

ITEM 5.3

Application: 2022/1638

Location: Hollow Lane Garages, Hollow Lane, Dormansland, Surrey, RH7 6NT

Proposal: Demolition of existing garages and construction of one bungalow and one building containing five apartments. New parking court at New Farthingdale.

Ward: Dormansland and Felcourt

Decision Level: Committee

Constraints – area of great landscape value, areas of special advertising consent, ancient woodland(s) within 500m, Defined Village in Green Belt, gat bird strike yes Gatwick bird strike zone, Gatwick Safeguarding 90m, TDC legal land terrier 9/26, C Road Class, risk of flooding from surface water – 100, rights of way footpath 610, special protection area(s)

RECOMMENDATION: Permit subject to conditions

1. This application is reported to Committee as the application site is Council owned land and the application has been submitted on behalf of the Council.

Summary

2. Planning permission is sought for the development of two pieces of land to the rear (west) of 135-139 and 1 and 2 St Claire Cottages, Hollow Lane and to the south of 77-93 New Farthingdale. The two main parts of the site are linked by a footway. The proposal would result in the demolition of the garages located to the west of Hollow Lane and the construction of an apartment building which would accommodate 5 flats, each with two bedrooms, along with one detached bungalow. This would be sited on land immediately adjacent to the rear of 1 and 2 St Claire Cottages. This part of the development site would also accommodate 14 parking spaces. The further 16 parking spaces would be sited on land located south of 77 and 83 New Farthingdale.
3. It is considered that the development would not harm the character and appearance of the area, nor would it harm the amenities of nearby residents, and is acceptable in principle given the built-up context of the site and surrounding area. The development is considered to be acceptable in terms of housing mix, renewables, drainage, highways and impact on trees.
4. Consequently, it is considered that the proposal would accord with the requirements of the NPPF when taken as a whole and with the policies contained in the Development Plan. There are no adverse impacts of the proposed development which would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Therefore, it is recommended that permission is granted subject to conditions as outlined.

Site Description

5. The application site comprises two pieces of land located to the rear (west) of 135 to 139 and 1 and 2 S Claire Cottages, Hollow Lane and to the south of 77-83 New Farthingdale. The two main parts of the site are linked by a footpath which also

forms part of the application site. The application site is within Dormansland which is designated as a "Defined Village" within the Green Belt.

6. The site at New Farthingdale consist of a large grass verge surrounding by semi-detached properties, a footpath runs between No.85 and 87 New Farthingdale which provides access to the other part of the site which comprises of a garage court; this land is set slightly lower than the site at New Farthingdale. This part of the site is hard surfaced with a combination of tarmac and concrete.
7. The land surrounding the site is mostly in residential use and has a somewhat suburban character, reflecting its edge at the settlement of Dormansland. The character of the locality changes in close proximity to the site, being far more rural to the east where the settlement makes way to the countryside.

Relevant History

8. Application GOR/228/68 proposed 24 garages and was approved. Application GOR/568 and subsidiary applications A to D related to the surrounding developments of Hollow Lane and New Farthingdale, all being approved between 1952 and 195

Proposal

9. Planning permission is sought for the development of two pieces of land to the rear (west) of 135-139 and 1 and 2 St Claire Cottages, Hollow Lane and to the south of 77-93 New Farthingdale. The two main parts of the site are separated by a footway. The proposal would result in the demolition of the garages (18) located to the west of Hollow Lane and the construction of an apartment building which would accommodate 5 flats, each with 2-bedrooms, along with one detached bungalow. The bungalow would be sited on land immediately adjacent to the rear of 1 and 2 St Claire Cottages. This part of the development site would also accommodate 14 parking spaces. The further 16 parking spaces would be sited on land located south of 77 and 83 New Farthingdale.
10. The apartment block would cover a total footprint of 200sqm with two flats at ground floor, two flats on the first floor and one flat within the loft space. Four of the flats would be served by front facing balconies with privacy screens and all side windows would be obscured glazed. The height of the building would measure a maximum of 10 metres, with a barn end designed roof where two dormer windows would be positioned within the front roof slope.
11. The bungalow would be located north of the site, in the section to the rear of No.1 and 2 St Clair Cottages. The bungalow would have an 'L' shape layout with a maximum height of 4.8 metres, the floor area would total 71sqm.

Key Issues

12. The key issues for this application are the principle of development, acceptability in terms of character and appearance, impact on neighbouring amenity and highway safety. Other considerations include renewable energy and ecology. Each of these will be addressed below.

Development Plan Policy

13. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP7, CSP12, CSP14, CSP17, CSP18, CSP19
14. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP9, DP10, DP12, DP19, DP21
15. Woldingham Neighbourhood Plan (2016) – Not applicable
16. Limpsfield Neighbourhood Plan (2019) – Not applicable
17. Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Not applicable
18. Emerging Tandridge Local Plan 2033.

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

19. Tandridge Parking Standards SPD (2012)
20. Tandridge Trees and Soft Landscaping SPD (2017)
21. Surrey Design Guide (2002)

National Advice

22. National Planning Policy Framework (NPPF) (2021)
23. Planning Practice Guidance (PPG)
24. National Design Guide (2019)

Consultation Responses

25. *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. No part of the development shall be commenced unless and until the proposed vehicular and pedestrian access to Hollow Lane and New Farthingdale has been constructed and provided with a means within the private land of preventing private water from entering the highway, in accordance with the approved plans (Drawing No. 28121-PD110 Rev M).
 2. 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.
 3. The development hereby approved shall not be occupied unless and a minimum of 50% of all available parking spaces, are provided with a fast charge Electric Vehicle charging point (No.1 visitor parking and No.1 disabled parking bay inclusive) (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply). To be

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.

4. 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. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.”
26. *Dormansland Parish Council* – “Dormansland Parish Council acknowledge very small changes to the profile of the building plans but still have the same concerns as to the initial application and repeat their objection to these plans and recommend the same ideas as previously suggested, additionally the need for a Construction Management Plan is highlighted. Whilst welcoming plans to develop this derelict site the Dormansland Parish Council object to this proposal. DPC has considered the many concerns reported by the residents and asks that alternative plans be considered that would be in keeping with the surrounding area and have less impact on neighbouring properties and crucially to address the parking issues in the area which have been understated in the transport assessment. It is suggested that small terrace of two storey houses with their own amenity space would be more appropriate. In summary the concerns with regards to the current application are as follows: The block of flats would be dominant and overbearing causing loss of amenity to surrounding properties which would be overlooked. The surrounding properties are significantly lower in height than the proposed block, which will be more dominating because of the slope of the land. This style of accommodation is completely out of keeping with immediate area and indeed the entire village. The parking assessment has failed to recognise the existing parking pressure around New Farthingdale Green where some vehicles are currently regularly parking on the grassed area causing damage. The 8:00 start of the parking survey (para 3.8) would have missed a number of vehicles parked overnight in the garage area. The loss of green space to create a new parking court is regretted but recognised as necessary. The proposed area for 16 spaces retains a small grassed area that would be used as unauthorised spaces – it would be better to increase the parking areas of 20 spaces to avoid this. Conversion to parking bays of some of the grassed verges on Hollow Lane is another possibility to relieve the parking pressure that will inevitably result from the development of this area. DPC requests that a longer and more in depth parking survey, which includes the additional pressure from the school drop off and collections, be undertaken and would welcome being involved. Earlier consultation stated that the issue with the tight turning circle on the main New Farthingdale Green would be addressed. Currently large vehicles have to ride up onto the green in order to negotiate the turn. Confirmation is requested that this will be addressed as part of the creation of the parking area. The addition of a new bungalow with very few windows is felt to be insufficient light for the future occupants and will be surrounded by high fencing, further restricting availability to day light. The whole proposal offers insufficient amenity space for what is likely job or family accommodation.”
27. *Environmental Agency* – “We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.”
28. *Environmental Health* – “I can confirm that I have no objections on Environmental Health grounds.”

29. *Surrey Wildlife Trust* – “As per our letter dated 6th March 2023 (reference 406420/KB/001), the NPPF (2021) makes it clear (para 179) that plans should “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity*”. Loss or deterioration of a HPI would not therefore be in accordance with these objectives.

The Preliminary Ecological Appraisal submitted in support of this application states that a native species hedgerow is located along the northern boundary of the access road within the site. It appears that it is probable that this hedgerow contains 80% or over of at least four native woody species, and if so, it meets the criteria to be a HPI. It appears from the submitted Tree Constraints Plan that the western section of this hedge is to be removed. We therefore advise that any loss of this hedgerow should be compensated for by the provision of an equal or more length of hedgerow located elsewhere in the site. We also recommend that should the LPA be minded to grant planning permission, the LPA request details of how the retained HPI hedgerow will be adequately protected from development prior to commencement. This could be done through the implementation of a Construction Environment Management Plan (CEMP).”

30. *Local Lead Flood Authority* – “We have reviewed the submitted documents as listed above, the Applicant has considered the surface water flood risk to and from the site but has not suggested appropriate mitigation measures to inform the Planning Application. As the Applicant has not provided full details of the mitigation proposals we would suggest the following condition is included on the Decision Notice should permission be granted. Suggested Condition: The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG. Reason: To ensure the development does not increase flood risk on or off site.”
31. *Locality Team* – “I note the amended plan with double yellow lines and drop kerb and that the bitmac and manhole covers etc being suitable to withstand a 26T refuse vehicle, and that should be sufficient for collections to take place.”
32. *Contamination Officer* – “The southern testing desk study and site walkover is noted along with the conclusion that a site investigation is required. The following condition is recommended: At least 28 days before the development hereby permitted commences, a detailed written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and schedule of investigation shall be submitted to and approved in writing by the District Planning Authority. Before commencement of development above ground the scheme of assessment shall be carried out at such points and to such depth as the District Planning Authority may reasonably stipulate, including suitable consideration of Asbestos. All laboratory results shall be provided as numeric values in an electronic formatted spreadsheet in accordance with the standards of the *Government Guidance for Land affected by Contamination* A scheme for decontamination and validation shall then be agreed in writing by the District Planning Authority and the scheme as approved including provision of suitable soft landscaping where necessary shall be implemented before any part of the development hereby permitted is occupied.

Reason: This condition is essential to ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014”

Other Representations

33. Third Party Comments

- Car Park not sufficient for level of parking
- Lack of local infrastructure to accommodate
- Concerns with overlooking and privacy
- Height is excessively tall
- Entrance to site too narrow/inadequate
- Site behind garden boundary of neighbour and dominate view
- Development close to tree and root protection areas
- Request a revised overshadowing survey
- Inadequate highway safety survey and parking assessment
- Existing on-street parking issues
- No passing place on access road/access not suitable
- Concerns over drainage and flooding
- The design of the three-storey building is out of keeping
- Concerns over light pollution
- Concerns over access to existing access track along rear of New Farthingdale properties
- Parking will be displaced to nearby streets
- Highway safety concerns over visibility
- Light and noise intrusion
- Lack of safe space for people to drop kids to school
- Overdevelopment of site
- Parking solution is not suitable/does not accommodate for all displaced vehicles
- The building is too high/three storey building overbearing
- No provision for electric charging points
- Disturbances from housing development
- New parking will not benefit people who need them/how will it be managed
- Issues with increased traffic
- Removal of green reducing areas for children to play/loss of greenery
- Eco system will be distributed
- Construction traffic and disturbances
- Concerns over turning circle
- Lack of consideration for the community/lack of thought over proposal
- Change in views/outlook
- Bungalow is cramped and inappropriate
- Impact to water, sewage and flooding
- Apartment block is unattractive in its design
- Development contravenes CSP18 by harming amenity
- Ground levels impact overlooking
- Development is close proximity to primary school, concerns over safety of school children
- Development would set a precedent
- Tower block will dominate landscape
- Development does not fit it with its surroundings

- Not sufficient time to respond to letter and little engagement with community
- Concerns over removal of trees
- Facilities are not adequate locally

Assessment

Procedural note

34. 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 Framework document. Instead, due weight should be given to them in accordance to the degree of consistency with the current Framework.
35. In the absence of a five-year supply of housing, it is necessary to apply the presumption in favour of development as set out in paragraph 11 of the NPPF. For decision making, this means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
36. With regards to paragraph 11 (d) (i), footnote 7 explains the concept of those “specific policies” in the NPPF indicating that development should be restricted. In this regard, it is the case that the site is within the Green Belt but, as will be discussed below, this designation does not provide a clear reason for refusing the proposed development. Therefore, in line with (d)(ii) above, it is necessary to apply the test of whether any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits. This assessment will be undertaken at the end of the report.

Principle of Development

37. The site is located within a defined village in the Green Belt where Green Belt policies, including policy DP12 applies. This policy gives positive encouragement to infilling within an existing substantially developed frontage, but which does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area. It also gives encouragement to the partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling. In this particular case the site on which the proposed buildings would be erected cannot be described as one which is set within a developed frontage. However, it is previously developed land and as such its redevelopment is in accordance with policy DP12.
38. As well as involving the redevelopment of previously developed land, the scheme meets the NPPF objective of making the best use of land and meets the terms of policies CSP1 and DP1 as the site is within an already built up and sustainable location.

39. The proposal would result in a net gain of 6 units on the site. This would assist the Council in meeting its housing need. Therefore, the development accords with policies CSP2, CSP3 and CSP4 of the adopted plan. It also accords with the NPPF which seeks to substantially boost the supply of housing. Significant weight is given to this in the overall assessment of the proposal.

Housing balance, Mix and Density

40. Policy CSP7: Housing Balance sets out that all housing developments of 5 units and above are required to contain an appropriate mix of dwellings in accordance with current identified needs for particular areas. The Council's evidence base includes a Strategic Housing Market Assessment 2015 and its 2018 update.
41. The SHMA and its outputs are reflected in Housing Strategy Policy HS1: Market Housing, which is contained in the Council's most recent Housing Strategy (A Place to Call Home; 2019) which sets the direction for a variety of housing typologies. It has also informed emerging Local Plan policy TLP10: Responsive Housing Strategy.
42. This indicates that for most schemes the majority of housing should be provided in the form of houses (79%) rather than flatted accommodation (21%). However, it is recognised that in some instances the provision of flatted accommodation may be the most appropriate type of accommodation given other requirements e.g. the need to take into account an area's character. In terms of size, the SHMA highlights that the smallest need across the district is likely to be for 1-bed units (10%), with need for 2-bed units (across flats and houses) amounting to 26% followed by 29% need for 4+ bed-units and the greatest need for 3-bed units at 35%. When broken down for flats, it sets out a 38%/62% split between 1-bed and 2- or-more-bed units.
43. The scheme proposes a total of 5 flats with 2-bedrooms and a 1-bedroom bungalow. Whilst focussing on smaller units, the development would provide housing which there is indisputably a need for. It is therefore considered that the proposed development would provide a mix of housing which would meet the needs of the district and would therefore comply with Core Strategy CSP7.
44. Policy CSP19 of the Core Strategy requires development within rural areas to have a density between 30 to 40 dwellings per hectare, unless the design solution for such a density would conflict with the local character and distinctiveness of an area where a lower density is more appropriate.
45. The Council also needs to have regard to the NPPF 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.
46. The application site (excluding the parking court at New Farthingdale) would have a density of approximately 34 dwellings per hectare and therefore would fall within this range to accord with Policy CSP19.

Affordable Housing

47. Planning Policy (CSP4) sets a threshold of 10 units or more within rural areas. Given that this scheme is for 6 units, it is recognised that this does not trigger the threshold for the inclusion of affordable housing. However, it is recognised that the scheme would provide 100% affordable housing as set out within the submitted application form.

Character and appearance

48. The NPPF 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.
49. 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.
50. 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.
51. The existing character of the site can be described as suburban, being surrounded on all sides by residential development. The buildings on it provide garaging to serve the surrounding occupied dwellings. The garages are run down and detrimental to the overall visual amenity of the site which is of poor quality and fails to contribute to the appearance of the area. The buildings themselves are single storey, concrete panelled blocks set under a tin mono-pitched roof and the majority of the site is hard surfaced with vehicles sporadically parked.
52. The dwellings within the surrounding area are typical in appearance and construction with a residential area, mostly 2 storeys in nature with brown brick to the external elevation and tiles roofs. Locally, there are examples of properties which feature dormer windows and roof lights. Most properties are either semi-detached or terraced, although further south along Hollow Lane there are examples of larger detached dwellings of varying design and styles.
53. The proposal will involve the demolition of the existing garages and allow for the construction of an apartment building to serve 5 units with associated parking, and a detached 1-bedroom bungalow at the north of the site. It is also proposed to erect a car park at New Farthingdale to site displaced vehicles following the demolition of the garages. The proposed car park would provide a further 16 parking spaces.
54. The apartment building would be located reasonably centrally on site, approximately 17 metres from the northern boundary (between No.26/28 The

Meades), 7 metres from the eastern boundary (between 133-139 Hollow Lane), 11.5 metres from the southern boundary (between No.85 New Farthingdale) and 7 metres from the western boundary (between 83 New Farthingdale). The building would be orientated with its principal façade facing the north and rear elevation facing the south. The majority of parking to serve the apartment building would be located along the northern boundary with some spaces also provided to the south and west sides of the building. Between No.85 and the building there would be lawned amenity space landscaped to provide some privacy and a distinct boundary demarcation. Refuse and storage sheds would be located to the southeast side of the building. Whilst the massing of development in this section of the site will be substantially increased it will regenerate the area and improve its appearance to the benefit of its overall character. The building would be taller than its neighbours comprising of three floors; however, the design and roof form has been carefully designed to ensure that the second/loft floor is contained largely within the roofspace, thereby representing a building more akin to two storeys. The eaves would measure a height of 7.2 metres which is marginally greater than its neighbours. The application site itself varies in height, dropping from the south to north, and the gradient and varying levels has been taken into account when considering the character with it being considered that a building of this scale, massing and height is appropriate for this site and area.

55. The proposed materials to the apartment building would comprise of red multi-facing brick, red hanging tiles and matching roof tiles. Whilst traditional in nature, the use of red brick and tiles opposed to brown will result in the building standing out within the context of the site. However, the building would be set behind the row of properties fronting Hollow Lane and separated from New Farthingdale, the views to and from the site will therefore be largely obscured. The design of the building itself would comprise of a rectangular shape with most of the modelling to the principal elevation through the addition of balconies, dormer windows and material variations (hanging tile to the mid stepped in section). The rear of the building would remain fairly blank with limited modelling and, whilst this offers little contribution to the design, given the location of the site where each side is surrounded by other residential dwellings and various built form it is considered acceptable within the context of the site.
56. The proposed bungalow would be located to the north of the application site, directly to the rear of No.1 and 2 Clair Cottages. The bungalow would be the first building seen from the approach on the western side of Hollow Lane, infilling an irregularly shaped part of the application site. To the front of the bungalow would be parking, with an access ramp down given the dropping gradient of land on this side of the site. There would be a side access with a garden to the rear of the building. The bungalow is modest in scale with an appropriate height and roof form. There are other example of bungalows locally and the design and materials would reflect the typical appearance of such building. It is considered that the building can be accommodated at the site without appearing cramped or overdeveloped.
57. The development will involve soft landscaping to enhance the visual appearance of the site and mitigate the harsh impact of built form, planting will also be used to denote areas such as the amenity area to ensure that this will remain private for the occupants of the apartment building. The existing site currently offers limited soft landscaping with almost the entire site being covered by hardstanding of various forms and limited opportunity to alter this given the use for parking. The redevelopment of the site will therefore offer the opportunity for significant levels of soft landscaping which can be conditioned in the event of an approval.

58. The proposed parking area to New Farthingdale would significantly increase the level of hardstanding at an area that is currently undeveloped. A new access point would be created to the north of New Farthingdale to serve an area 15.5 metres by 20.7 metres which would provide 16 spaces to replace those lost through the removal of the garages along with parking for existing residents at New Farthingdale. The hardstanding would be contained within the existing grassed area where soft landscaping would continue to be present to all sides.

Whilst this proposal would result in a loss of an amenity area to the front of dwellings fronting this road, it is considered that the locality is well served by public amenity areas and, as such, the overall open character of the locality would be retained. The character of this part of the site would inevitably be different and more developed, but soft landscaping areas would be retained and provided to mitigate the visual impact as far as possible. As such, when considered as a whole and in addition to the benefit arising from the redevelopment of the existing garage and car parking area at the site, it is considered that the impact in this area is outweighed by the overall visual benefit to the wider site.

59. For these reasons, the scale and design of the development is considered to be acceptable and would not have a harmful impact on the character and appearance of the site and the surrounding area, thereby being of sufficient quality whilst also making appropriate use of previous developed land. For the above reasons the proposal would have an acceptable impact in terms of character and appearance and would therefore be contrary to the provisions of Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Core Strategy.

Residential Amenity

60. 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.
61. The above policies reflect the guidance at Paragraph 130 of the NPPF, 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.
62. The surrounding area is residential in character, where side and rear boundaries of neighbouring sites abut the plot. The existing site, as garages, are currently utilised by nearby residents where access is also provided through the site to the rear of properties along Hollow Lane and New Farthingdale. This access would be retained as a result of the development. The proposed arrangement of the site would therefore be different to the reasonably linear pattern of building within the immediate area. Along all sides of New Farthingdale and also along the most part of Hollow Lane, there is a fairly established building line. As such, given the arrangement of the site and its relationship to existing neighbours, any form of development is likely to be in view and change this relationship.
63. In terms of the apartment building, the development would be closest to the neighbours at No.83 and No.85 Farthingdale. The building would be positioned approximately 7 metres from the western boundary with No.83 (noting that this

property is a bungalow) and set behind the rear building line of this neighbour. The apartment building will therefore be in view from the rear outlook of this property and amenity space. However, the positioning of the building would ensure an adequate degree of separation between the built form and this boundary. Moreover, the roof design and a reasonably low eaves (for such a development over three floors) would mitigate overbearing harm. The building is set far enough away to not result in significant harm whilst the hedge along this boundary would be retained to protect privacy. The side facing windows to the western elevation of the proposed apartment building would be conditioned to remain obscure glazed and fixed shut to ensure that no adverse overlooking could result from the proposal to this side.

64. It is noted that the location of the building was moved following Officer comments to increase the separation from the southern boundary to approximately 11.5 metres (when measured from the midpoint). Whilst the rear elevation would be in direct alignment with the side boundary of No.85 along a substantial proportion of the garden depth, the adequate separation along with soft landscape would reduce the impact of the built form and is therefore not considered to result in significant overbearing or overshadowing impacts. It is also noted that due to the site gradient, this neighbour is located on higher land where the building would appear smaller in height from the nearby property. The internal arrangement of the building is such that all bedrooms at ground and first floor would be located to the rear. Whilst the separation between the rear facing bedroom windows and side boundary to No.85 is limited, the usage of the rooms are likely to be less intense than a living room or kitchen and at ground floor and soft landscaping could be used to obscure some views. The significance of this impact would therefore only result in limited harm and not harm to an extent that would make the living conditions of neighbouring occupiers unacceptable.
65. The rear boundaries of properties at Hollow Lane, namely 139-133, would abut the application site. The orientation of the apartment building is such that the side flank would face these rear boundaries where there are existing trees to be retained. Given the separation of approximately 27 metres from the rear building line and proposed apartment block, overshadowing or overbearing impacts would not be considered significant. Likewise, to the western flank, all windows would be obscure glazed and fixed shut to mitigate harm arising with regard to overlooking and privacy.
66. The apartment block would demonstrate the largest separation to the north boundary of 17 metres, with a total in excess of 30 metres to the rear building line of No.26 and 28 The Meades. The principal elevation would consist mostly of primary openings serving living spaces, along with 4 balconies/terraces to serve the ground and first floor units. Local Plan Detailed Policies DP7 requires a minimum separation of 22 metres between principal windows, in this case the policy is met and considered an acceptable relationship taking into account topography.
67. The bungalow to the northern corner would occupy a small space to the rear of No. 1 and 2 Clair Cottages. The bungalow would also fall adjacent to the side boundary on No.28 The Meades. Whilst the bungalow would have limited separation to these neighbouring sites, the scale would be modest with a height more akin to an outbuilding. The use of this part of the site would be greater with the rear garden area utilised for the occupants of the dwelling. However, given that the building would serve a 1 bedroom unit, in a residential area where general neighbourly disturbances are common, it is not considered that the bungalow would significantly result in harm by reason of overbearing, overshadowing or

noise disturbances to such degree where a refusal could be warranted. The building would remain single storey with few openings where overlooking is not considered a concern.

68. The proposed parking court to New Farthingdale would be located to the front of the dwellings along the end side of the cul-de-sac and therefore impact the outlook for these neighbours. However, given the limited built form, this element of the development is not considered to significantly harm amenity of these occupiers. The rearrangement of parking and displacement from the garages will result in parking where there currently is none, although parking to the front of properties is not uncommon within residential areas and in this case, a parking area to the front grassed area within the road is not considered to harm amenity. The use will be greater, although not uncommon within residential areas.
69. The proposal is not considered to result in a significant impact on the residential amenity of the adjoining neighbours in terms of loss of light, being overbearing or loss of privacy. The proposal would therefore accord with the requirements of Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

Living conditions for future occupiers

70. Policy DP7 also requires that development provide acceptable living conditions for occupiers of the new dwellings. 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.
71. 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.
72. The proposed bungalow (as show on the submitted drawings) would have a gross internal floor space (GIA) of approximately 58sqm. As a result, the proposed bungalow would conform to the required space standards contained within the Nationally Described Space Standards with regards to internal floor space. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms associated with the bungalow and the garden area provided to the rear of the building is considered sufficient.
73. The apartment building would serve the 5 remaining units and have a gross internal floorspace of between 71sqm and 86sqm. As a result, the proposed flats would conform to the required space standards contained within the Nationally Described Space Standards with regards to internal floor space. The fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms and outdoor amenity would be provided to the south of the building. Four of the five flats would also benefit from a front facing private balcony or terrace.

74. Given the above conclusion the quality of the accommodation is considered acceptable on balance.

Parking Provision and Highway Safety

75. 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.
76. The proposal seeks to redevelop the site, demolishing 18 existing garages and replacing with 6 residential units, 5 of which would be within an apartment building and one detached bungalow. The proposal incorporates the development of an area within New Farthingdale to provide parking to serve the displaced vehicles. The key issues to consider in relation to highway safety are therefore whether the redevelopment of the site will remain acceptable in terms of traffic generation, whether there is sufficient parking available along with consideration of such as impact of the construction on the nearby road network.
77. The County Highway Authority has reviewed the revised plans and raises no objection with regards to highway capacity, safety and access. Their comments can be found above. It is also noted that third party comments have raised concern with the access and the fact that there is no passing point, this is noted; however, the relationship is existing where the road provides access to 18 garages which has the potential to be utilised to a similar capacity to the proposed development.
78. In support of the application on highways grounds the applicant has provided a Transport Statement produced by GTA dated July 23. The statement takes into account the existing situation, local and national transport policies and considers the likely transport impact of the proposed development. The results from the completed parking survey have demonstrated that despite the proposed loss of the garages, there is sufficient parking space for the 9 displaced cars (average taken from the survey) within the proposed scheme. This has been reviewed by the Highway Authority and is considered that there are no unacceptable highway or transport impacts as a result of the proposed development.
79. With regard to trip generation, the development is likely to increase in trip generation due to the increase in the number of residents the development would generate; however this is considered within the transport statement to not result in a material impact on the highway network. The increase trip generation is therefore not considered to be significant to result in a severe impact upon the local highway network as is the relevant test within the NPPF.
80. Parking provision should be provided in accordance with the parking Standards set out in the Councils SPD. In this case, a total of 11 allocated or 9 unallocated for the proposed development. In conjunction with this, some efforts should be made to replace the parking lost as a result of the demolition of garages. In this case, 14 spaces are provided to serve the apartment building and bungalow and the parking court at New Farthingdale would provide a further 16 spaces. The development would therefore comply with the parking Standards as set out in the Councils SPD.
81. Subject to the inclusion of the aforementioned planning conditions, it is assessed that the proposal would not negatively impact upon highway safety and as such

comply with the provisions of Core Strategy Policy CSP12 and Local Plan Policies DP5 and DP7.

Renewables

82. Policy CSP14 of the Core Strategy requires the installation of on-site renewable energy generation which would reduce the carbon dioxide emissions of the dwellings by a minimum of 10%.
83. The applicant has submitted an Energy Statement produced by SRE. This report sets out the energy strategy for the development including passive and active design measures to seek to achieve net zero carbon on site. Specifically with regards to renewable energy both Air Sources Heat Pumps and Photovoltaic panel arrays are proposed which will achieve in excess of the 10% required by Policy CSP14. As such, the proposal would comply with and exceed the requirements of Policy CSP14 of the Core Strategy.

Biodiversity

84. Paragraph 174 (d) of the NPPF requires that development should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
85. 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.
86. 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.
87. The redevelopment of the site will result in the loss of some trees on site; however, the submitted Arboricultural Implications Report summarises that *'Both silver birch no. 5 and G8 are small specimens of species of limited ultimate life span. Additionally, these trees are only publicly visible from narrow views down the access road from Hollow Lane. As such, removal would have a negligible impact on the character of the local landscape.'* As such, the trees proposed to be removed are of little value whilst the larger more important trees would be retained. It is recognised that plans should *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity"*. Loss or deterioration of a HPI would not therefore be in accordance with these objectives.
88. The applicant has also provided a Preliminary Ecological Appraisal undertaken by Greenlink Ecology Limited on 17th June 22. Surrey Wildlife Trust (SWT) has reviewed the proposal and makes the following observations (in summary, including comments made):

“The Preliminary Ecological Appraisal submitted in support of this application states that a native species hedgerow is located along the northern boundary of the access road within the site. It appears that it is probable that this hedgerow contains 80% or over of at least four native woody species, and if so, it meets the criteria to be a HPI. It appears from the submitted Tree Constraints Plan that the western section of this hedge is to be removed. We therefore advise that any loss of this hedgerow should be compensated for by the provision of an equal or more length of hedgerow located elsewhere in the site. We also recommend that should the LPA be minded to grant planning permission, the LPA request details of how the retained HPI hedgerow will be adequately protected from development prior to commencement. This could be done through the implementation of a Construction Environment Management Plan (CEMP).”

89. Through the implementation of the mitigation measures and enhancements as outlined within the Preliminary Ecological Appraisal undertaken by Greenlink Ecology Limited on 17th June 22, both of which can be secured by way of condition, the development will include some form of mitigation for the impacts arising from the loss of the existing features at the site. In the event of an approval a condition will also be imposed to require to submission of soft landscaping details which can address the loss of the HPI hedgerow as indicated by SWT.
90. Overall, whilst the development will not conflict with Policy DP19 there is a conflict with Paragraph 174 by not achieving a net gain on site. However, conditions can be utilised to minimise the harm arising in this respect and, as such, the harm arising from the conflict with the national and local policies would be modest. This will be taken forward within the planning balance.

Landscaping and Trees

91. The application site is not subject to any tree preservation orders nor is any of the trees on the site protected by way of other statutory designation. None the less the proposed development has the potential to impact on the trees which could give rise to harm to the amenity of the area and therefore this needs to be considered.
92. 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.

93. 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.

94. Further guidance on the consideration of trees in relation to development is provided within the Tandridge Trees and Soft Landscaping SPD (2017).

95. The application is accompanied by an Arboricultural Implications Report produced by SJA trees dated July 2023 which assesses the impact of the proposed development on the existing trees on and around the site and provides the authors view on the potential impact. The report concludes that *'no mature, veteran or ancient trees, no category 'A' or 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of one individual and one group of trees will represent no alteration to the main Arboricultural feature of the site, only a minor alteration to the overall arboricultural character of the site and will not have a significant adverse impact on the arboricultural character and appearance of the local landscape'*. The report also concludes that *the amenity spaces are considered acceptable with regards to shadowing with reasonable enjoyment from occupiers.*

96. The Councils Principal Tree Officer has provided the below comments on the application:

"I did have some pre application involvement with this, so the impact on trees has been a significant consideration from the outset. no trees of high landscape or biodiversity value are to be removed, and none of the main arboricultural features of the site are to be removed. The proposed removal of one individual and one group of trees will have no significant adverse impact on the arboricultural character or appearance of the local landscape. Provided the protection measures outlined within the submitted Tree Protection Plan and method statement are adhered to then the impact of the proposal will be negligible. I therefore raise no objections, subject to the following compliance condition. I would also recommend that a hard and soft landscaping condition is applied:

No development shall start until the tree protection measures detailed within the approved SJA Trees Tree Protection Plan (SJA TPP 21253-041) 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:

No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.

No further trenches, drains or service runs shall be sited within the RPA of any retained trees.

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."

97. The comments that have been provided by the Councils Principal Tree Officer therefore do not raise objection with regards to impact on the existing trees on

the site. Therefore, subject to the condition the development is not considered to be contrary to Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008) with regards to impact on trees.

Planning Balance and Conclusion

98. The proposal would contribute a net gain of 6 residential units to the local housing supply which weighs in favour of the proposal at a time when the Council cannot demonstrate a 5-year housing land supply. It is considered that the development would not harm the character and appearance of the area, nor would it harm the amenities of nearby residents, and is acceptable in principle given the built-up context of the site and surrounding area. The development is considered to be acceptable in terms of housing mix, renewables, drainage, highways and impact on trees. Whilst there would be a modest degree of harm caused to potential habitats at the site, the harm caused would be able to be mitigated. As such, any adverse impacts arising from the development are not considered to significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. From this basis, applying the presumption in favour of sustainable development, it is the officer recommendation that planning permission be granted.

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

100. 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 the following drawing numbers:

Drawing Title	Drawing Number	Date Received
Location Plan	28121-PD109C	13/12/22
Detail Survey	21/093/01B	13/12/22
Existing Site Plan	28121-PD108A	13/12/22
Proposed Floorplans Plot 1 - Bungalow	28121-PD113E	13/12/22
Proposed Cross Sections	28121-PD201F	15/06/23
Block Plan	28121-PD111B	15/06/23
Proposed Floorplans and Elevations – Plots 2-6	28121-PD112G	13/07/2023

Landscape Proposals	2358-TF-00-DR-L-1001	02/08/23
Site Layout Plan	28121-PD110U	17/08/23
Refuse Vehicle Tracking	11883/2200P2	14/08/23

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.

- No development above ground level (excluding the demolition of the existing garages) shall occur 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. Subsequently, 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 are appropriate to the character of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

- No development above ground level (excluding the demolition of the existing garages) shall occur 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.).
- Compensation for loss of hedgerow

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 SJA Trees Tree Protection Plan (SJA TPP 21253-041) 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. No part of the development shall be occupied unless and until the proposed vehicular and pedestrian access to Hollow Lane and New Farthingdale has been constructed and provided with a means within the private land of preventing private water from entering the highway, in accordance with the approved plans (Drawing No. 28121-PD110 Rev M).

Reason: The condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, to meet the objectives of the NPPF (2021), and to satisfy policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

7. 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: The condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, to meet the objectives of the NPPF (2021), and to satisfy policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

8. The development hereby approved shall not be occupied unless and until a minimum of 50% of all available parking spaces are provided with access to a fast charge Electric Vehicle charging point (No.1 visitor parking and No.1 disabled parking bay inclusive) (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The provisions shall thereafter be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, to meet the objectives of the NPPF (2021), and to satisfy policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

9. 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. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019, to meet the objectives of the NPPF (2021), and to satisfy policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

10. Prior to the commencement of development, a detailed written scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and schedule of investigation shall be submitted to and approved in writing by the District Planning Authority. Before commencement of development above ground the scheme of assessment shall be carried out at such points and to such depth as the District Planning Authority may reasonably stipulate, including suitable consideration of Asbestos. All laboratory results shall be provided as numeric values in an electronic formatted spreadsheet in accordance with the standards of the *Government Guidance for Land affected by Contamination* A scheme for decontamination and validation shall then be agreed in writing by the District Planning Authority and the scheme as approved including provision of suitable soft landscaping where necessary shall be implemented before any part of the development hereby permitted is occupied.

Reason: This condition is essential to ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

11. No development above ground level (excluding the demolition of the existing garages) shall occur until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG.

Reason: To ensure the development does not increase flood risk on or off site to be in accordance with Policy DP21 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

12. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in the Preliminary Ecological Appraisal dated July 2023, all measures of biodiversity enhancement specified within those recommendations being provided prior to the first occupation of any building at the site.

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. Before the development hereby approved is occupied the bat boxes and bird nesting boxes as recommended within the Preliminary Ecological Appraisal dated July 2023 (5.2 Enhancement Measures) shall be provided and retained in perpetuity of the development.

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.

14. Before the development hereby approved is occupied the photovoltaic panels and air source heat pumps as specified in the application details shall be installed and this system shall thereafter be retained in perpetuity in accordance with the approved details.

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

15. Prior to the commencement of development a Construction Ecological Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in accordance with the approved CEMP, all measures set out within the approved CEMP shall be implemented prior to the first occupation of the dwelling and retained at all times thereafter.

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.

16. 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 further enlargement of the bungalow under Classes A, B, C and/or E shall be carried without the express permission of the Local Planning Authority.

Reason: 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.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP7, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP8, DP10, DP12, DP19, DP20, DP21 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.