

ITEM 4.1

Application: 2023/839

Location: Ridgeway, Hollow Lane, Dormansland, Lingfield, Surrey, RH7 6NR

Proposal: Demolition of existing dwelling and construction of replacement dwelling (Retrospective) with erection of new single storey rear extension with pitched roof.

Ward: Dormansland and Felcourt

Decision Level: Planning Committee

Constraints – Areas of Special Advertising Consent, Ancient Woodland(s) within 500m, Gatwick safeguarding, Green Belt area, Road Local C - Hollow Lane, Special Protection Area(s)

RECOMMENDATION: **PERMIT subject to conditions**

1. This application is reported to Planning Committee following a call in by Cllr Sir Nicholas White.

Summary

2. Planning permission is sought retrospectively for the demolition of the existing dwelling and construction of a replacement dwelling. The dwelling was demolished during the implementation of approved application 2021/1553 for extension and alteration of the existing dwelling due to unforeseen structural issues with the walls and foundations of the original dwelling. The resultant dwelling in terms of its size and design has been built as submitted and approved under 2021/1553.
3. Planning permission is also sought for the proposed erection of a single storey extension to the rear (south west facing) elevation. The proposed rear extension had been amended during the assessment of 2022/1458 and this design has been carried through to this application.
4. The design of the proposal would respect the character and appearance of the site and surrounding area and is not considered to result in significant harm to neighbouring amenities. It is recommended that this application is approved.

Site Description

5. The site, Ridgeway, is located on the south western side of Hollow Lane, approximately 30 metres south east from the junction with Beacon Hill within the Green Belt area of Dormansland. The dwelling is a detached two storey property with rooms in the roof and is located on land which slopes north west to south east. The surrounding area is predominantly residential in character and is characterised by dwellings of varied form and design. The area to the north of the site is ancient woodland.

Relevant History

6. GOR/8796 - An application was submitted for the erection of a detached garage however no permission could be found on record.
7. 81/167 - Demolition of two garages and erection of one single storey dwelling Refuse 28/04/1981

8. 2013/9 - Demolition of garages & front porch. erection of single storey rear extension & single storey side extension incorporating retaining wall to north west boundary. erection of replacement front porch & detached 3-bay garage with storage over. enlargement of patio area, alterations to driveway & enlargement of vehicular access incorporating new 1.83m high brick piers & entrance gates. Approved (full) 10/04/2013
9. 2013/9/cond1 - Details pursuant to condition 5. Approval Details 06/08/2013
10. 2020/1876 - Erection of two storey side extension, alterations to existing roof on west side and reconstruction of existing dormer windows. (Amended description and plans) Granted 09/02/2021
11. 2021/667 - Erection of two storey side extension, extension and alteration to existing roof on west side, rebuilding of existing dormers and second floor extension to existing south facing roof slope. Erection of porch canopy. Withdrawn 06/05/2021
12. 2021/1553 - Erection of two storey side, front and rear extensions, alterations to existing roof with new dormer and roof light windows. (Amended plans) Approved 09/11/2021
13. 2022/1458 - Partial demolition and extension of existing rear single storey addition including the alteration from a flat to a crown roof (Amended plans and description) Not yet determined
14. 2023/838 - Demolition of existing dwelling and construction of replacement dwelling (Retrospective) Not yet determined

Key Issues

15. The site is located within the Green Belt and a key consideration is whether the proposal would constitute inappropriate development and, if so, whether very special circumstances exist that would clearly outweigh the harm by reason of inappropriateness and any other harm. Other key considerations are the impact upon the character and appearance of the surrounding area, the amenities of neighbouring residents, highways and parking provisions, landscaping, biodiversity and renewable energy.

Proposal

16. Planning permission is sought for the retention of the replacement dwelling and the erection of a single storey extension to the rear (south west facing) elevation of the dwelling. The proposed extension would have a depth of approximately 8.2m which is an increase of 2.4m approx. to the single storey extension approved and built as part of planning application 2013/9. The pitched roof and clock tower were removed from the design as part of application 2022/1458 thereby reducing the overall height of the proposed extension from 5.42m approx. (not including the clock tower) with a pitched gabled roof to a crown style roof and is now proposed to have a height of approximately 4.4m giving a reduction of 1m as well as a change to the roof design.

Development Plan Policy

17. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP12, CSP14, CSP17, CSP18, CSP21,

18. Tandridge Local Plan: Part 1 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP10, DP13,
19. Emerging local plan – Not applicable.
20. Woldingham Neighbourhood Plan 2016 – Not applicable.
21. Limsfield Neighbourhood Plan 2019 – Not applicable.
22. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Not applicable.

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

23. Tandridge Parking Standards SPD (2012)
24. Tandridge Trees and Soft Landscaping SPD (2017)
25. Surrey Design Guide (2002)

National Advice

26. National Planning Policy Framework (NPPF) (2023)
27. Planning Practice Guidance (PPG)
28. National Design Guide (2019)

Consultation Responses

29. County Highway Authority – Thank you for your email. We were consulted on planning applications 2023/838 and 2023/839 Ridgeway, Hollow Lane, Dormansland, Lingfield, Surrey, RH7 6NR. These applications are connected to planning application number 2021/1553, for which we were not consulted. Consequently, we abstain from making any remarks or comments on these applications.
30. Dormansland Parish Council – DPC would like the Planning department to assess the overbearing aspect of the pitched roof on this application. DPC have concerns about the impact on the neighbouring property and would ask TDC to consider the position of the neighbouring property in this regard. Mitigation to be put in place to avoid unnecessary noise from the heat pump positioning. DPC would ask that consideration that the pump is placed so that the noise of the pump does not affect the neighbouring property. The neighbours should not be disadvantaged by an overbearing extension which may overshadow their property.

Public Representations/Comments

31. Third Party Comments –
 - High dominant roof line - overbearing, overshadowing.
 - ASHP noise intrusion will have harmful effect on health and wellbeing.

- Overbearing in terms of mass and scale and its presence overpowering.
- Replacement building materially larger, imposing on street scene, prominent.
- Replacement building has different roof shape, additional gable/apex incorporated over rear second floor bay window, enlarged dormers, domineering roof line contributes to light being lost. Overshadowing more severe from proposed extension.
- Excessive noise from construction activity.
- Harmful impact on Green Belt.
- Our side garden is integral part of property.
- Proposed extension exceeds rear wall of property, boundary treatment and extension cause overshadowing.
- Light obstruction, visual intrusion.

Assessment

Procedural note

32. The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in 2023. 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.

Green Belt

33. The NPPF (2023) supports the protection of Green Belts and the restriction of development within these designated areas. Paragraph 137 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of the Green Belt being its openness and permanence.
34. Paragraph 147 of the NPPF advises that inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances with paragraph 148 adding that such circumstances will not exist unless the potential harm to the Green Belt, and any other harm, is clearly outweighed by other considerations.
35. Paragraph 149 of the NPPF advises that the construction of new buildings in the Green Belt constitutes inappropriate development lists exceptions to this rule, and under d) includes the replacement of a building; provided the new building is in the same use and not materially larger than the one it replaces.
36. Tandridge Local Plan Part 2 Detailed Policies (TLP) Policy DP10 recognises that inappropriate development which is harmful to the Green Belt will normally be refused and will only be permitted where very special circumstances exist such as to clearly outweigh any potential harms to the Green Belt.
37. Policy DP13 confirms that unless very special circumstances can be demonstrated the Council will regard new buildings in the Green Belt as inappropriate subject to certain specified exceptions. Such exceptions include DP13 F - the replacement of buildings within the Green Belt (outside the Defined Villages), where the proposed new building:

1. Is in the same use as the building it is replacing;
 2. Is not materially larger than the building it is replacing; and
 3. Is sited to or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt.
38. Within the report for application 2021/1553, the original dwelling as it existed on 31st December 1968 would be increased by 27.7%. This application also includes the demolition of the existing extension and erection of a single storey rear extension with a crown pitch roof. The calculations within the report were as follows: -
- Original dwelling 1009.78m³
Previous additions 123.55m³
Proposed extension 156.02m³
Total 1289.35m³
39. There would be a marginal increase to the total increase taking into account the removal of previous additions/original elements of the dwelling. As such the total increase from 279.57m³ or 27.7% would be approximately 301.5m³ or 30% to the original dwelling.
40. The proposed dwelling is materially larger than the dwelling it replaced and as a result very special circumstances must be demonstrated and will be discussed later within this report.

Character and Appearance

41. The NPPF states that good design is a key aspect of sustainable development, indivisible from good planning and should contribute positively to making places better for people. It also goes on to say that permission should be refused for development of poor quality which fails to take the opportunities available for improving the character and quality of an area and the way it functions.
42. 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.
43. 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.
44. Planning application 2021/1553 was approved for extensions and alterations to the dwelling as existed at that time. During the course of demolition works to implement the planning permission there were unforeseen structural issues with the walls and foundations of the original dwellings and as such the demolition works required are considered to have been substantial hence this application for the retrospective replacement of the dwelling.
45. In terms of its appearance, officers are satisfied that the replacement dwelling has been constructed to the same footprint, volume and design as the

approved extensions albeit with some cosmetic and fenestration changes. The materials that have been used within the construction of the dwelling are brick to the ground floor with a tile hung façade to the first floor and finished with a tiled roof. The two storey feature to the front of the dwelling has been finished in a herringbone design instead of the render previously approved and as a result blends in better with the appearance of the main dwelling but still gives enough change to provide a feature to the front elevation. This application also includes the proposed erection of a single storey extension to the rear of the dwelling which replaces the flat roofed extension built as part of approval 2013/9. The materials to be used within the proposed extension would complement those used within the dwelling.

46. The officer report for 2021/1553 stated that *'whilst visible from within the street scene, the proposal would not have a significant impact on the character of the site or surrounding area'*. It is noted from the third party comments that trees and vegetation have been removed from the front of the property. The boundary to the front now consists of a brick wall and piers. This application differs from planning permission 2021/1553 due to changes to:-

- Fenestration changes: alteration of two windows to a single window on the front elevation serving the utility room. provision of Juliet balcony to the rear elevation;
- internal layout changes: relocation of the plant room and second WC on ground floor; and
- changes to materials: addition of external brick skin to existing solid brick wall to the right flank elevation which was demolished due to poor structural strength and herringbone brickwork pattern in lieu of render to the feature front bay.

47. Whilst there have been no changes to the appearance of the dwelling from that previously approved, the consideration remains the same in that there is no significant impact to the character of the site or surrounding area to justify refusal of this planning application.

48. For the above reasons, it is considered that the proposed development would be acceptable in terms of character and appearance and would therefore comply with Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 - Detailed Policies and Policy CSP18 of the Core Strategy.

Residential Amenity

49. 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 other adverse effect.

50. Policy DP7 part (6) states that proposals should not significantly harm the amenity of neighbouring properties by reason of pollution (noise, air or light), traffic, or other general disturbance. Part (7) of Policy DP7 states that proposals should not significantly harm the amenities and privacy of occupiers of neighbouring properties (including their private amenity space) by reason of overlooking or its overshadowing or overbearing effect.

51. The site is flanked to the south east by Brandy House and to the north west by No.s 52 and 54 Beacon Hill.

52. Brandy House is a two storey dwelling which is located more than 25m from the south eastern flank of the replacement dwelling. It is therefore considered that there would be no significant overshadowing or overbearing impacts upon this neighbour given this separation distance.
53. No. 54 Beacon Hill consists of a bungalow and is considered to be the neighbour most likely to be impacted by the proposal. A third party has commented that Ridgeway is sited lower than this neighbour by approximately 1.2m.
54. The proposed floor plan and elevation drawing shows the proposed single storey rear extension to have an eaves height scaling at 3.35m and shows an overall height of approximately 4.38m. The main bulk of the proposed extension would extend above the ground level of No. 54 by just over 1m in height. The flat pitched design of the roof is such that this slopes away from the neighbouring dwelling giving a 3.77m gap between the top of the roof pitch to the boundary of the neighbour thereby reducing and potential overbearing or overshadowing impacts. The proposed extension is no closer to the boundary with the neighbour than the previous extension approved under 2013/9 and although will project a further 2.44m from the rear than the previous extension, the roof of this part of the extension is hipped which helps to limit further impacts.
55. Consideration of the potential impacts upon neighbouring amenities resulting from the extended dwelling as determined within application 2021/1553 were considered. The layout is similar to that within the approved plans with the exception of the relocation of the WC and plant room to the ground floor. As such the impact arising from the proposed development is not considered to be significantly harmful with the larger extension to the rear.
56. However, given this application is for a replacement dwelling, the opportunity arises to further protect the amenities of neighbours using conditions to limit permitted development. In this instance a condition is recommended to remove permitted development rights for the further enlargement of the property including dormer windows and rooflights. In addition to this, a condition will be added to control windows within the first floor of the north west facing elevation, in the interests of privacy.
57. Third party comments raised concerns about the provision of an Air Source Heat Pump (ASHP) close to the boundary with No. 54 with respect to noise. Therefore, a condition is recommended requiring full details of the ASHP to be submitted for consideration by the Local Planning Authority.
58. Should the application be approved, it is recommended that the aforementioned conditions are secured. For the above reasons, it is considered that the proposed development would not have a significant impact on the amenity of neighbouring dwellings and therefore would comply with the provisions of Policy DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies and Policy CSP18 of the Core Strategy.

Sustainability

59. The NPPF 2023 states that Local Planning Authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport, and that developments should be located

where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The NPPF does, however, recognise that opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

60. The application is for a replacement dwelling and as such the sustainability would be the same as that which currently exists within the locality.

Parking Provision and Highway Safety

61. 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.
62. The submitted design and access statement shows that access gates have been installed with an adequate approach space for a vehicle not to obstruct the highway whilst the gates are opening. The statement goes on to confirm that there will be no changes to the parking, garage spaces and access. An EV charging point is proposed to be installed in the location of the garage.
63. The County Highway Authority have abstained from comment on this application.
64. For these reasons the proposal would comply with the provisions Policy DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies and Policy CSP12 of the Core Strategy.

Carbon emissions and environmental quality

65. Core Strategy Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. For new development of 1-9 residential units it is necessary achieve a minimum 10% saving in CO₂ emissions through the provision of renewable energy technologies.
66. The submitted renewable energy statement confirms that the proposal will meet the minimum 10% saving in CO₂ emissions. Within the energy statement at 2.2.2 it states that the '*current Part L Building Regulations which came into effect from 15th June 2022 place a requirement to reduce CO₂ emissions by 31% in comparison with the 2013 Part L regulations*'. Therefore any new or replacement dwellings now exceeds the requirements of CSP14 by virtue of the need to comply with Part L regulations.
67. The statement outlines what measures have been taken to achieve the 10% CO₂ savings which will include the installation of an Air Source Heat Pump (ASHP). As such, no objection is raised in respect of renewable energy provision subject to the condition recommended earlier within this report.

Landscaping and trees

68. 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.

69. 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.
70. Whilst there are no important trees to be removed as a result of the proposal negating the need to consult with the Principal Tree Officer, it is considered necessary to require details of hard and soft landscaping through the imposition of a suitably worded condition.

Very Special Circumstances

71. The proposal constitutes inappropriate development in the Green Belt for which very special circumstances (VSC) are required in order to outweigh the harm by inappropriateness and any other identified harm.
72. During the implementation of application 2021/1553 the agent has confirmed that the extent of the demolition required exceeded what they had expected due to the structural condition of the walls and footings of the existing dwelling. As a result the dwelling had to be reconstructed and this was carried out to the same size and design specifications as approved previously which guarantees the safety of the dwelling and any future occupiers.
73. Consideration was given to the harm to the Green Belt and impact on openness through the assessment of the previous application and determined that the development would not result in harm either mathematically or visually. Although the dwelling has been rebuilt and is materially larger than the dwelling it replaced, it is no bigger than that approved under 2021/1553 and would therefore be unreasonable to consider a different conclusion in this instance.
74. It is also considered that there are positive benefits as outlined in the Carbon emissions and environmental quality, which indicate that the replacement dwelling has been designed to be more sustainable with a reduction in CO2 emissions of 31% when measured against Part L of the Building Regulations. Furthermore, the proposal seeks to use an air source heat pump which achieves the Council's policy requirement of a 10% reduction in CO2 from renewables. Officers highlight that it would not be possible to require these measures if this was an application for a single storey extension. Given that this is a replacement dwelling, the opportunity arises to secure a more sustainable design reflective of the Council's planning policies. Therefore, it is the case that that this enhancement to the reduction in CO2 would constitute a VSC.
75. The proposed extension does not add any greater harm to the openness of the Green Belt and the sustainable design of the proposal is considered to have a positive impact. As such it is considered very special circumstances have been demonstrated to outweigh the harm.

Conclusion

76. In conclusion, the proposal is considered to be acceptable in all respects and, as such, it is recommended that planning permission is granted.

CIL

77. This development is CIL liable.

RECOMMENDATION:

PERMIT subject to conditions

Conditions:

1. This decision refers to drawings numbered 2113-1-CAR-01-100-EXI-PLA-00, 2113-1-CAR-01-200-PRO-PLA-00, 2113-1-CAR-07-400-PRO-PLA-00, 2113-1-CAR-07-401-PRO-PLA-00 received on 7th July 2023, block plan 2113-1-CAR-01-020-PRO-PLA-00 and red-edged site plan 2113-1-CAR-01--010-EXI-PLA-00 received on 14th July 2023. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

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

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

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

3. Within three months of the date of this permission, details of both hard and soft landscape works shall be submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved. These details shall include:

- 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.).

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 District Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District 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.

4. **Within six months from the date of this permission** the upper floor window(s) within the northwest facing flank elevation shall be fitted with obscure glass and shall be non-opening unless the part(s) of the window(s) which can be opened is/are more than 1.7m above the floor of the room in which the window(s) is/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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwelling(s) hereby permitted shall be carried out without the express permission of the District Planning Authority.

Reason: To retain control over the habitable accommodation at this property and ensure that the dwelling is not enlarged contrary to the District Planning Authority's restrictive policy for the extension of dwellings in the Metropolitan Green Belt, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP13 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds, greenhouses or other ancillary domestic outbuildings shall be erected without the express permission of the District Planning Authority.

Reason: To preserve the openness of the Green Belt in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policies DP10 and DP13 of the Tandridge Local Plan: Part 2.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted in the north west facing flank elevation of the extension/dwelling hereby permitted apart from those expressly authorised as part of this permission.

Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge District Core

Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

8. Within three months of the date of this permission, full details of the Air Source Heat Pump shall be 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 protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows/dormer windows shall be inserted into the roof of the dwelling hereby permitted apart from those expressly authorised as part of this permission.

Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP18 of the Tandridge Local 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, CSP12, CSP14, CSP17, CSP18, CSP21, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP10, DP13, 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 proactive way in determining this application, as required by the NPPF (2023), 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.