

ITEM 4.1

Application: 2023/443

Location: 5 Narrow Lane, Warlingham, Surrey, CR6 9HY

Proposal: Demolition of the existing dwelling and erection of 4 dwellings with associated access, parking and landscaping.

Ward: Warlingham West

Decision Level: Committee

Constraints – Urban Area, Ancient Woodland within 500m, D Road Classification, Source Protection Zones 2 and 3

RECOMMENDATION: **PERMIT (subject to conditions)**

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

Summary

2. The site lies within an Urban Area in Warlingham, located off the east side of Narrow Lane, 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 4 detached dwellings, each with 5 bedrooms.
3. The key issues are whether the proposal would be appropriate with regard to the impact on the character of the area, including the impact on the streetscene, the impact on the adjoining properties, highways and renewable energy provision. It is considered that the proposal would lead to an appropriate subdivision of the plot concerned and would reflect the character and appearance of the site and its setting within this part of Warlingham. The proposal would not have an unacceptable impact on the amenities of the occupants of neighbouring properties. It has also been demonstrated that the proposal would not have an unacceptable impact on protected and important species, as well as meeting the minimum energy provision. No objections have been raised with regards to highway safety in terms of the access and the parking provision on site is considered acceptable given the sustainable location.
4. As such, it is recommended that planning permission be granted.

Site Description

5. The application site is located on the eastern side of Narrow Lane, within the Urban Area of Warlingham. The application site currently comprises a large, two storey, detached dwelling with an attached single storey garage. A detached, single storey summer house is located to the south of the dwelling and a detached, single storey garden room is located to the east of the dwelling at the rear of the site. The site is accessed via an existing entrance at the southwest corner of the site. The road is relatively narrow having no footpaths on the southern section. Number 5 originally formed the back-garden area of number 19 Landscape Road.
6. The existing two-storey house is set back from the road by some 26.5m, has landscaped front and rear gardens with vegetation on all boundaries. The

house is largely hidden by a high conifer hedge broken only by the driveway access.

7. The surrounding area is predominantly residential with generally individual and well-spaced dwellings on good sized verdant plots. Notwithstanding some newer developments which are more closely spaced, the attractive residential area has retained a spacious and verdant character and appearance.

Relevant History

8. CAT/4355 – Detached House - Approved with Conditions 13/10/1960
9. 2022/1097 - Demolition of existing dwelling and erection of 13 flats with associated access, parking and landscaping. Refused 13/02/2023

This was refused for the following reasons:

1. The proposal, by reason of its scale, design and bulk would represent a development that is not of high quality design, would not be sympathetic to the local context and would result in overdevelopment of the site and the unacceptable intensification of the use of the site given the number of units proposed and extent of on-site parking provision. The proposal would result in significant harm to, and fail to reflect and respect, the character and appearance of the site, street scene and surrounding area. This would be contrary to Policy CSP18 of the Tandridge Core Strategy 2008, Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the NPPF (2021).
2. The proposal, due to the siting and proximity of the proposed vehicle access to the neighbouring property at No.3 Narrow Road, would lead to unacceptable levels of noise and disturbance associated with the movement of vehicles which would adversely impact on the amenities of the occupiers. Moreover, the proposed side facing dormer and the balconies, particularly at the rear of the property, would cause a harmful increase of overlooking of neighbouring properties. The effect on the living conditions of neighbouring residents would, therefore, be unacceptable and contrary to Policy CSP18 of the Tandridge District Core Strategy (2008), Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014) and the NPPF (2021).
3. The proposal would provide a shortfall in on-site parking which would not accord in full with the adopted Parking Standards SPD (2012), potentially resulting in additional on-street parking which could cause congestion and potentially causing harm to amenity of existing neighbouring residents and future residents of the proposed development. Therefore, the proposal would be contrary to Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.
4. The application has been accompanied with insufficient information to demonstrate that the proposal would not have an unacceptable effect on wildlife, habitats or protected species. Therefore, it has not been demonstrated that the proposal would be acceptable in these respects, contrary to Policy CSP17 of the Tandridge District Core Strategy (2008), Policy DP19 of the Tandridge District Local Plan Part 2: Detailed Policies (2014) and the NPPF.

5. The application has been accompanied with insufficient information to demonstrate that the proposal would be acceptable in terms of flood risk and drainage. As it has not been demonstrated that the proposal would be acceptable in this respect, the proposal is contrary to Policy DP21 of the Tandridge District Local Plan Part 2: Detailed Policies (2014) and the NPPF.
10. Officer Note - The revised NPPF has subsequently been published. The 2021 Version of the NPPF was applicable at that time.

Proposal

11. When first submitted, the applicant had proposed 6 dwellings. This would have taken the form of 2 detached dwellings and 2 pairs of semi-detached dwellings. Following Officer comments, the number of units have been reduced and amended plans submitted to be considered within this submission.
12. The proposed development would comprise the erection of four detached two and a half storey dwellings; two to the front and two to the rear with associated access and parking.
13. The proposed dwellings to the front of the site would reflect the building line of No.3 Narrow Lane and would not exceed the height of the existing dwelling. The design of the proposed dwellings would comprise a traditional form and character. Materials would include hanging tiles, clay roof tiles, timber details and red brick.

Key Issues

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

Development Plan Policy

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

Emerging Tandridge Local Plan 2033

20. At present, the emerging Local Plan “Our Local Plan 2033” technically remains under examination. However, no weight can be given to policies in the

emerging Local Plan due to the Inspector's findings that the emerging Local Plan 2033 cannot be made sound. Therefore, the adopted Local Plan remains the 2008 Core Strategy, the Local Plan Part 2: Detailed Policies 2014-2029, the Caterham, Chaldon & Whyteleafe Neighbourhood Plan, the Limpsfield Neighbourhood Plan and the Woldingham Neighbourhood Plan.

21. The evidence base published alongside the emerging Local Plan 2033 does not form part of the proposed Development Plan. The eventual non-adoption of the emerging Local Plan does not place more or less weight on the emerging Local Plan 2033 evidence base than on any other evidence base published by the Council. Until such time that evidence base studies are withdrawn, they remain capable of being a material consideration for planning applications.

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

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

National Advice

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

Consultation Responses

28. County Highway Authority – The proposed development has been considered by the county highway authority who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:
 1. No part of the development shall be commenced unless and until the proposed vehicular access to Narrow Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m high.
 2. The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Narrow Lane the depth measured from the back of the footway and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
 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 / turning area shall be retained and maintained for its designated purpose.
 4. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (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 18 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.
6. Pedestrian improvements to be provided across the junction of Narrow Lane, Clovelly Avenue, Westhall Park and Westhall Road to include dropped crossings and tactile paving to improve pedestrian access to the bus stops and Upper Warlingham Station to the South and Warlingham to the north in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.”

29. Warlingham Parish Council - “Warlingham Parish Council has reviewed this revised application for four dwellings and objects to this proposal for the following reasons (in no particular order):

- This is an unprecedented example of back garden development
- The development equates to over-development of the site by the extent of built environment (e.g. buildings, hard-standing) and it would add significantly to the number, and density, of properties on this minor, yet busy road.
- There is a lack of outdoor amenity space for future occupants (particularly for houses of this size and scale)
- The proposal is out-of-character with the area with a design and layout that would adversely impact the street-scene with large properties close to the front boundary with car parking and a roadway to the front.
- The creation of a roadway and parking to the rear of the site would create disturbance and result in a loss of amenity for neighbouring gardens areas.
- There is a lack of on-site parking in an area with no capacity for on-street parking. As a result, there would be insufficient space for visitors and vehicles moving through the site such as delivery and service vans/lorries
- Narrow Lane is often very busy during peak periods as it provides a popular access route to and from the A22 via Succombs Hill. Councillors ask that you liaise with Surrey County Council about the safety and adequacy of the access (and sight-lines) and establish whether there would be sufficient room for larger vehicles, including emergency vehicles, to enter and leave the site in forward gear.

As a result of the issues above, Councillors ask and expect that you will refuse this application. However, if you are minded to permit, we ask that this case be passed to the Tandridge District Council Planning Committee for review and decision. The local District Councillors for the ward will be notified of this request too.”

30. Surrey Wildlife Trust – “In correlation to our advice in June, we would advise that the LPA (Local Planning Authority) review whether they require more information on biodiversity net gain, prior to determination. We do note that Section 4.4 of the Bat Scoping Report and Preliminary Ecological Appraisal

(October 2023) does have regard for enhancements. If the LPA review that the current submission on biodiversity net gain is sufficient in outline, then we would advise that an Ecological Enhancement Plan is secured through a planning condition.”

31. Local Lead Flood Authority – “In the event that planning permission is granted by the Local Planning Authority, suitably worded conditions should be applied to ensure that a suitable surface water drainage scheme is properly implemented and maintained throughout the lifetime of the development.”
Officers note this is addressed at paragraph 86 below, the condition is not considered to be necessary in this case for reasons outlined.
32. Environmental Agency – “We have no comments to make on this planning application as it falls outside our remit as a statutory planning Consultee”.
33. Locality Team – “Tandridge Waste response - All general waste and recycling bins, including food caddies and garden bins (if residents subscribe to the garden service), will need to be presented on Narrow Lane, by 6am on collection day, at the closest point to the adopted highway. The location of the bin store does not make a difference to the collection services as we do not collect from bins stores for individual properties. The location of the bin store is over the prescribed 15 meters as is stated in the Tandridge waste and recycling guide for developers. All general waste and recycling bins, including food caddies and garden bins (if residents subscribe to the garden service), will need to be presented by the residents on Narrow Lane, by 6am on collection day, at the closest point to the adopted highway.”
34. Environmental Health – “I can confirm that Environmental Health has no objections to this planning application.”
35. Surrey Police – “The development has a good layout and the development car parking appears to have good levels of natural surveillance. I note that the cycle storage is provided by means of wooden sheds in gardens. I Advise to the developer to see the current advice provided for such structures in the Secure by Design residential guides.”

Public Representations/Comments

36. Third Party Comments:
 - Houses appear to be 3 storeys / Scale mass and height would impact neighbouring amenity
 - Development not in keeping/out of character/ Plot sizes are not in keeping
 - Overdevelopment of the site/ cramped appearance
 - Impact to privacy of neighbours /neighbouring amenity/ Overbearing impact and loss of privacy/overlooking into neighbouring gardens /harm to outlook
 - Overdevelopment and over crowded, high density
 - Surrounding area is a lower density
 - Velux windows are unnecessary
 - Noise, light and pollution disturbances
 - This would set a benchmark for development
 - Bins and waste will cause issue for pedestrians / Noise disturbance and smells arising from bins

- Surrounding sites characterised by generous plots / Surrounding area is a lower density
- Backland development is out of keeping
- 70% plot coverage is not in keeping
- Development to rear is incongruous
- Density higher than surrounding sites
- Too many dwellings permitted in the area
- Departure from established pattern of development in the surrounding area
- Greater mass within the plot/ Mass, scale and siting is inappropriate
- Significant intensification of the use of the site
- Residents hedge should not be considered to mitigate harm
- No details of surface water run off
- Concerns over flooding and drainage
- Concerns over drainage
- No pavement along highway
- Highway is narrow safety concerns/ Increase of vehicle movements
- Narrow Lane is heavily congested
- Second access causes safety concern
- Number of parking spaces is excessive
- Significant area of hardstanding
- Inadequate parking shows overdevelopment /Inadequate parking and turning
- High traffic generation from development and danger to highway safety
- No weight should be given to boundary treatments outside of applicants control
- EV charging points or renewable details not submitted
- No planning statement or Design and Access Statement
- Concerns over tree removal which will have an environmental impact

Assessment

Procedural note

37. The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in 2023. However, paragraph 225 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF document. Instead, due weight should be given to them in accordance to the degree of consistency with the current NPPF.

Principle of development

38. The application site lies within the urban area of Warlingham 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 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 NPPF.

39. Tandridge is currently unable to demonstrate a five-year housing land supply. Thus, in accordance with the NPPF (paragraph 11d and footnote 8), the presumption in favour of sustainable development applies in Tandridge and in

principle housing applications should be approved unless it is in a protected area (NPPF, paragraph 11d(i), footnote 7)) or the harms caused by the application significantly outweigh its benefits (NPPF, paragraph 11d(ii)). This is sometimes known as the 'tilted balance'.

40. 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 and Housing Mix

41. The site lies within the built-up area of Warlingham. Current Planning Policy (CSP4) sets a threshold for affordable units stating that, should the development exceed 15 units, there will be a requirement that 34% of the development would be affordable.
42. Policy CSP7: Housing Balance sets out that all housing developments of 5 units and above are required to contain an appropriate mix of dwellings in accordance with current identified needs for particular areas.
43. Given that this scheme is for 4 units, it is recognised that this does not trigger the thresholds above.

Density

44. 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.
45. The Council also needs to have regard to the NPPF as a material consideration, which, at para 123, requires decisions to promote an effective use of land and should support development that makes efficient use of land, making optimal use of the potential of each site. A balance therefore needs to be struck between ensuring sites are used to their optimal level whilst ensuring the character and appearance of the locality is not harmed.
46. The proposal has a density of 23.5dph (dwellings per hectare) which is lower than the range deemed acceptable for this location. However, when considering the character of the area, where neighbouring dwellings are mostly located on large spacious plots, a higher density would be detrimental to the character of the area and therefore in this case, the density is considered acceptable.

Character and Appearance

47. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development

process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It goes on to state that planning decisions should ensure that developments will function well, add to the overall quality of the area, be sympathetic to local character and history (whilst not discouraging innovation) and establish a strong sense of place. It also states that development that is not well designed should be refused.

48. 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.
49. 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.
50. Policy DP8 of the Local Plan Part 2: Detailed Policies states that proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme (Criterion A):
 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.
51. Criterion B states that 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.
52. The site is located on Narrow Lane, a thoroughfare linking Succombs Hill with Westhall Road. The road is relatively narrow having no footpaths on the southern section. The dwelling at No.5 originally formed the back-garden area of number 19 Landscape Road. The existing site comprises a two-storey detached dwelling set in a large plot. The dwelling is set back from the road by some 26.5 metres, has landscaped front and rear gardens with vegetation on all boundaries. The house is largely hidden by a high conifer hedge broken only by the driveway access.

53. To the north side of the application site is No.3 Narrow Lane, which unlike the other properties along this stretch of highway, has a much smaller plot and comprises of a single storey bungalow. The property at No.1 Narrow Lane is two and a half storeys and, like other houses set back from the road frontage, in a generously wide plot. Houses on the opposite side of the road are all detached, two-storey units set well back within their plots. Other properties such as those along 19 Landscape Road are large two storey/two and a half storey dwellings, some with loft accommodation. There is no established building line with No.21 Landscape Road located behind the neighbour at No.19; however, it is recognised that these properties generally benefit from larger rear gardens and generous spacing to boundaries. Moving to those opposite the application site and along the western parts of Landscape Road, there are examples of dwelling on smaller plots and block of flats and apartments. Given the vast differences in plot sizes and property types locally, there is no established pattern of development or style.
54. In this instance, the development would result in the formation of back-land development. The purpose of Policy DP8 is to protect the character of an Urban Area and allow greater resistance to inappropriate back-land development.
55. Locally, there are other examples of back-land development such as the developments at 21 Westhall Park (2017/198), 36 Homefields Road (2011/321) and 94 Westhall Road (2014/924). Whilst these sites are not directly comparable and most of which are larger in scale, it provides a varied pattern of development which forms an intrinsic part of the established character of Warlingham. Whilst it is noted that some neighbouring sites are more generously sized (such as those along Landscape Road), the presence of back-land development present in this surrounding area in Warlingham and therefore not an uncommon characteristic of pattern of development.
56. Policy DP8 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 than those immediately surrounding the development, with the exception of No.3 as an anomaly, it is considered that the smaller plot sizes would not be uncharacteristic when looking at the local area as a whole. 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.
57. The arrangement of the site would include two dwellings to the front, access through the middle and two dwellings to the rear. The two dwellings to the front will therefore be located further forward than existing built form and therefore more prominent within the streetscene. Given the layout and orientation of sites along this part of Narrow Lane, there is no particular established building line. The re-arrangement of the site, resulting in built form further forward than existing, is therefore not considered to impact the building line and if anything, would create a more consistent frontage that is more respectful to No.3 Narrow Lane, with built form having a better alignment to the footprint of this neighbouring dwelling.
58. The design of the buildings would reflect traditional form and construction with hanging tiles, clay roof tiles, timber features and red brick. The dwellings fronting Narrow Lane would be no higher than existing (9.3 metres at their highest point) which is also considered to be commensurate with other dwelling within the area. The neighbouring property directly adjacent to the application

site at No.3 Narrow Lane is a bungalow. However, when taking into account that the existing dwelling to be demolished is two storeys expanding a total width of 16.2 metres, the impact of the development within the streetscene is not considered to be significantly harmed and the dwellings, as a result of their height and design, would not be uncharacteristic of the area. The dwellings would maintain appropriate separation to each other along with boundaries to ensure that the development would not appear cramped within its setting.

59. Redevelopment of the site would moreover provide further scope to improve the overall appearance of the site and landscape quality of the site, which currently features a dwelling of no particular design merit, an overgrown front garden and a garage structure to the side of the existing dwelling that is of low amenity value.
60. To facilitate the development, access would remain as existing with an access road positioned between the two-front facing dwellings to serve the dwellings to the rear. It is noted that this has been amended following the original submission which had proposed two separate access points. An appropriate level of soft landscaping has been proposed along the front boundary with the dwelling set back an appropriate distance separated by proposed parking areas and the bin store. The access and arrangement is considered acceptable in this case.
61. It is considered that whilst the development would result in backland development, it would not be uncharacteristic of the area, and therefore no objection is raised in principle. The design and layout of the site is considered acceptable having regard to the residential area to which the site lies and would not result in overdevelopment or a cramped appearance. For these reasons, the proposal would not have significant impacts in terms of character and appearance and would therefore comply with the provisions of Policy DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Core Strategy.
62. It is noted that a previous application was refused on the grounds of character and appearance, neighbouring amenity, shortfall in parking and lack of ecological and drainage details. However, given that the proposed development is entirely different, that decision is not considered to be informative or determinative in relation to the assessment of this proposal.

Impact on Neighbouring Amenity

63. 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.
64. The above policies reflect the guidance at Paragraph 130 of the NPPF, which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.
65. The site is located within an established residential area where other properties adjoin each side of the site. The closest neighbouring property directly adjacent to the site is No.3 to the northern boundary. The application site backs onto the

rear boundaries of No.19 and No.20 Landscape Road and corner boundaries of No.12 Westhall Park and No.23 Landscape Road. There are other properties located opposite the site at No.4 and No.6 Narrow Lane.

66. In terms of House 1, this dwelling is sited towards the front of the site. The flank elevation of this dwelling would be approximately 1.2 metres from the southern boundary shared with the neighbouring site at No.19 Landscape Road. The depth of the dwelling along this boundary would measure 9.6 metres with a total height of 9.3 metres. Given the internal arrangement of the dwelling, a first-floor side window would be proposed on the southern flank towards this neighbour; however, in the event of an approval this would be conditioned such that it was obscure glazed and non-opening over a certain height. Whilst the positioning of the dwelling is within close proximity to the boundary, in excess of 30 metres is demonstrated to the closest point of the rear elevation of this neighbour which is considered to sufficiently mitigate harm with regards to overbearing and overshadowing effects. Policy DP7 of the Local Plan refers to a minimum distance, in most circumstances, of 14 m between principal windows of existing dwellings and the walls of new buildings without windows. In this instance, the policy is sufficiently met.
67. House 2 would be located adjacent to House 1 towards the northern side, also at the front of the site. Both properties are detached with a separation of 6.3 metres between them. House 2 would have a separation of approximately 5 metres to the northern boundary with the neighbouring property at No.3 Narrow Lane. The dwelling at No.3 is a bungalow located on a small and restricted site. The layout and positioning of House 2 has been carefully considered to ensure that the closest part does not extend beyond the rear building line at No.3, thereby reducing the impact of built form upon the amenity space of this neighbour. This proposed dwelling would be two and a half storeys; however, would provide a larger separation than the existing dwelling which is two storeys. The proposed positioning of the dwelling is also considered to be in an improved location where it is further forward with a larger separation to mitigate harm. This relationship is considered acceptable, and therefore no significant harm is considered as a result by reason of overbearing or overshadowing effects. There are no concerns raised with regards to overlooking given the limited openings to the northern flank; the roof light will be conditioned to ensure that it is above the required height to be clear glazed and opening.
68. House No.3 and 4 would have a similar arrangement, set behind the gardens of Houses No.1 and 2. The dwellings would demonstrate a minimum separation of 2.1 metres to the north and southern boundaries where no first floor windows are proposed to the boundary facing elevations. In terms of House 3, a separation in excess of 35 metres will be demonstrated between No.8 Westhall Park to ensure that amenity is not adversely overshadowed. The rear wall of the proposed building would also have a separation of 10.5 metres to the rear boundary of the site which adjoins No.12 Westhall Park, whilst this separation is limited, the relationship is such that it would have the potential to overlook the rear parts of the garden of this adjoining neighbour. Given the extensive tree screening, whilst noted during the winter months is likely to be less dense, it is not considered that significant overlooking would be achieved from first floor openings to justify a reason for refusal on these grounds.
69. The relationship between House 4 and the neighbour at No.21 Landscape Road is unlike any others surrounding the development. Whilst No.21 is located on a large spacious plot, the dwelling is set further back into the site limited the separation between the rear elevation and rear boundary. As such, the flank

wall to House 4 would be within reasonably close proximity to this neighbour. Policy DP7 of the Local Plan refers to a minimum distance, in most circumstances, of 14 m between principal windows of existing dwellings and the walls of new buildings without windows. In this instance, 18.8 metres is demonstrated, which is in excess of the policy requirement. Further to this, when considering where the sun rises and sets, it is not considered that the development would result in significant harm by reason of overbearing or overshadowing effects.

70. Within the development, the dwellings are sufficiently spaced to mitigate harm between the amenities of future occupiers. Whilst the distance between principal windows is limited to 20 metres, given the landscaping proposed this is considered acceptable. It is also noted that the occupier would be aware of this relationship prior to purchase; nonetheless, the arrangement is considered acceptable in policy terms.
71. Whilst there would be a degree of views between the proposed and neighbouring dwellings, it is considered that on balance this would not result in significant loss of privacy to neighbouring residents due to the separation distances demonstrated. In terms of the significant addition of built form, it is considered that as a result of the siting and orientation the proposed dwellings it would not result in significant harm on the amenities of neighbouring properties by reason of overbearing or overshadowing effects. As set out above, the effects on all other nearby residents has been considered but, due to the scale, orientation and positioning of the development and the separation distances between properties, it is not considered that the living conditions of the occupiers of any other properties would be effected to an extent that would justify the refusal of the application.
72. It is noted that a previous application was refused on the grounds of the impact on neighbouring amenities, particularly that caused unacceptable levels of overlooking and disturbance associated with the movement of vehicles. However, given that the proposed development is entirely different and the access and arrangement of the dwellings and the parking provision is entirely different, that decision is not considered to be relevant to the assessment of this proposal.
73. 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 (2014) and Policy CSP18 of the Core Strategy (2008).

Living conditions for future occupiers

74. Policy DP7 also requires that development provide 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. 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.
75. 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.

76. Each dwelling will measure approximately 156m² in terms of floorspace. 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.
77. The amenity areas of each dwelling are located to the rear of each property with side access. The dwellings to the rear of the site are smaller in terms of plot sizes; although it is considered that an acceptable level of outside amenity is provided to serve the 5-bedroom units.
78. Given the scale and number of bedrooms, this is considered sufficient to serve the future occupants of the dwellings. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms associated with the dwelling.

Parking Provision and Highway Safety

79. 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.
80. 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.
81. The proposal includes a total of 10 car parking spaces. In this case, a total of 12 spaces would be required, 3 per dwelling and therefore the proposal has a shortfall of 2 parking spaces. When taking into consideration the sustainable location with regards to its proximity to bus stops (Clovelly Avenue Bus Stop – 3-minute walk, Homefield Road Bus Stop – 4-minute walk) and Upper Warlingham and Whyteleafe Train Station (both 16-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.
82. The County Highways Authority recommended a condition for pedestrian improvements to be provided across the junction of Narrow Lane, Clovelly Avenue, Westhall Park and Westhall Road. These would include dropped crossings and tactile paving. The reason being is to improve pedestrian access to nearby bus stops, Upper Warlingham Train Station to the south and access into Warlingham to the north. Given the sustainable location, it is important to ensure that access is safe in order to encourage residents to use public transport.

83. 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

84. One of the twelve land-use planning principles contained in the NPPF and relates to taking full account of flood risk. Paragraph 159 of the NPPF 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'.
85. 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.
86. 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.
87. The Local Lead Flood Authority had suggested the imposition of a condition to require a suitable surface water drainage system to be implemented. The application is not a Major, not located in a Flood Zone. Whilst suitable drainage would be requirement of Building Regulations, it is not considered necessary to impose a condition requesting additional information given the scale and nature of the scheme.
88. The development is therefore considered acceptable in accordance with Local Plan Detailed Policy DP21.

Renewable Energy

89. Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. 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 and approval of further information relating to renewable energy technology provision and its installation prior to the occupation of the development.

Biodiversity

90. 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.

91. 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.
92. Surrey Wildlife Trust have reviewed the ecology details submitted. With the inclusion of the above-mentioned conditions, the proposal would comply with the requirements of the NPPF and CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2- Detailed Policies 2014. For that reason it is considered that the proposal is acceptable in regards to biodiversity.

Landscaping and Trees

93. 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.
94. 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.
95. The Tree Officer was consulted, and his comments are below:

"Whilst several trees are to be removed in order to facilitate the proposed development, none of the trees are of significant quality - all being BS5837 'C' category. All trees of moderate value are to be retained and protected, and there are no trees of high quality growing within the site.

Whilst the tree protection details are detailed enough to demonstrate the principle of development, and the protection of the trees, there are no details with regards to levels where no dig construction is proposed, and nor are there any details with regards to service routes, which is not unusual at this stage of the planning process. A detailed arboricultural method statement will be required under condition.

I am satisfied that there is sufficient space available for robust tree planting to compensate for the tree losses, but a detailed landscaping scheme will be required under condition. You may wish to amend the suggested condition in terms of hard landscape requirements.

I have no objections, subject to condition."

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

Other Matters

97. Third Party comments 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.
98. Amended plans were received during the process of the application to reduce the number of units from 6 to 4 units in total. Following this, further plans were received to increase the separation of Houses 3 and 4 to the boundaries in order to address third party comments. This relationship is now considered acceptable in accordance with comments made above.
99. Third Party comments refer to the lack of a Design and Access Statement and Planning Statement. It is noted that revised statements were received on the 18th October and published on the Council's website. Comments also refer to the removal of existing trees on site. The site is not located within a Conservation Area nor are there any protected trees on-site. The removal of trees cannot therefore be controlled. However, condition 3 requests the submission of a Tree Protection Plan to be submitted and development will therefore be required to be carried out in accordance with details subject to the discharging of this planning condition.

Conclusion

100. Tandridge is currently unable to demonstrate a five-year housing land supply. Thus, in accordance with the NPPF (paragraph 11d and footnote 8), the presumption in favour of sustainable development applies in Tandridge and in principle housing applications should be approved unless it is in a protected area (NPPF, paragraph 11d(i), footnote 7)) or the harms caused by the application significantly outweigh its benefits (NPPF, paragraph 11d(ii)). This is sometimes known as the 'tilted balance'.
101. For the reasons set out above, it is considered that the proposed development would not be out of character within this locality, it would not result in significant harm to the amenities of neighbouring residents and would provide reasonable living conditions for future occupier of the site. No harm with respect to highway safety to biodiversity is envisaged subject to the imposition of appropriate conditions. It is therefore recommended that planning permission be granted.
102. The recommendation is made in light of the NPPF and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with the NPPF December 2023. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
103. 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 J004382-DD-01, J004382-DD-02, J004382-DD-03, J004382-DD-04, J004382-DD-05, J004382-DD-06 received on 6th April, J004382-DD-14A, J004382-DD-13A, J004382-DD-12A, J004382-DD-17A, J004382-DD-11A, J004382-DD-16A, J004382-DD-15A, J004382-DD-20A, J004382-DD-19A, J004382-DD-18A, J004382-DD-23, J004382-DD-22 received on 18th October 2023, J004382-DD-21C received on 17th November 2023 J004382-DD-10C, J004382-DD-09C, J004382-DD-08C received on 20th November 2023, 0318-1000D received on 29th November 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. Notwithstanding the details already submitted, no development shall start until a Tree Protection Plan and detailed Arboricultural Method Statement, relating to all stages of development, for the protection of all trees and hedges to be retained on site or trees located offsite within 12 metres of the site boundary, has been submitted to and approved in writing by the Local Planning Authority. These details shall observe the principles of BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations), shall be implemented prior to any works commencing on site, shall be retained during 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.

4. No part of the development shall be commenced unless and until the proposed vehicular access to Narrow Lane has been constructed and provided with visibility zones in accordance a scheme to be submitted to and approved by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m 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 Policy DP5 of the Tandridge Local Plan: Part 2.

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

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

6. No development above ground 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.

7. No development shall start above ground level 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, no dig systems and sub base 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.

8. No development above ground level 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 serving any of the dwellings shall thereafter be installed prior to the first occupation of that dwelling 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.

9. The development hereby approved shall not be occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Narrow Lane the depth measured from the back of the footway and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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 Policy DP5 of the Tandridge Local Plan: Part 2.

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

Reason: To ensure adequate parking provision and to 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), Policy DP5 of the Tandridge Local Plan: Part 2 and the Tandridge Parking Standards.

11. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast-charge Electric Vehicle charging point (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: The above condition is required in recognition of Section 4 "Promoting Sustainable Transport" in the NPPF 2012.

12. The development hereby approved shall not be occupied unless and until facilities for the secure, covered parking of 12 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: The above condition is required in recognition of Section 4 “Promoting Sustainable Transport” in the NPPF.

13. Prior to the first occupation of any of the dwellings hereby approved, a scheme of pedestrian improvements within the public highway at the junction of Narrow Lane, Clovelly Avenue, Westhall Park and Westhall Road (to include dropped crossings and tactile paving) shall have been submitted to and approved in writing by the Local Planning Authority. All measures within the approved scheme shall be implemented, (in accordance with a S278 agreement if required by the Highway Authority) prior to the first occupation of any dwelling.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required to meet the objectives of the NPPF (2023), Surrey County Council Local Transport Plan (LTP4) 2022-2032, and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policies DP5 and DP7 of the TLP Part 2: Detailed Policies (2014).

14. The development hereby permitted shall be carried out only in accordance with the recommendations and mitigation measures set out in Bat Scoping Report and Preliminary Ecological Appraisal (October 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.

15. Before the development hereby permitted is occupied, the first floor flank windows to dwellings 1, 2, 3 and 4 (and any subsequent replacement of these windows) shall be fitted with obscure glass (Pilkington Glass level 3 or above, or equivalent) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 under Schedule 2 Part 1, Class A and B of the Town and Country Planning (General Permitted Development) (England) Order 2015 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. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Mini Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice. When a temporary access is approved or 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.
3. The development hereby approved shall not be occupied unless and until each of the proposed dwelling(s) are provided with a fast-charge Electric Vehicle charging point (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.
4. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway

surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. The permission hereby granted shall not be construed as authority to obstruct the public which a licence must be sought from the Highway Authority Local Highways Service.
8. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

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 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 (December 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.