

ITEM 5.1

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.

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.
4. This application was presented to Planning Committee on 6 July 2023 where Members resolved to defer the application to allow the applicant to:
 - complete a daylight and sunlight assessment at the site for Members to consider at a later committee meeting; and
 - consider if the forecourt could be enhanced in appearance so it was more in keeping with the character of the street scene.

Site Description

5. The application site is located on the northern 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

6. CAT/8965 - Extension to form sunroom - Approved 19/08/1970
7. CAT/9509 - Extension to living room and lobby - Approved 13/08/1971
8. 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
9. 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
10. 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

11. 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.
12. Following the deferral of the application, the Applicant has provided the following:
 - a Daylight/Sunlight Assessment - referred to under paragraphs 64 within this report;
 - revised drawings detailing forecourt enhancements - referred to under paragraphs 57, 75 and 76 within this report;
 - the height of the eaves has been reduced - referred to under paragraph 63 within this report.; and,
 - there is an increase in the separation to the boundary with No.12 A Stanstead Road - referred to under paragraph 63 within this report.

Key Issues

13. The site is located within the Urban Area of Caterham 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

14. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19
15. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22
16. Woldingham Neighbourhood Plan (2016) – Not applicable
17. Limpsfield Neighbourhood Plan (2019) – Not applicable
18. Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Policies CCW1, CCW2, CCW3, CCW4, CCW5,
19. 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

20. Tandridge Parking Standards SPD (2012)
21. Tandridge Trees and Soft Landscaping SPD (2017)
22. Surrey Design Guide (2002)
23. Harestone Valley Design Guidance SPD (2011)

National Advice

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

Consultation Responses

27. 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.”*

- 28. 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.*

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

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.

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.

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.

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.

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.

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.

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.

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)."

29. 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.

30. 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.
31. Locality Team – received 15/08/2023 – “The bin collection point is suitable at the edge of the property boundary and within access for the collection crew from roadside.”
- 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.”
32. Environmental Health – “I can confirm that I have no objections on Environmental Health grounds.”
33. 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

34. 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/inappropriate subdivision
- 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 off 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
- Failure to meet parking standards
- Development will set a precedent
- Loss of sunlight is unacceptable
- Impact on visibility/safety concerns/concerns over pedestrian access
- Out of character with streetscene

Assessment

Procedural note

35. 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

36. 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.

37. 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

38. The site lies within the built-up area of Caterham. Current Planning Policy (CSP4) sets a threshold of 15 units or more within the built-up areas. Given that this scheme is for 4 units, it is recognised that this does not trigger the threshold for the inclusion of affordable housing.

Density

39. 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.

40. 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.
41. 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.
42. 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

43. 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.
44. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
45. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
46. Policy DP8 of the Local Plan Part 2: Detailed Policies states (Criterion 'A') 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 Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme:

1. Is appropriate to the surrounding area in terms of land use, size and scale;
 2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;
 3. Does not involve the inappropriate sub division of existing curtilages to a size below that prevailing in the area*, taking account of the need to retain and enhance mature landscapes;
 4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and
 5. Does not result in the loss of biodiversity or an essential green corridor or network.
47. B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.
48. 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.
49. 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.
50. 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
51. 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 respects 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.

52. 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.
53. 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.
54. 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 15.7 metres and 21.2 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.
55. 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.

56. 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.
57. The front parking area has been amended to reduce the number of spaces so that the majority of parking spaces, with the exception of one, will be located to the front of the dwellings with allocated driveways. The four dwellings would be served by one central shared access point with two spaces provided per dwelling. Soft landscaping and screening would be provided to soften the approach and reduce the dominance of built form and hardstanding.
58. 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. The integrated soft landscaping to the front would soften the appearance ensuring that parking does not dominate the frontage. 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

59. 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.
60. 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.
61. 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.
62. 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 1.3 metres to this boundary. Whilst this staggered arrangement

would result in the proposed dwelling projecting beyond the rear building line of this neighbour, the two-storey element 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. Officers have considered the scale and siting of the proposal and are of the view that it would not significantly harm the neighbouring amenity of No.16 by reason of loss of light, overbearing or overshadowing effects.

63. Plots 3 and 4 form the right-hand pair of demi-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 comprises 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 have a similar relationship to the neighbour and whilst closer to the boundary than the existing relationship, is not considered unacceptable. It is noted that the applicant has increased the separation to this boundary with No.12A to 1.3 metres when measured at its closest point. 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 applicant has increased the separation to the boundary on this side and dropped the eaves height from 14.8 metres to 13.7 metres to mitigate some harm. The applicant has also provided a section plan of block 2/3 along with the neighbouring property to indicate this relationship – drawing numbered 22-240-SK02B.
64. 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. The applicant has commissioned an External Daylight and Sunlight Study by Base Energy dated 14 August 2023. The purpose of the report is to assess the potential impact that the proposed development may have on the immediate surrounding neighbouring dwellings in terms of daylight and sunlight, in particular its impact upon the neighbour at No.12A. The analysis shows that the receptors meet the minimum requirements in accordance with BRE Guidelines for daylight and sunlight in accordance with planning requirements. It is therefore considered that the neighbouring dwelling at No.12A would still receive a good amount of daylight specifically in relation to the study at all times of the day and as such the habitable rooms served by these roof lights would meet the lighting requirements for such space. Therefore, 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.
65. The design includes two side windows within the first-floor elevations of the plot 4 along with two first floor side windows on plot 2 facing the neighbour at No.12A. The internal arrangement is such that these openings 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.

66. 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.
67. As set out above, the effects on all other nearby residents have 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 affected to an extent that would justify the refusal of the application.
68. 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 (2021).

Living conditions for future occupiers

69. 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.
70. 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. Each dwelling would provide a gross internal area of 124m², 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 length ranging between 23 metres and 30 metres with varying widths considered suitable to serve the level of accommodation proposed. 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

73. 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.
74. 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.
75. The proposal includes a total of 8 parking spaces where there would be 2 space to serve each dwelling. The majority of parking spaces, with the exception of one, will be located to the front of the dwellings with allocated driveways. The four dwellings would be served by one central shared access point with two spaces provided per dwelling. Soft landscaping and screening would be provided to soften the approach and reduce the dominance of built form and hardstanding within the frontage, to ensure parking does not dominate the view.
76. 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 5 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.
77. 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

78. 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'.
79. 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.

80. 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.
81. 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

82. 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

83. 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.
84. 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.
85. The proposed development is considered acceptable with regards to ecology subject to the imposition of conditions and informatives.

Landscaping and Trees

86. 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.

87. 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.

88. 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.”

89. 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

90. 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.
91. 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

92. 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.

93. 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. Whilst there is a shortfall in parking, the site is located within a sustainable location within close proximity to public transport and therefore any harm arising with regards to parking is not considered to result in significant harm. Finally subject to conditions it is not considered that the proposal would result in an adverse impact upon highways safety and capacity and renewable energies and landscaping could be secured by condition.
94. The recommendation is made in light of the National Planning Policy Framework (NPPF 2021) 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 (2021) and PPG in reaching this recommendation.
95. 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-P002, 22-240-P003B, 22-240-P004B, 22-240-P005B, 22-240-P007F, 22-240-P008B, 22-240-P009B, 22-240-P010B, 22-240-P011B, 22-240-P012B, 22-240-P013B, 22-240-P014C, 22-240-P015B, 22-240-P016B, 22-240-P017C, 22-240-SK02B, 22-240-P018B received on 14th August 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 Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any 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.
8. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in "BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. *Bats and the Built Environment*. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby".
9. Bats are protected under the Wildlife and Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. (potential habitats) Trees should be inspected

before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England on 0300 060 3900. Further advice on bats is available from the Bat Conservation Trust on 0345 1300 228.

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.