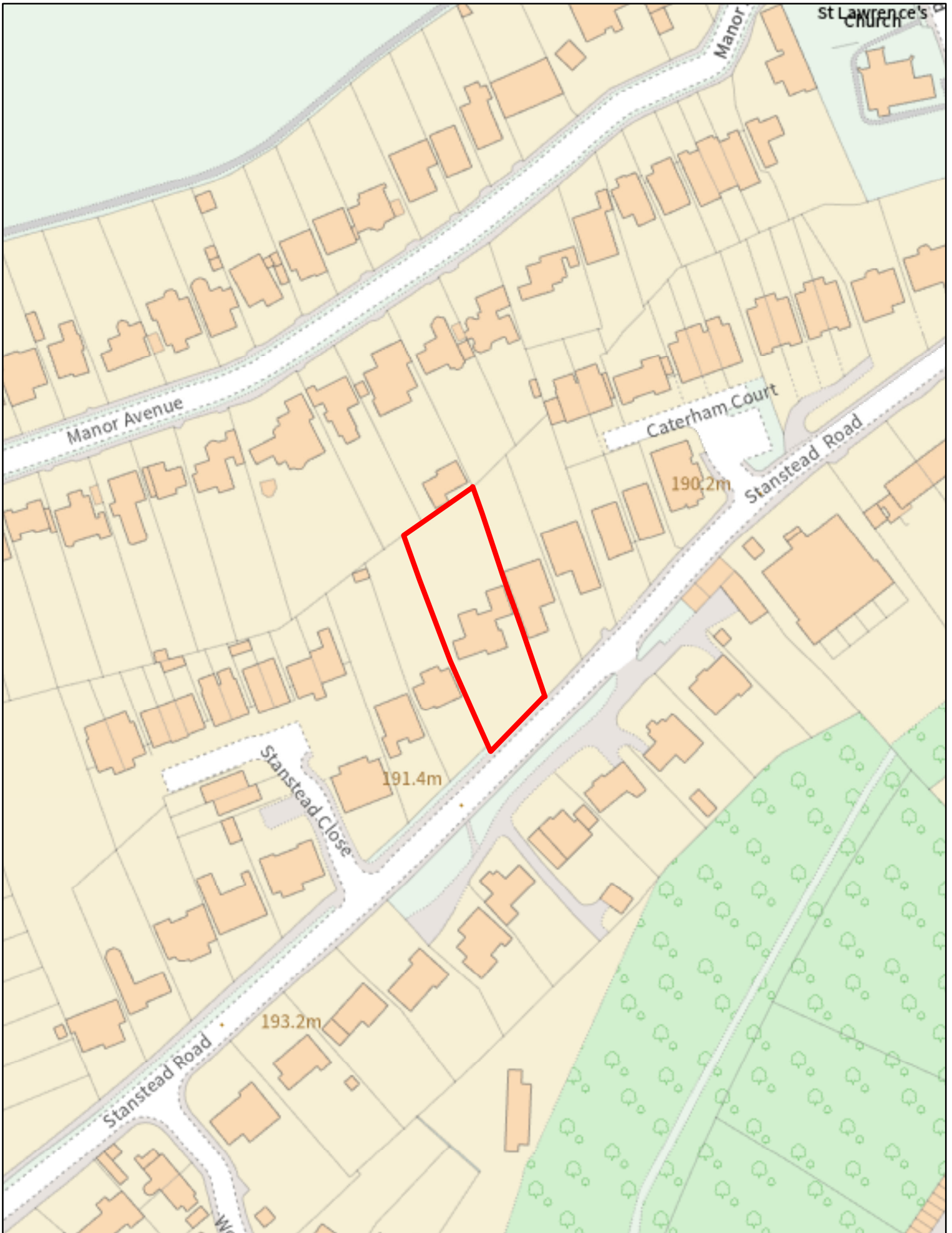
Informatives:

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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-drop-ped-kerbs
4. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
5. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
6. The owner/developer will need to make adequate provision for containers to be stored individually for each of the individual properties and presented for collection at the edge of the access road for collection at Stanstead Road.

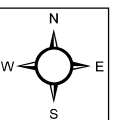
7. Each property requires sufficient space for; 1 x240 litre recycling bin, 1x180 litre refuse bin, 1 x23 litre food waste caddy and 1 x 240L garden waste bin which is an optional paid subscription service. These can be purchase from Tandridge District Council. Allow 6 weeks before occupancy so the containers can be order, paid for and delivered.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan Part 2 – Detailed Policies 2014 Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22, Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Policies CCW1, CCW2, CCW3, CCW4, CCW5, the Harestone Valley Design Guide 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.



14 Standstead Road
Caterham
CR3 6AA



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ITEM 5.3

Application: 2023/331

Location: 1-21 Stychens Close, Bletchingly, Surrey, RH1 4NY

Proposal: Construct a permeable hard standing for the storage of communal general waste and recycling bins, widening of the access gate and the path to the road.

Ward: Bletchingley and Nutfield

Constraints – AGLV, Area of High Archaeological Potential, ASAC, Biggin Hill Safeguarding, Conservation Area, Defined Village within the Green Belt, Gatwick Birdstrike, Gatwick Safeguarding, Redhill Safeguarding, road_local a - high street, road_local d - stychens close, source_protection_zones 3

RECOMMENDATION:

PERMIT subject to conditions

1. This application is reported to Committee because the site is Council owned land.

Summary

2. The proposal would represent an appropriate form of development within the Defined Village within the Green Belt and therefore the principle of the development is acceptable.
3. The proposal would not detract from the character of the area nor, due to its limited views from a public area and the existing development it is set against, would it harm the character or appearance of the Conservation Area.
4. The proposal would not be harmful to the residential amenity of the neighbouring properties and, subject to a condition requiring an arboricultural method statement being submitted and a 'no dig' solution, it would not be harmful to the adjacent trees.
5. Consequently it is considered that the proposal would accord with the requirements of the NPPF and with the policies contained in the Development Plan. It is therefore recommended that planning permission is granted.

Site Description

6. The site comprises a mixture of single, two and three-storey residential blocks containing 21 flats and their associated gardens, access and car parking. The site lies within Bletchingley, a defined village within the Green Belt and within the Bletchingley Conservation Area. The site falls within an Area of Archaeological Potential.

Relevant History and Key Issues

7. The relevant planning history is as follows;

GOR/7229A - ERECTION OF 21 FLATS WITH CAR PARKING SPACES
Approved

95/536 - Erection of satellite dish to front elevation. Approved (full) 10/08/1995

97/1211 - Retention of shed. Approved (full) 03/11/1998

2005/625 - Installation of satellite dish to front elevation. Approved (full) 11/07/2005

2010/147/TCA - Fell 1 prunus Approved By Letter 01/04/2010

2013/729/TCA - Fell 1 elm. cut back branches on eastern side of 1 maple to clear property & leave branch length of 6m Approved By Letter 03/07/2013

2014/1933/TCA - T1 & t2 (pinus): crown clean by removing dead, diseased, dying, broken, hanging branches & stubs throughout the crown. t2 (pinus): remove damaged/hanging secondary branches as detailed within application photographs and if necessary from aerial inspection reduce primary branch back to secondary tear out Approved By Letter 12/01/2015

2016/946/TCA - Group G2 - Mixed species: Crown lift over communal garden to a height of 3m above ground level.

T3 - Sycamore: Fell Approved 07/07/2016

2020/1607/TCA - Conifers on bank - Fell

Self-seeded Sycamore - Fell to ground level.

Overhanging Sycamores - Overall crown reduction of approximately 20% volume, away from buildings and overhead cables whilst maintaining shape. (Please refer to pictures provided) Approved 21/10/2020

2020/2201/TCA - Scots Pine - Reduction of two hazard beams, by up to 50%, over car park area. Removal of any deadwood throughout crown of both trees. (Please refer to photo provided) Approved 19/01/2021

8. The key issues for this application are the principle of development, acceptability in terms of character and appearance, impact on neighbouring amenity, heritage and highway safety. Each of these will be addressed in the report below.

Proposal

9. This application seeks approval for the construction of a 7.5m-long by 3m-wide permeable block-paved hardstanding to be used for communal general waste and recycling bins storage. The proposal also includes the widening of the access gate and the path to the road. This will be widened by 0.6m. Also included within the proposal is the installation/extension of a 0.9m tall handrail adjacent to the path to the front of the property and surrounding the hard surface.

Development Plan Policy

10. Tandridge District Core Strategy 2008 – Policies CSP1, CSP18
11. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP12 and DP20
12. Limpsfield Neighbourhood Plan 2019 – Not applicable
13. Woldingham Neighbourhood Plan 2016 – Not applicable
14. Caterham, Chaldon and Whyteleafe Neighbourhood Plan – referendum version (Regulation 18) (2020) – Not applicable

15. Emerging Tandridge Local Plan 2033 – Policies – TLP01, TLP02, TLP04, TLP06, TLP10, TLP12, TLP18, TLP19, TLP35, TLP45, TLP47, TLP50

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

16. Tandridge Parking Standards SPD (2012)
17. Tandridge Trees and Soft Landscaping SPD (2017)
18. Surrey Design Guide (2002)

National Advice

19. National Planning Policy Framework (NPPF) (2019)
20. Planning Practice Guidance (PPG)
21. National Design Guide (2019)

Statutory Consultation Responses

22. Bletchingley Parish Council – No representations received.
23. SCC Archaeology – Although the proposed development is within an Area of High Archaeological Potential defined around the historic core of Bletchingley, the proposed hard standing is relatively small, of limited below ground impact and in an area likely to have been subject to recent disturbance. As such, I have no archaeological concerns.

TDC advice

24. Principle Tree Officer: These trees are protected by virtue of the conservation area and they do contribute to its generally verdant character, as well as affording general amenity to the local area.

If the proposed hard standing is constructed in a conventional fashion as described, then this has the potential to harm the underlying roots of the adjacent trees, through severance if any excavation is required and/or by compaction of the soil, which kills roots. As such I would recommend that the following condition is applied.

No dig surfacing near to trees

Notwithstanding the details already submitted, no development shall start until an arboricultural method statement; to include details of hard standing construction works within the root protection area of the adjacent protected trees has been submitted to and agreed in writing by the Local Planning Authority. These details shall include existing and proposed levels, a full specification for a no dig 3D cellular confinement system, permeable wearing course and non-invasive edging/retention detail in accordance with BS 5837:2012 which has been designed to prevent harm to the roots of the trees. 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.

Third Party Comments

25. Neighbour Letters: One representation not raising objection to the application but raising the following points (summarised):
- Perfect for both discussing location and ease of access
 - Question over impact of handrail on access to Stychens Close.

Assessment

Procedural note:

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF at paragraph 12 asserts that it 'does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise'.
27. The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in 2021. However, paragraph 219 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF document. Instead, due weight should be given to them in accordance to the degree of consistency with the current NPPF .

Location and principle of development

28. The site is within a Defined Village in the Green Belt as defined by the policies of the Tandridge Local Plan: Part 2 – Detailed Policies. Policy DP12 set out that development will be permitted in the defined villages subject to the meeting a list of acceptable development. This list includes;
2. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling; Or
6. Any other form of development that is defined by the NPPF as not being inappropriate in the Green Belt.
29. With regards to the NPPF Paragraph 149 sets out that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt. It however list exceptions which includes;
- e) Limited infilling in villages.
30. Paragraph 150 also sets out that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These include:
- b) engineering operations;
31. The proposal seeks approval for the construction of a permeable hard standing, widening of the access which includes enlarged gate and widened path and the erection/extension of handrails. These works would be engineering operations

which are an appropriate form of development within the Green Belt, subject to meeting the test of preserving openness. Taking into account the scale of the development and its setting within a defined village the development is considered to preserve openness. The proposal would therefore be in accordance with Policy DP12 (6) of the Tandridge Local Plan: Part 2 – Detailed Policies and Paragraph 150 (b) of the NPPF.

Character and Appearance

32. 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.
33. 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.
34. 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.
35. The proposed hard standing is to be located to the west of the southernmost block which fronts onto Stychens Close. It proposes a permeable block-paved surface. The area to the west of this block is currently enclosed by a close-boarded fence which will remain following this proposal. This area of hard standing would therefore not be readily visible from the public domain and would not impact on the character or appearance of the area. The widening of the gates and access path and extension of the handrail would be visible within the public realm. These are however seen in context with the existing gate, path and handrail to be replaced/extended. It would therefore not result in any significant change to what is currently on site. This element of the proposal would therefore not result in harm to the character or appearance of the area.
36. Overall the proposal will not detract from the character of the area or street scene to accord with the requirements of Policies DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies, Policy CSP18 of the Core Strategy and Paragraph 130 of the NPPF.

Heritage

37. The application site lies within the Bletchingley Conservation Area and therefore the impact on this heritage asset must be carefully considered.
38. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for a development which affects a listed building or its setting, the local planning authority should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

39. Local Policy DP20 sets out that;
- A) There will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. It continues that;
 - B) In all cases the applicant will be expected to demonstrate that: 1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and 2. Where relevant the works are the minimum necessary to meet other legislative requirements. Finally;
 - C) With the granting of permission or consent the Council will require that: 1. The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and 2. In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate.
40. Paragraph 202 of the NPPF requires that when a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
41. Paragraph 206 of the NPPF sets out that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. It continues at Paragraph 207 that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
42. The application site sits to the western section of the Conservation Area designation which continues some 70m further west of the site to the boundary with Little Common Lane. The Bletchingley Conservation Area Appraisal (2002) identified elements of the conservation area of importance. With regards to the application site it sets out that, *The flats (Stychens Close) unfortunately do not enhance this corner of the conservation area and do not provide a strong sense of enclosure. The character of this part of the conservation area has presumably changed significantly since it was assessed for inclusion, now feeling more like a square than the tight linear development of before (as shown on the 1869 map). Front boundaries are a feature of the area, and the introduction of a low picket-type fence or railings could improve the appearance of the flats.* This therefore does not suggest that the application site forms part of its significance.
43. As discussed within the character section above the proposed hard standing is not readily visible within the public realm. Whilst the gates, widened path and

hand rail would be visible from the Conservation Area it would be seen in context of the existing residential block and replace the gates and handrail in similar but extended/enlarged form. The proposal is therefore considered to be in keeping with the character of the existing development and whilst not enhancing the Conservation Area would not result in substantial change to harm the character or appearance of the Conservation Area, nor would it harm any part of its significance.

44. The proposal is considered to be acceptable in relation to the impact on the Bletchingley Conservation Area and to accord with the requirements of Policies DP20 of the Tandridge Local Plan: Part 2 - Detailed Policies and Paragraphs 195-206 of the NPPF.

Residential Amenity

45. 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.
46. The proposal will provide a new hard standing for use as a refuse storage area, enlarged gate, path and handrail. Whilst in close proximity to residential properties, given its modest scale, it is not considered to harm the neighbour's residential amenity in terms of loss of light or overbearing impact. The use of the site for the storage of refuse may result in some noise for the adjacent neighbours however is not considered to be harmful to a degree to result in a significant impact on the amenity of the neighbouring properties. The proposal would therefore accord with the requirements of Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

Trees

47. The application site does not contain any trees subject to a tree preservation order however the trees within the area are protected by way of Conservation Area designation. The proposal does not seek to remove any of the adjacent trees but will result in works within their root zones. This impact therefore needs to be considered.

48. 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.

49. 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.

50. Further guidance on the consideration of trees in relation to development is provided within the Tandridge Trees and Soft Landscaping SPD (2017).
51. The Council's Principal Tree Officer considers that the trees to the west of the site contribute to the Conservation Area's generally verdant character, as well as affording general amenity to the local area. He comments that if the proposed hard standing is constructed in a conventional fashion as described, then this has the potential to harm the underlying roots of the adjacent trees, through severance, if any excavation is required, and/or by compaction of the soil, which kills roots. To mitigate this potential impact he has suggested a condition to require an arboricultural method statement be submitted and agreed before the commencement of works which should include details of a 'no dig' solution to avoid damage to the adjacent trees. This is considered to be reasonable in the interest of the protection of trees and has been included as a condition.
52. Subject to the outlined condition the development is considered to comply with the requirements of Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008) with regards to impact on trees.

Archaeology

53. Local Plan Part 2 Detailed Policies Policy DP20 requires that; D) Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment.
54. The application site lies within a County Site of Archaeological Potential and therefore the impact on archaeology needs to be considered. The applicant has not undertaken an archaeological desk-top assessment however the site is previously disturbed land, being part of an existing residential development. The County Archaeologist has been consulted and comments that although the proposed development is within an Area of High Archaeological Potential defined around the historic core of Bletchingley, the proposed hard standing is relatively small, of limited below ground impact and in an area likely to have been subject to recent disturbance. As such he has no archaeological concerns.
55. In light of this the proposal is not considered to offend the requirements of Policy DP20.

Conclusion

56. The principle of the development is considered acceptable with the proposal being an appropriate development within a defined village in the Green Belt. The proposal would also not adversely affect the amenities of neighbouring properties nor would the proposal have a detrimental impact upon the character and appearance of the building or the surrounding area or impact on the significance of the Conservation Area. No harm is identified in any other respect. As such, it is recommended that planning permission be granted subject to conditions.
57. The recommendation is made in accordance with the NPPF and the 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.

58. 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 23/T/SC/04, 23/T/SC/05, Site Location Plan and Site Location Plan with detail dated 15th March 2023. 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 an arboricultural method statement; to include details of hard standing construction works within the root protection area of the adjacent protected trees has been submitted to and agreed in writing by the Local Planning Authority. These details shall include existing and proposed levels, a full specification for a no dig 3D cellular confinement system, permeable wearing course and non-invasive edging/retention detail in accordance with BS 5837:2012 which has been designed to prevent harm to the roots of the trees. 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.

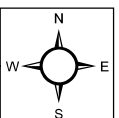
Informatives

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, CSP18, Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP12 and DP20 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.



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