

ITEM 3.5

Application: 2023/1344

Location: Land to The West of High Wold, Park View Road, Woldingham, CR3 7DA

Proposal: Erection of single detached dwelling with parking and turning areas using existing access from Park View Road

Ward: Woldingham

Decision Level: Planning Committee

Constraints – Urban Area, Area(s) of Outstanding Natural Beauty, Biggin Hill Safeguarding, Source Protection Zones 2 and 3, Special Residential Character Area(s), Wooded Hillside(s)

RECOMMENDATION:

PERMIT subject to conditions

1. This application is reported to Committee following a Member request from Councillor North due to the inappropriate subdivision of an already subdivided plot, concerns over the proposed design, layout, height and placement and concerns over the removal of trees and the failure to demonstrate a 10% biodiversity net gain.

Summary

2. Planning permission is sought for the subdivision of an existing residential curtilage and the erection of a 5-bedroom detached dwelling located within the Urban Area in Woldingham. The application follows previously refused applications and dismissed appeals which proposed a dwelling located to the north of the existing dwelling. It is noted that the subdivision of the curtilage and location of the dwelling has been amended from the previously assessed applications.
3. The proposed development is considered acceptable with regards to character and appearance, neighbouring amenity, parking and highways, living conditions for future occupiers, biodiversity and ecology, renewable technologies and trees. Whilst there is some conflict with the Woldingham Neighbourhood Plan with regards to progressive subdivision and plot to footprint ratio in terms of the retained dwelling at the wider site, the harm arising from this conflict is considered to be outweighed for reasons outlined within this report. No harm is identified on any other grounds and as such, the application is recommended for approval subject to conditions.

Site Description

4. The site comprises of the side curtilage space of the dwelling at High Wold in the designated Urban Area of Woldingham. The existing two storey dwelling on site is accessed from its south boundary which abuts an unclassified road off Station Road, Woldingham. Its curtilage space extends to its rear (north) and side (west). A private drive from within the site leads on to Park View Road to the west of the site.
5. The surrounding area is predominantly residential and is characterised by spaciouly laid out detached dwellings. Views of natural green spaces with the openness of the North Downs is a dominant characteristic of the village.

Relevant History

6. Relevant history listed below:

CAT/3686 - Alterations & addition - Approved 27/05/1959

CAT/5341 - 2 Detached houses 1 detached bungalow and 1 service cottage - Approved with Conditions 28/01/1963

CAT/5728 - Alterations and additions - Approved 22/07/1963

2021/2147 - Erection of a dwelling with associated garaging. Refused 21/03/2022 Appeal Dismissed 26/01/2023

1. The proposal by reason of its footprint would exceed the criteria set out in Policy L1 B of the Woldingham Neighbourhood Plan (2016) which would result in an overdevelopment of the site adversely affecting the distinct characteristic of the area contrary to Policy CSP1 of the Tandridge Council Core Strategy (2008), Policies DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and the Woldingham Neighbourhood Plan (2016).
2. The proposal by reason of its size, height and design would result in an uncharacteristic development detracting from the established spacious character of the surrounding area and would be in a form which would be contrary to Policy CSP1 of the Tandridge Council Core Strategy (2008), Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and the Woldingham Neighbourhood Plan (2016)

2022/556 - Erection of new dwelling and detached garage Refused 18/08/2022 Appeal Withdrawn

1. The proposal by reason of its footprint would exceed the criteria set out in Policy L1 B of the Woldingham Neighbourhood Plan (2016) which would result in an overdevelopment of the site adversely affecting the distinct characteristic of the area contrary to Policy CSP1 of the Tandridge Council Core Strategy (2008), Policies DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and the Woldingham Neighbourhood Plan (2016).
2. The subdivision of the site would result in an uncharacteristic development detracting from the established spacious character of the surrounding area forming piecemeal development which would be contrary to Policy CSP1 of the Tandridge Council Core Strategy (2008), Policy DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and the Woldingham Neighbourhood Plan (2016).
3. The proposal shows a lack of regard, given the lack of ecological survey information, to habitats present on site and the extent to which these would be impacted by the proposals, submitted with the application to ensure that there would not be an adverse impact on wildlife, habitats or protected species as a result of the proposed development contrary to Policy CSP17 of the Tandridge District Core Strategy (2008), Policy DP19 of the Tandridge District Local Plan Part 2: Detailed Policies (2014)

2023/335 - Erection of new dwelling Refused 05/06/2023.

1. The proposal by reason of its footprint would exceed the criteria set out in Policy L1 B of the Woldingham Neighbourhood Plan (2016) which would result in an overdevelopment of the site adversely affecting the distinct characteristic of the area contrary to Policies CSP1 and CSP18 of the Tandridge Council Core Strategy (2008), Policies DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and the Woldingham Neighbourhood Plan (2016).
2. The subdivision of the site would result in an uncharacteristic development detracting from the established spacious character of the surrounding area forming piecemeal development which would be contrary to Policies CSP1 and CSP18 of the Tandridge Council Core Strategy (2008), Policy DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and the Woldingham Neighbourhood Plan (2016).
3. The proposal shows a lack of regard, given the lack of ecological survey information, to habitats present on site and the extent to which these would be impacted by the proposals, and is therefore contrary to Policy CSP17 of the Tandridge District Core Strategy (2008), Policy DP19 of the Tandridge District Local Plan Part 2: Detailed Policies (2014)

2023/1239 - Demolition of existing garage and workshop. Changes to external elevations including removal/installation of windows and doors and erection of porch – Approved 20.12.2023.

Proposal

7. Planning permission is sought for a 5-bedroom dwelling that would include accommodation over three floors. The top floor would be in the loft space and served by dormer windows. The dwelling would be located to the west of the existing dwelling at High Wold and utilise an existing driveway off Park View Road.
8. The proposed dwelling would measure an area of 146sqm, with a maximum height of 8.7 metres. The principal elevation would front a southerly direction with the garden north of the dwelling. The proposed materials would consist of red brick, clay roof tiles and clay hanging tiles to the first floor.

Key Issues

9. The site is located within the urban area of Woldingham. The key issues in relation to the proposal are the acceptability of the principle of the development having regard to the Woldingham Neighbourhood Plan (2016) together with the Tandridge District Core Strategy (2008) and the Tandridge Local Plan (2014), the impact on the character of the existing property on site and the surrounding area and the residential amenities of neighbouring properties and future occupiers of the proposal.

Development Plan Policy

10. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP11, CSP14, CSP15, CSP17, CSP18, CSP22.

11. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP3, DP4, DP5, DP7, DP8, DP19
12. Woldingham Neighbourhood Plan (2016) – L1, L2
13. Limsfield Neighbourhood Plan (2019) – Not applicable
14. Caterham, Chaldon and Whyteleafe Neighbourhood Plan – Not applicable
15. Emerging Tandridge Local Plan (2033)

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

16. Tandridge Parking Standards SPD (2012)
17. Tandridge Trees and Soft Landscaping SPD (2017)
18. Woldingham Design Guidance SPD (2011)
19. Woldingham Character Assessment (2011)
20. Woldingham Village Design Statement SPD (2005)
21. Surrey Design Guide (2002)

National Advice

22. National Planning Policy Framework (NPPF) (December 2023)
23. Planning Practice Guidance (PPG)
24. National Design Guide (2019)

Consultation Responses

25. County Highway Authority – *“The application site is accessed via Park View Road, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway. However, in order to promote sustainable transport and to reduce carbon emissions the County Highway Authority recommends the following conditions and informatives be imposed in any permission granted:*
 1. *The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw 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.*
 2. *The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said*

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

26. Woldingham Parish Council – *“We wish to object to the application on the following grounds.*

- 1) *Sub-division of an already subdivided plot - it contravenes the Woldingham Neighbourhood Plan L1 - A5 and TLP Policy 8 on the further subdivision of previous subdivisions;*
- 2) *The development will have a negative effect on the general character of the surrounding area, thus contrary to Policies DP8 and L1 of the TJP and WNP respectively.*
- 3) *Ratio of 17:1 is based wholly on the removal of a large area of the current property - which is not an enforceable element of the planning application 2023/1239 and is therefore not factual.*

This development will alter the spaciousness and openness of the area as noted in Policy L3 of the Woldingham Neighbourhood Plan and has been objected to by the close neighbours.”

27. Locality Team – *“No objections”*

28. Surrey National Landscape (AONB Officer) – *“The site lies within a low-density residential area and is outside the currently designated Surrey Hills AONB. However, it was proposed by Natural England in the Spring consultation as an AONB candidate area in its current proposals to extend the Surrey Hills AONB. I was not consulted on the earlier proposals probably because the site lies outside the AONB and at the time the site was not proposed as an AONB candidate area. At this early stage of the boundary review the current proposal has no legal status. However, it may be relevant that consultant landscape assessors experienced in AONB and National Park boundary determinations consider this area meets Natural England's natural beauty criteria sufficient for AONB designation. That said, the proposed large house would be located within the body of other substantial properties. I do not consider the house would impact upon the setting of the current AONB as from a desktop exercise, it would not have any visual relationship with it. Several references have been made to the proposal being for an Arts and Crafts house. As this has attractive connotations this is often put forward as a justification for a proposed building. However, in no way does the proposed design reflect the high-quality design, style and detailing of the Arts and Crafts Movement. In conclusion, I have no AONB concern.”* Following a re-consultation, the Officer made the following comments - *“Following your re-consultation of amended documents, I consider the revisions to be an improvement and continue to have no protected landscape concerns.”*

29. Local Lead Flood Authority – *“We have reviewed the submitted documents as listed above, the Applicant has considered the surface water flood risk to and from the site and has suggested appropriate mitigation measures to inform the Planning Application.”*

30. Surrey Wildlife Trust – Summary Table below:

Planning Stage	Recommendation
Prior to Determination	Ground level tree roost assessment (only if trees are to be removed)
Prior to Commencement	Badger Survey Reptile Precautionary Method of Working

	Tree Protection Plan
Prior to Occupation	N/A
General Recommendations	<p>Precautions should be taken during construction to ensure no harm to terrestrial mammals</p> <p>Ensure no increase in external lighting</p> <p>Vegetation clearance should take place outside of breeding bird season or following nesting bird checks</p> <p>Suggested biodiversity enhancements should be included in the final design (we would advise against the planting of Rhododendron)</p>

Public Representations/Comments

31. Third Party Comments

Objections

- Woldingham Neighbourhood Plan does not allow the inappropriate or progressive subdivision of curtilages. This site would be an example of this.
- Proposal contravenes Woldingham Neighbourhood Plan.
- No mention of screening to the north within Design and Access Statement.
- AONB Officers states in no way does the proposed design reflect the high quality design, style and detailing of the Arts and Crafts Movement.
- Ratio is incorrectly stated in application details.
- Block Plan and location of trees is not represented accurately.
- Highway safety concerns.
- Increase in construction traffic and concerns over access.
- Ecological surveys incorrect, lack of consideration for wildlife.
- Neighbouring amenity concerns with regards to overlooking and overall height.
- Site is elevated and would cause loss of privacy.
- Other refused applications were less invasive.
- Concerns over impact to nearby trees and concerns over removal of hedges.
- Contrary to Local Plan Detailed Policy DP8.
- Considerable weight should be given the previous inspectors comments.
- Proposed siting is incongruous with pattern of development.
- Dwelling not in keeping with prevailing character.
- The development would have an uncharacteristic form of tiered development.
- The proposed dwelling would block the outlook from nearby properties.
- Impact to neighbouring amenity in terms of overbearing impacts.
- Lack of details on net biodiversity gain.
- Dwelling is 3 storeys and not in keeping.
- Hedges to be removed.
- Buildings should be placed informally; this would create a formal layout
- Removal of boundary treatment would have detrimental impact on street scene.
- Scale of new dwelling would be imposing.

- Development would need to take into account Surrey Wildlife Trusts comments.
- Other larger houses sit well back from the highway.

Comments in support

- Other development locally has far more impact than that proposed.
- The village needs more homes like this.
- Design in keeping with area.
- Contributes to housing stock.
- Plots not dissimilar in scale to others locally.
- Overall footprint compliant with policy.

Assessment

Procedural note

32. The Tandridge District Core Strategy 2008 and Local Plan Detailed Policies 2014 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 Framework document. Instead, due weight should be given to them in accordance with the degree of consistency with the current Framework.

Location and principle of development

33. The application site lies within the urban area of Woldingham, a defined Category 2 Settlement within which development is encouraged on sustainability grounds. The development would sit within an established residential area with local amenities close by. Within the built-up part of Woldingham the Council will require development to be a high standard of design and not to harm the special character of the area, the Council will require development to comply with the Woldingham Village Design Statement.
34. The principle of new development would be acceptable provided that it would meet the relevant criteria regarding its design and appearance along with complying with The Woldingham Neighbourhood Plan (WNP) (2016) which is part of the development plan. This has been assessed below.

Character and Appearance

35. Paragraph 131 of the NPPF 2023 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.
36. 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.

37. 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.
38. 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:
 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.
39. It goes on to state that 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.
40. Policy L1 (General Design Policy) of the WNP 2016 sets down similar criteria and requirements to the above Policies. As the site is within a Residential Character Area, namely the Woldingham Special Residential Character Area C, Policy L2 (Woldingham Character Areas) of the Woldingham Neighbourhood Plan 2016 applies. Part 1 of this Policy requires that:
 - A) *New or replacement dwellings in the above Character Areas should consist of individually designed detached dwellings.*
 - B) *Development must not adversely affect the character of the Wooded Hillside areas in Character Areas B, C and J (see Map B on pages 24- 25).*
41. Further design guidance is also provided within the Woldingham Character Assessment (2011), Woldingham Design Guidance SPD (2011) and Woldingham Village Design Statement SPD (2005).
42. The application site comprises the side garden of a two-storey dwelling with its principal frontage and main access from Station Road. The land slopes gently towards the lower hillside at Park View Road, where the host property has an existing rear access that would serve the proposed dwelling. According to the Woldingham Design Guidance Supplementary Planning Document

2001(SPD), the application site is situated in the 'Western Hillside (Area C)' character area. The SPD considers the Western Hillside area to most clearly reflect the original vision for Woldingham.

43. The proposal consists of a traditional style detached dwelling within a plot of circa 0.24ha. The dwelling would be set back from the highway (Park View Road), located to the west side of the existing dwelling at High Wold. The proposal would subdivide an existing residential site which currently serves as garden land to the host property at High Wold; Policy DP8 would therefore apply.

Subdivision of site

44. The WNP states that development should not require the inappropriate or progressive subdivision of curtilages (subdivision will be inappropriate where it results in curtilages of less than 0.2 ha or where it involves the further subdivision of part of an already subdivided curtilage). The existing curtilage measures approximately 0.48 hectares (ha) which is larger than other surrounding plots in the prevailing area. The two resulting plots would both measure approximately 0.24 ha in size. It is recognised that there is a range of plot sizes in the prevailing area, and therefore the proposed resulting sites would not result in a curtilage of less than 0.2 ha which is discouraged by the Woldingham Neighbourhood Plan (WNP). The proposed dwelling would also retain adequate space around the side of the building and therefore would not fill the entire width of the plot which is also discouraged by the WNP. In terms of progressive subdivision, it is noted that the site has been previously subdivided and therefore could represent 'progressive subdivision'.
45. The subdivision would create a more formal curtilage which is discouraged by the WNP which suggests 'development should place buildings informally without defining road edges'. Whilst this is noted, there are other examples of formal site layouts following a reasonably standardized size along parts of Park View Road. As such, it is not considered that the formation of a new curtilage in this location would represent a development out of character with the pattern of development locally. Moreover, the layout of the site is such that the access would run adjacent to the garden to serve the parking area and principal elevation fronting the southern side. The layout of the site is therefore not considered formal which would typically have front facing access with a garden to the rear.
46. Whilst the development comprises progressive subdivision, the scale of the resulting sites would continue to demonstrate the general pattern of the area and are therefore considered to reflect the general character. The conflict with the WNP is noted; however, given the benefit to the housing supply, this is considered to outweigh the conflict identified which will be further elaborated on below.

Plot sizes and ratios

47. As set out above, the Local Plan and the WNP require new development to respect the character of the surrounding area. With the objective of retaining the spacious character of Woldingham Policy DP8 and L1 resist piecemeal development within garden land of an existing dwelling.
48. The site is located within Special Residential Character Area (SRCA) C where the Character Assessment states that sites in this area should have a typical

plot/footprint ratio of 17/1. The Character Assessment also states that 'this loose and spacious character must be retained and buildings must not be crowded or hemmed in by boundaries'.

49. This was reflected in the assessment of the previous application (2023/335) which made reference to the gap between the existing property and the northern boundary as being '*important.*' In this case, the proposed dwelling would be located to the western side of the existing house and therefore the gap to the northern boundary will remain undeveloped. The proposal would result in an average plot to footprint ratio of 17/1 with respect to the proposed dwelling and a smaller ratio of 9/1 for the existing dwelling at High Wold following the subdivision.
50. The Woldingham Design Guidance states that the '*proposals for development should have a plot/footprint ratio similar to the average for the relevant character area as shown in Table 4.1 of the Woldingham Design Guidance unless there are strong reasons otherwise.*' The table suggests that the average plot/footprint ratio is 17/1 in the Western Hillside which is Special Residential Character Area C. As such, the proposed subdivision and footprint of the proposed dwelling would meet this specified ratio.
51. Whilst the host dwelling would be located on a resultant site smaller than the average ratio (being 9/1), it is considered relevant to note that paragraph 4.9 in the supporting text within the Woldingham Design Guidance states that "*The adjacent plot/footprint ratio serves as guidance and is not a definitive standard. Any development disregarding of the plot/footprint ratio must be in keeping with the character generally and comply with the other design principles.*". When taking into consideration other local examples such as Atherfield Lodge (3/1), Beech House (7/1), the development is considered to result in two sites which would remain in keeping with the general character of the area. This stance has been supported in other appeal decisions such as APP/M3645/A/11/2148169 where the Inspector concluded that '*the SPD states the ratio serves as guidance and is not a definitive standard any development disregarding it must be in keeping with the character of the area generally.*' As already stated, the plot size for the proposed dwelling and frontage widths are uncontestedly within the prevailing range in the locality and would therefore not have an adverse impact on the character of the area. Due to the relatively discreet positioning of the existing dwelling relative to the surrounding highways, the effect of the smaller plot size serving that dwelling on the general character of the area would be limited.
52. It is noted that the existing dwelling benefits from permission to demolish part of the footprint which would result in a smaller footprint, if this was implemented the host site would have a ratio of 12/1. That permission may, however, not be implemented and, as such, that factor is not given much weight in the assessment of this proposal.
53. Overall, whilst there would be some conflict with the abovementioned policies and guidance as a result of the plot of the existing dwelling being under the specified size expectations, it is considered that minimal harm would arise from this.

Scale and Massing

54. The maximum ridge height would measure 8.7 metres tall. When considering the existing property at High Wold measuring 8.9 metres tall, and the

neighbouring dwelling at Belwood measuring 9.2 metres, this is not considered to be out of keeping not would result in an overly dominant dwelling when considered in the context of the surroundings.

55. In the previous dismissed appeal, the Inspector noted that *'due to its height, the proposed dwelling would be notably visible from Park View Road, and also from part of Station Road which serves High Wold. Therefore, the proposal would be discordant with the prevailing character of being hardly visible from the road.'*
56. The Applicant has addressed this concern by repositioning the proposed dwelling to the western side of the existing dwelling, therefore filling the gap between the highway at Park View Road and the existing dwelling. Given the land levels which increase in gradient towards the east, the proposed dwelling would be positioned on lower land and therefore its maximum height even at two storeys with accommodation in the roofscape, would not exceed the maximum height of the existing dwelling located on higher land.
57. Whilst closer to the highway, the dwelling would be viewed amongst the backdrop of other residential dwellings and therefore not appear dominant or discordant with the prevailing character. The application site also gently slopes downwards from the east to west which is shown on the proposed cross section of the site.
58. The proposal is considered to respect the existing topography of the site and does not propose any retaining walls or harsh boundary treatments ensuring that the proposal is consistent with the topographical layout as described in table 6.1 of the Woldingham Design Guidance.
59. The existing driveway would serve the new dwelling and therefore there are no proposed changes to the access arrangements. The Woldingham Neighbourhood Plan would also require that development must not adversely affect the character of the Wooded Hillside areas, given the existing access arrangements and positioning of dwelling, the proposal would not result in the loss of any trees. As such, the proposal would not conflict with the element of Policy CSP18 which requires the avoidance of the loss of tree cover within the designated wooded hillsides or the Woldingham Neighbourhood Plan.

Design and Materials

60. In terms of the proposed design, the dwelling would appear as a two-storey dwelling with accommodation served within the loft space. It is noted that since the original submission, the north, south and west facing dormer windows have been removed and replaced with roof lights. The proposed style of the dwelling would remain traditional with a palette of materials including red brick, clay roof tiles and clay hanging tiles to the first floor. These are all materials widely used in the local area and therefore maintaining an appearance in keeping with the surroundings.

Summary

61. For the above reasons the proposal would not have significant impacts in terms of character and appearance, whilst there would be some conflict with the WNP, the development would Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policy CSP18 of the Core Strategy, and broadly comply with the Woldingham Neighbourhood Plan. The conflict identified is considered

limited and would be outweighed by the benefits of the scheme which will be assessed in more detail under the Planning Balance section of this report.

Residential Amenity

62. 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.
63. The above Policies reflect the guidance at Paragraph 135 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.
64. Although the proposal would be visible from neighbouring properties, the proposed dwelling would be sufficiently well separated from the site boundaries and other surrounding dwellings to ensure that, in combination with the size, scale and height of the proposed dwelling, it would not have a significant or unacceptable harmful impact on the amenities of neighbouring occupiers by reason of overshadowing or overbearing effect or indeed on one another.
65. In terms of separation, the closest point of the proposed dwelling would measure 25.5 metres to the closest point to the neighbouring property at Beech House. Whilst the application site is located on higher land to this neighbour, given the extensive boundary screening to be retained in association with the separation demonstrated, it is not considered that the neighbour would be significantly overlooked. The two sites would also be separated by the highway of Park View Road.
66. The proposed front elevation (at its closest point) would measure 19.3 metres to the southern boundary, with a further 4.3 metres to the neighbour at Chartfield to the south. Again, the tree coverage to the boundary is dense to this side and would exceed Policy which would require 22 metres between principal windows in direct alignment.
67. The proposed dwelling would also demonstrate a separation in excess of 32 metres between the neighbour at The Red Cottage to the south west, and 46 metres to the rear boundary which it shared with Belwood to the north. Given the separation demonstrated, and taking into account the topography of the site, these relationships to neighbouring boundaries are considered acceptable and would not result in significantly overlooking or loss of privacy.
68. The proposed dwelling would be positioned 14 metres to the west of the existing property at High Wold, with an increased separation to 18 metres from the first floor of this property. With regards to the separation, this is Policy compliant which requires a 'minimum distance of 14 metres between principal windows of existing dwellings and the walls of new buildings without windows'. Whilst the proposed flank wall would include a ground floor window and first floor bathroom windows, the first-floor windows would be required to be obscure glazed and it is noted that the host dwelling benefits from planning permission which includes an internal redesign to focus the rear access towards the northern side. The relationship between the proposed dwelling and existing property (as exists or as altered) is therefore considered acceptable.

69. 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), Policy CSP18 of the Core Strategy (2008) and the Woldingham Neighbourhood Plan.

Living conditions for future occupiers

70. Policy DP7 requires that development provide acceptable living conditions for occupiers of the new dwellings. In terms of internal accommodation, the proposed dwelling should 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.

71. Proposals should provide a satisfactory environment for the occupiers of both the existing and new development, and appropriate facilities should be provided for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers); as well as facilities for the storage and collection of refuse and recycling materials which are designed and sited in accordance with current Council standards, avoiding adverse impacts on the street scene and the amenities of the proposed and existing properties.

72. The proposed 5-bed dwelling (as show on the submitted drawings) would have a gross internal floor space (GIA) of approximately 130sqm. As a result, the proposed dwelling would conform to the required space standards contained within the Nationally Described Space Standards with regards to internal floor space. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms associated with the dwelling. The garden areas would also be suitable to serve both the proposed dwelling and the existing dwelling.

National Landscape (*formally known as Area of Outstanding Natural Beauty*)

73. The proposed development is located within a proposed area of search which Natural England is considering as a possible boundary variation to the Surrey Hills Area of Outstanding Natural Beauty (AONB). Although the assessment process does not confer any additional planning protection, the impact of the proposal on the natural beauty of this area may be a material consideration in the determination of the development proposal.) Natural England considers the Surrey Hills to be a valued landscape in line with paragraph 180 of the National Planning Policy Framework (NPPF). Furthermore, paragraph 182 of the NPPF states that development in the settings of AONBs should be sensitively located and designed to avoid or minimise impacts on the designated areas. An assessment of the landscape and visual impacts of the proposal on this area should therefore be undertaken, with opportunities taken to avoid or minimise impacts on the landscape and secure enhancement opportunities. Any development should reflect or enhance the intrinsic character and natural beauty of the area and be in line with relevant development plan policies.

74. An extension to an existing AONB is formally designated once a variation Order, made by Natural England, is confirmed by the Defra Secretary of State. Following the issue of the designation order by Natural England, but prior to confirmation by the Secretary of State, any area that is subject to a variation Order would carry great weight as a material consideration in planning decisions.
75. Policy CSP20 of the Core Strategy states that, the conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The principles to be followed in the area are to:
- a) conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality;
 - b) conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB;
 - c) protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening;
 - d) support suitable located sustainable development necessary to facilitate the environmental, economic and social wellbeing of the AONBs and their communities;
 - e) promote access to, particularly by means other than the car, recreation within and enjoyment of the area;
 - f) apply the highest environmental design standards to development.
76. The Surrey County Council AONB/Natural Landscape Officer was consulted and raised no objection to the proposed development. In this case, the proposal is not considered to significantly harm views to or from the ANOB/Natural Landscape with a limited visual relationship to the protected area. As such, the proposal is considered acceptable with regards to Core Strategy CSP20.

Parking Provision and Highway Safety

77. 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.
78. The County Highway Authority has reviewed the revised plans and raises no objection with regards to highway capacity, safety and access. Their full comments and list of recommended conditions can be found above.
79. The proposal can provide a minimum of 3 parking spaces as required by the Tandridge Parking Standards, and as such, sufficient off-street parking can be accommodated for on site. The access to the site is existing and would not be altered as a result of the proposed development. It is noted that the arrangement of the site would remove the access to High Wold through to Station Road and therefore the only access to the site would be from Park View Road. In terms of the increase in use, the associated vehicle movements of one additional dwelling would not be unacceptable.
80. The construction traffic associated with the creation of one dwelling is not considered to result in significant harm to the detriment of neighbours. The disturbance will be limited to the construction phase and therefore will not be a long-term impact. It is noted that the access to the site is off Park View Road,

and therefore construction vehicles should enter the site via this highway, and not Station Road as this is not included within the red-edging on the site location plan.

81. Subject to the inclusion of the aforementioned planning conditions, it is assessed that the proposal would not negatively impact upon highway safety and as such comply with the provisions of Core Strategy Policy CSP12 and Local Plan Policies DP5 and DP7.

Trees

82. Core Strategy Policy CSP 18 (Character and Design) requires that: *Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.*
83. Paragraph 13 of Policy DP7 of the Local Plan states: *Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.*
84. Further guidance on the consideration of trees in relation to development is provided within the Tandridge Trees and Soft Landscaping SPD (2017).
85. Tree Officer's comments are as follows:

"Whilst a tree survey schedule has been provided, and tree ID numbers are shown on the landscape and biodiversity plan, there is not tree survey plan showing root protection areas, not impacts plan showing any effects of development. There may be direct impacts associated with the construction of the new drive, and certainly there is potential for indirect impacts associated with construction activity. As such, whilst no objections are raised, I do recommend that a tree protection plan and arboricultural method statement is required under condition. The landscaping strategy appears to be appropriate, with significant levels of tree and hedge planting but again, more detail would be required under condition.

Notwithstanding the details already submitted, no development shall start until a detailed tree protection plan and arboricultural method statement, in full accordance with sections 5.5 and 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations [appropriate and specific to the approved scheme], to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree together with details of no dig surfacing and edge restraint, piling rig positioning (if applicable), loading/unloading, plant parking and storage of materials, welfare facilities and service/drainage routes, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

No development shall start until full details 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. Details of soft landscape works shall include retained trees and full specifications for all proposed 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 program to be agreed. Any trees or plants (including those retained as part of the development) which either during development or 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.”

86. The proposed plans show that all trees are to be retained on site with the addition of more which would be secured through condition in the event of an approval. As the proposal would not require the loss of trees, the proposal would not conflict with the element of Policy CSP18 which requires the avoidance of the loss of tree cover within the designated wooded hillsides.
87. This conclusion of the specialist is considered to be sound and therefore, subject to these conditions, no objection would be raised on the grounds of the impact on trees or landscaping.

Renewable Technology

88. Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. The application is accompanied by an energy statement prepared by C J Sandell dated October 2023 which confirms that the use of solar voltaic panels would achieve the reduction of 10% in carbon emissions; however, SAP calculations has not been provided in this case. In the event of an approval, a condition would be imposed requiring the submission of further information.

Biodiversity and Ecology

89. 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.
90. 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.
91. The applicant has submitted a Preliminary Ecological Appraisal (prepared by E3S Consulting dated October 2023), a Tree Survey Schedule (prepared by

Canopy Consultancy dates 3rd August 2023) and a Biodiversity and Landscaping Plan numbered HW/SD/002/06. Surrey Wildlife Trust (SWT) has reviewed the proposal and considers the proposal to be acceptable with regards to biodiversity and ecology subject to the imposition of conditions and informatives.

92. It is noted that this was a previous ground for refusal but, due to the application being accompanied with additional evidence, it is considered that the objection has been overcome.
93. It has not been demonstrated that the proposal would not achieve a Biodiversity Net Gain of 10%. However, as the application was submitted before the date prescribed by the relevant legislation, this requirement cannot be imposed on the proposal. Instead, the consideration should revert to the NPPF and local plan guidance which indicates that a net gain, however limited, should be achieved. In this case, the PEA has indicated enhancement measures which will be provided, and this has been found acceptable by the relevant specialist consultees.
94. 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 regard to biodiversity.

Planning balance and conclusion

95. At the heart of the NPPF is a presumption in favour of sustainable development, which is seen as a golden thread running through both plan-making and decision-taking. Local planning authorities should positively seek opportunities to meet the development needs of their area and should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
96. The proposal is considered acceptable in terms of neighbouring amenity, parking and highways, living conditions for future occupiers, biodiversity, renewable technologies and trees. It is also considered that the proposal would represent a net gain of one dwelling in a sustainable location which can be afforded significant weight, albeit noting that the benefit is limited as a result of the proposal relating to a single dwelling.
97. Whilst the proposed dwelling is considered to be visually acceptable in most respects, it is noted that the proposal would result in the existing dwelling not according with the requirements of the Woldingham Neighbourhood Plan with respect to plot sizes and progressive subdivision. A small degree of harm would be caused as a result of this.
98. The Council is currently unable to demonstrate a 5-year housing supply and as such, Paragraph 11d of the NPPF becomes relevant. It sets out that planning permission in such circumstances should be granted unless the harm of doing so with significantly outweigh the benefits when looking at the policy context broadly set out in the NPPF. In this case, whilst only a single dwelling, this is still a net gain of one dwelling which can be given significant weight. Consequently, the NPPF indicates that planning permission should be granted.

99. Overall, the identified harm is considered to be clearly outweighed and therefore, the proposal would accord with the development plan when taken as a whole and the NPPF.

The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with the NPPF 2023. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

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 HW/SD/002/01 rev 1, HW/SD/002/05 rev 1 received on 6th November 2023, HW/SD/002/08 rev 1, HW/SD/002/04 rev 2, HW/SD/001/08 rev 1, HW/SD/001/07 rev 1, HW/SD/002/03 rev 2 received on 26th January 2024 and 22-1365-TPP-D received on 29th January 2024, HW/SD/002/06 rev 4, HW/SD/002/02 rev 4 received on 21st February 2024. 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 detailed tree protection plan and arboricultural method statement, in full accordance with sections 5.5 and 6.1 of BS5837:2012 Trees in relation to design, demolition and construction - Recommendations [appropriate and specific to the approved scheme], to include details of all works within the root protection area, or crown spread [whichever is greater], of any retained tree together with details of no dig surfacing and edge restraint, piling rig positioning (if applicable), loading/unloading, plant parking and storage of materials, welfare facilities and service/drainage routes, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

Reason: To prevent damage to trees in the interest of the visual amenities of the area in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

4. Prior to the commencement of development, a reptile precautionary method of working 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 reptile precautionary method of working, all measures set out within the approved reptile precautionary method of working shall be implemented 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.

5. Prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of mitigation and protection shall be submitted to and approved in writing by the Local Planning Authority. Subsequently the development shall only be undertaken in full accordance with the approved course of mitigation and protection.

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 shall start until full details soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours
- means of enclosure
- car parking layouts
- other vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).

Details of soft landscape works shall include retained trees and full specifications for all proposed 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 program to be agreed. Any trees or plants (including those retained as part of the development) which either during development or 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.”

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.

7. No development shall start above the Damp Proof Course (DPC) until details of the materials to be used in the construction of the external surfaces of the dwelling 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.

8. The drainage system shall be installed in accordance with the approved drawings and document submitted prior to the first occupation of the dwelling hereby approved and maintained as such thereafter.

Reason: To ensure the development does not increase flood risk on or off site and is maintained for the lifetime of the development in accordance with Local Plan Detailed Policy DP21.

9. The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7kw 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 condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021, 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).

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

Reason: The condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2021, 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).

11. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in Preliminary Ecological Appraisal (prepared by E3S Consulting dated October 2023), a Tree Survey

Schedule (prepared by Canopy Consultancy dates 3rd August 2023) and a Biodiversity and Landscaping Plan numbered HW/SD/002/06.

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.

12. The first floor flank windows on the east elevation (and any subsequent replacement of this window) shall be fitted with obscure glass (Pilkington Glass level 3 or above, or equivalent) and shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed.

Reason: In the interests of neighbouring residential amenity and to accord with Policy CSP18 of the Tandridge 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 applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, to comply with the above referenced legislation and the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.
3. The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the breeding bird season of early March to August inclusive.
4. We note that Rhododendron planting has been proposed. The applicant should be aware that several species of Rhododendron are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (Part II) and as such it is an offence to allow these species to spread in the wild. We strongly advise that native species planting is substituted for the proposed Rhododendron planting.
5. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

