

ITEM 3.1

Application: 2023/1306

Location: 14 Stanstead Road, Caterham, Surrey, CR3 6AA

Proposal: Erection of a 4 semi-detached houses with associated hard and soft landscaping

Ward: Queens Park

Decision Level: Committee

Constraints – Urban Area, Ancient Woodland(s) within 500m, Biggin Hill Safeguarding, C Road Classification, Risk of Flooding from Surface Water – 100, 1000, Source Protection Zones 2 and 3, Special Residential Character area(s)

RECOMMENDATION: **PERMIT subject to conditions**

1. This application is reported to Committee following a request from Councillor Groves due to the design, bulk and massing of the development and the impractical parking arrangements.

Summary

2. The site lies within an Urban Area in Caterham, located off the North side of Stanstead Road, where in principle, there is no objection to development providing it meets the requirements of the Development Plan. Planning permission is sought for the demolition of the existing dwelling and the redevelopment of the site to accommodate two sets of 3-bedroom semi-detached pairs (a total of 4 units).
3. A similar application for 4 dwellings was refused at Planning Committee on 15.09.2023 for the reasons set out below:-
 1. The proposal would result in a higher density development than the existing and would be an overdevelopment of the site, which by reason of the amount, scale and form of the development would have an adverse impact on the character and appearance of the surroundings contrary to Policy CSP18 of the Tandridge District Core Strategy (2008) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).
 2. The proposal would provide a shortfall in on-site parking which would not accord in full with the adopted Parking Standards SPD (2012) resulting in additional on-street parking which would cause congestion and harm to amenity of existing neighbouring residents and future residents of the proposed development. The proposal would be contrary to Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.
4. The key issues are therefore whether the proposal would be appropriate with regard to the impact of the character of the area, including the impact on the streetscene, impact on the adjoining properties, highway safety and parking provision and renewable energy provision.
5. It is considered that the proposal would lead to an appropriate subdivision of the plots concerned and would reflect the character and appearance of the site and its setting within this part of Caterham. The proposal would not have a

significantly harmful impact on the amenities of the occupants of neighbouring properties. It has also been demonstrated that the proposal would not have a significantly harmful impact on protected and important species, as well as meeting the minimum renewable energy provision and sufficiently accommodates for parking. As such, it is recommended that planning permission be granted.

Site Description

6. The application site is located on the northern side of Stanstead Road, within the Urban Area in Caterham. The application site currently comprises of a large two-storey detached dwelling with an existing attached garage. The site is accessed via an existing entrance to the highway with Stanstead Road. The existing two storey dwelling is set back from the road by 17 metres, and has a combination of fencing, trees and hedging bounding the site. Notwithstanding some newer developments which are more closely spaced, surrounding area is predominantly residential with generally individual and well-spaced dwellings on good sized plots.

Relevant History

7. CAT/8965 - Extension to form sunroom - Approved 19/08/1970
8. CAT/9509 - Extension to living room and lobby - Approved 13/08/1971
9. 2009/218 - Demolition of garage & conservatory. erection of part single, part two storey front/side/rear extension to north east elevation. erection of first floor extension to south west elevation. erection of conservatory to rear elevation. Approved (full) 15/04/2009
10. 2012/530 - Demolition of garage & conservatory. erection of part single, part two storey front/side/rear extension to north east elevation. erection of first floor extension to south west elevation. erection of conservatory to rear elevation - application to extend time limit for implementation of permission 2009/218. Approved (full) 10/07/2012
11. 2018/905 - Demolition of garage & Conservatory. Erection of part single, part two storey front/side/rear extension to north east elevation. Erection of first floor extension to south west elevation. Erection of Conservatory to rear elevation. (Amended plans) Approved 23/10/2018
12. 2023/121 - Demolition of existing dwelling. Erection of 4 dwellings with associated hard and soft landscaping. (Amended plans and additional information 14/08) Refused 15/09/2023 (Reasons outlined under 'Summary' section above) An appeal has been lodged.

Proposal

13. Demolition of existing dwelling. Erection of 4 dwellings (2 pairs of semi-detached) with associated hard and soft landscaping.
14. Block 1 would feature tile hung to part of the first floor and Block 2 would feature render to the first floor. Other materials would consist of brick to the ground floors and brown roof tiles to the roof.

15. The dwellings would have 3-bedrooms each, with two allocated parking spaces.
16. The amendments following the previous refusal include:
 - Scheme reduced from 4-bedroom houses to 3-bedroom houses.
 - X2 parking spaces per dwelling with x1 visitor bay.
 - Addition of a front timber car port located to the front of 'Block 2'.
 - Increased separation between 'Block 1' and 'Block 2' from 1 metre to 2 metres.
 - Footprint of buildings reduced from 127sqm to 120sqm.
 - Revised design.
 - Alterations to access and parking.

Key Issues

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

Development Plan Policy

18. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19
19. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22
20. Woldingham Neighbourhood Plan (2016) – Not applicable
21. Limpsfield Neighbourhood Plan (2019) – Not applicable
22. Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Policies CCW1, CCW3, CCW4, CCW5
23. Emerging Tandridge Local Plan 2033

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

24. Tandridge Parking Standards SPD (2012)
25. Tandridge Trees and Soft Landscaping SPD (2017)
26. Harestone Valley Design Guidance SPD (2011)
27. Surrey Design Guide (2002)

National Advice

28. National Planning Policy Framework (NPPF) (December 2023)

29. Planning Practice Guidance (PPG)

30. National Design Guide (2019)

Consultation Responses

31. 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.” Conditions and informatives to be listed under the relevant section.

32. Caterham-on-the-Hill Parish Council – “The first application for this development (2023/121) was deferred to obtain daylight and sunlight assessment. It was subsequently unanimously refused due to density, scale, form and inadequate parking. A second set of plans reducing the dwellings to three-bedroom houses, two with garages, were submitted and now a third set of plans supersede these and appear in part to respond to the objections to the second set of plans. A member of Parish planning committee had an informal discussion with the architect to discuss the second set of drawings. Minor points were discussed, but it was made clear that even reduced from four bedrooms to three bedrooms, four dwellings on this small plot was overdevelopment of the site. This remains the main issue and no amount of alteration to materials, planting, etc will overcome this. We are not averse to development. Indeed, Caterham and Stanstead Road has seen a significant increase in new homes. But to shoe-horn in buildings without regard to immediate neighbours, the future residents of the site, and the community is not the way to grow a town. The overdevelopment of the site is characterised by the attempt to accommodate sufficient parking spaces. Caterham is hilly, the walking distance to the Station and key shops including Waitrose, Morrisons and soon Lidl is close in distance but accessed down a steep hill that is impossible to walk up when returning with the family shop. Cars are a necessity, and so must be accommodated. According to Tandridge policy DP7, a three-bedroom house must have two parking spaces, which these plans show. The juxtaposition of tandem parking combined with a single entrance driveway will make parking/exit/ingress a hazardous task. This in turn will result in the homeowners simply taking the easy option and parking on the street. Tandridge Parking Standards SPD 2012 section 5.4, states that street width to accommodate on-street parking must be 7 m and Stanstead Road in this area is only 5.5 m. Stanstead Road is an important access road. It takes traffic to and from Caterham playing fields which includes coaches, mini-buses and associated trucks. It also takes lorries and delivery trucks into an area of nearby Chaldon. The pavement is used by pedestrians with children in buggies, and near the development is a home for vulnerable adults who walk along the road. On-street parking hampers the flow of traffic creating access problems that are detrimental to pavement and road users. Adding to this will exacerbate an already increasing problem for residents. The immediate neighbours will experience significant loss of amenity not only by being overlooked but also from the increase in garden use from that of one family to four families, with one family in close proximity to their boundary. This is unacceptable. The community will be affected not only by increased on-street parking and a significant increase in traffic activity from the site, but also through the appearance of the development. In place of a mature front garden, will be a car park of seven cars, with a token attempt to hide them through planting. The bulk and massing of four houses on this small plot along with the car park frontage all indicates that the street scene will be severely affected. While

assessing the diminution of amenity to the community and to immediate neighbours one must also assess the living pattern of those who might occupy the development. The parking spaces on the plan show they are tightly spaced. Even the drawing provided (Plans Drawing Pack 1 10, p. 7) demonstrates that car doors cannot be fully opened without impinging on the next-door space, and with every likelihood of hitting the neighbour's car. Further, the passenger doors on house three and four cannot be opened without hitting either the neighbour's car or the upright of the car port. There are safety concerns regarding occupant's access to houses two and three who would have to walk between parked cars to get to their front door. If accessing while cars are entering or leaving an accident may well occur. Accidents are also likely with the general manoeuvring of cars into and out of these spaces while residents walk along the driveway. Of particular concern is a car from house four reversing the entire length of the driveway - possibly colliding with cars and pedestrians entering. The matter of a single access point for six or seven parking spaces will create constant problems for the occupants attempting to exit/enter their properties, and potential accidents to children and adults. The tight formation of parked cars will cause damage to property. We must raise the issue of whether this development will create stress problems for the residents occupying the new houses. HOWEVER, removing the carport, or altering the driveway will NOT address the problem. There are simply too many houses in too small a plot - an overdevelopment of cramped housing shoehorned into a small area. Housing whose bulk and massing will adversely affect the street scene; severe reduction in greenery which typifies the area; inadequate provision for cars to manoeuvre or park easily which will lead to an increase in on-street parking; loss of amenity to neighbours; a stressful environment for new occupants. These problems exemplify an ill-thought through, overambitious, overdeveloped plot."

33. Surrey Wildlife Trust – “We have reviewed the revised PROPOSED LANDSCAPING PLAN Drawing number 22-240-P068 Revision C. We note the changes to the proposed landscaping at the front of the site; these appear to be minor and would not fundamentally change our consultation responses. We also note that the proposed site plans now show the air raid shelter (we assume this is the structure labelled ‘shelter’) as being retained. The applicant should ensure that this structure is also protected during the construction process with appropriate fencing etc. As such there are no constraints with this structure and roosting bats for the proposed works.”
34. Locality Team – “No concerns with this development and acknowledge bin collection point unrestricted access from roadside for collection operatives.”
35. Environmental Agency – “We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.”

Public Representations/Comments

36. Third Party Comments
 - Increase in congestion, traffic and on-street parking.
 - Inadequate infrastructure including doctors' surgeries.
 - Previous application was refused.
 - Environmental issues/concern with onsite drainage.
 - Visitor cars would cause issues for parking.
 - Pavements inadequate for pedestrians/safety concern.

- Design out of keeping with area.
- Overdevelopment of site/excessive subdivision/high density.
- No natural light to hallway.
- Shortfall to parking/access to cars will be an issue.
- Size of garage impractical for cars and does not meet parking standards.
- Minimal planting to front.
- The development would set a precedent.
- A lower density development should be considered.
- Development does not protect neighbouring character.
- Application is not materially different from previously refused scheme.
- Footprint is excessively large/increase in bulk.
- Too many cars to frontage.
- Overlooking to neighbouring amenity/loss of privacy.
- Recommended double yellow lines to Stanstead Road.
- Not good use of land.
- Impact to neighbouring amenity including overshadowing.
- The artist impressions fail to capture surrounding on-street parking issues.
- Access to site is inadequate.
- Inadequate visitor parking.
- New details have no addressed the issues.
- Invasion of privacy.

Assessment

Procedural note

37. 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.

Principle of development

38. The application site lies within the urban area of Caterham a defined Category 1 Settlement within which development is encouraged on sustainability grounds. The development would sit within an established residential area with local amenities close by. Therefore, being in the Urban Area, the principle of residential development is acceptable and would accord with the requirements of Core Strategy Policy CSP1 which seeks to promote sustainable patterns of travel and in order to make the best use of previously developed land. The scheme would also be consistent with the provisions of the National Planning Policy Framework (NPPF) 2023.

39. Moreover, the development would enable the provision of 4 additional dwellings at the site at a time when the Council cannot demonstrate a 5-year housing land supply. This housing provision is a benefit of the proposal that can be afforded substantial weight and leads it to be concluded that paragraph 11d) of the NPPF is applicable. This will be considered further below.

Affordable Housing

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

Density

41. 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.
42. The Council also needs to have regard to the NPPF 2023 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 (para 128), making optimal use of the potential of each site (para 129). 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.
43. The proposal has a density of 32dph, which is within the range deemed acceptable for this location. Therefore, the density of the development is considered acceptable and compliant with planning policy.
44. Existing plot sizes vary within the locality from terraced properties to detached dwellings. As such taking into account the proposed density and character of the locality it is not considered that the number of dwellings proposed is unacceptable.

Character and Appearance

45. 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.
46. 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.

47. 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.
48. Policy DP8 of the Local Plan Part 2: Detailed Policies states (Criterion 'A') that proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme:
 1. Is appropriate to the surrounding area in terms of land use, size and scale;
 2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;
 3. Does not involve the inappropriate sub division of existing curtilages to a size below that prevailing in the area*, taking account of the need to retain and enhance mature landscapes;
 4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and
 5. Does not result in the loss of biodiversity or an essential green corridor or network.
49. B. Within the settlements as listed in criterion 'A' (above), proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.
50. Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 states that development is expected to preserve and enhance the character area in which it is located (as shown in Figure 5.1). Development proposals in the defined character areas will be supported which:
 - i. exhibit design reflecting local context, character and vernacular of the area;
 - ii. demonstrably enhance the quality of the built form through innovation in design;
 - iii. make a positive contribution to the character area when viewed from the main highway approaches into the settlements;
 - iv. do not have a significantly detrimental impact on local views as set out in Policy CCW10; and
 - v. contribute to the conservation and enhancement of designated and non designated heritage assets and respect their significance and context.
51. Caterham, Chaldon and Whyteleafe Neighbourhood Plan Policy CCW4 relates to the character of development and states that development is expected to preserve and enhance the character area in which it is located. Policy CCW5 relates to the design of development which is expected to be of high quality integrating well with its surroundings.
52. The site is located in an area that is entirely residential but where the properties to each side of Stanstead Road display a marked difference in their character. Those to the south side are set below the level of the road and appear to date from the same period. They have a fairly regimented alignment with the

properties north of the highway displaying an established staggered front building line, with regular spacing and setbacks, despite numerous modifications and newer more contemporary developments over time. The application site is located on the northern side of Stanstead Road which links Church Hill/Road with Whitehill Lane. The application site is larger in width than its adjacent neighbours along the northern side of the highway with a greater frontage than the general character. The siting of the existing property respects the existing front staggered building line and comprises of a two-storey detached dwelling with an attached single storey garage to the northeastern side.

53. The site lies within the Harestone Valley and therefore advice contained within the Harestone Valley Design Guidance is relevant to this proposal. The site lies within Character Area B which sits on the plateau edge and upper slopes on the western side of the valley. The land drops steeply to the east, covered with woodland beyond. The southern approach to the area along Stanstead Road is heavily wooded with many mature trees around the few large properties. With regards to the townscape, the area has a consistent character, plots are regular and consistent in orientation with most boundaries being perpendicular to the road.
54. The proposed development would consist of the erection of x4 two storey houses in the form of two pairs of demi-detached buildings with accommodation in the roof space fronting onto Stanstead Road. In this instance, the development would result in backland development. The purpose of DP8 is to protect the character of an Urban Area and allow greater resistance to inappropriate backland development. Locally, there are other examples of backland development (such as the redevelopment of No.6 Stanstead Road) which provides a varied pattern of development which forms an intrinsic part of the established character of Caterham on the Hill. Whilst it is noted that neighbouring sites are mostly generously sized, the presence of backland development present in this surrounding area in Caterham on the Hill is therefore not an uncommon characteristic of pattern of development. This Policy also states that development should be appropriate to its surroundings in terms of size and scale and should not involve the inappropriate subdivision of the plot. In terms of plot sizes, whilst smaller in width than those properties immediately adjacent it is considered that the smaller plot sizes would not be uncharacteristic when looking at the local area as a whole and other recently built developments. The siting and orientation of the new dwellings within their plots would allow for sufficient separation to their respective boundaries and amenity space along with areas of soft landscaping within the parking areas. It is noted that following the previous refused scheme under 2023/121, the separation between the two proposed buildings has been increased from 1 metre to 2 metres to reflect other properties within the streetscene.
55. The sub-division of the site is not considered to result in overdevelopment, where appropriate separation distances are maintained to all boundaries. 'Block 1', whilst positioned forward of the existing footprint, would maintain 15.7 metres to the front boundary of the site continuing to be set back behind the neighbour to the west at No.16 Stanstead Road. 'Block 2' would be set back 20.6 metres between the front wall of the dwelling and boundary, with a reduced separation of 13.3 metres between the front car port and front boundary also ensuring that the staggered nature of the dwellings respects the arrangement of the streetscene. As such, the development is considered to broadly comply with the Harestone Valley Design Guidance specifically in relation to the layout in terms of retaining the existing building line and replicating similar separation

distances between properties. The parking court to the front would significantly increase the level of hardstanding; however, sufficient soft landscaping has been incorporated within the frontage to soften the appearance and therefore avoid a cramped cluttered appearance. The specific requirements of soft landscaping can be secured through the imposition of an appropriately worded condition. The applicant has included the addition of a timber car port to the front of 'Block 2' which would serve houses 2 and 3. This would reduce the visual impact of parking partly obscured within the car port. It is noted that there are other examples of garages projecting forward of the principle building line within the road. This design aspect is therefore considered to remain in keeping.

56. The design of the buildings would feature front gables, comparable to other nearby developments. Block 1 would feature tile hung to part of the first floor and Block 2 would feature render to the first floor. Other materials would consist of brick to the ground floors and brown roof tiles to the roof. The car port would be constructed of timber with a lightweight design to ensure that it does not dominate the frontage in any form.
57. The redevelopment of the site would moreover provide further scope to improve the overall appearance and landscape quality of the site, which is currently occupied by a dwelling of no particular design merit, an overgrown front garden, together with a poor-quality detached garage structure to the side of the existing dwelling.
58. The front parking area would provide a total of 9 parking spaces: x2 per dwelling with x1 visitor space. Two of the spaces would be accommodated for within the proposed car port, which would visually obscure some of the parking ensuring that it does not dominate the overall view of the frontage. The proposed access has been amended to address visibility comments from the Highway Authority which has resulted in a rearrangement of the site. Given the level of soft landscaping proposed and arrangement of parking, this is considered acceptable in this location and would not overly dominate the frontage. Given the location of the site within a built-up area where parking is generally located to the front, the balance between appropriate parking with turning areas and soft landscaping is considered appropriate on balance.
59. It is considered that whilst the development would result in backland development, it would not be uncharacteristic of the area, and therefore is no objection in principle. The design and layout of the site is considered acceptable having regard to the residential area to which the site lies and would not result in overdevelopment or a cramped appearance. The integrated soft landscaping to the front would soften the appearance ensuring that parking does not dominate the frontage. For these reasons, the proposal would not have significant impacts in terms of character and appearance and would therefore comply with the provisions of Policy DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies, Policy CSP18 of the Core Strategy, Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies, CCW3 and CCW4, CCW5 of the Harestone Valley Design Guide and the NPPF (2023).

Impact on Neighbouring Amenity

60. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed

Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.

61. The above Policies reflect the guidance at Paragraph 135 of the NPPF (2023), which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.
62. The site is located within an established residential area where other properties adjoin each side of the site. The closest neighbouring properties directly adjacent are No.12A to the east and No.16 to the west side of the application site. Other neighbours are sited to the rear of the site and those opposite on the southern side of the highway.

In terms of Houses 1 and 2, forming the left-hand pair of semi-detached dwellings, the building would be set just behind the front building line to No.16 extending to the rear along this boundary. The development would demonstrate a separation of 1 metre to this boundary. Whilst this staggered arrangement would result in the proposed dwelling projecting beyond the rear building line of this neighbour, the two-storey element would not exceed the 45-degree angle when taken from the middle of the first-floor rear window. There would also be a small single storey rear projection to this building, although given the modest depth of 2.6 metres, is not considered to result in significant harm to neighbouring amenity. Officers have considered the scale and siting of the proposal and are of the view that it would not significantly harm the neighbouring amenity of No.16 by reason of loss of light, overbearing or overshadowing effects. It is also noted that the overall floorspace of the proposed development has been reduced in that houses are now proposed to have 3 bedrooms (the previous scheme proposed 4 bedrooms).

63. Houses 3 and 4 form the right-hand pair of demi-detached dwellings towards the eastern side of the site. The arrangement of this building would continue to respect the staggered nature and would align with the rear building line at No.12A. Noting that the front projection of No.12A comprises a single storey element to this dwelling, the first floor would extend approximately 4 metres forward of the existing two storey element to this neighbour. The built form itself would have a similar relationship to the neighbour and whilst closer to the boundary than the existing relationship, is not considered unacceptable. The separation to this boundary extends from 1.2 metres to 2.9 metres as the boundary line tapers away, given the orientation of the proposed building and its relationship to neighbouring windows, the development is not considered to result in significant harm by reason of overbearing or overshadowing effects.
64. The applicant has commissioned an External Daylight and Sunlight Study by Base Energy dated 8th December 2023. The purpose of the report is to assess the potential impact that the proposed development may have on the immediate surrounding neighbouring dwellings in terms of daylight and sunlight, in particular its impact upon the neighbouring site at No.12A. The analysis shows that the receptors meet the minimum requirements in accordance with BRE Guidelines for daylight and sunlight in accordance with planning requirements. It is therefore considered that the neighbouring dwelling at No.12A would still receive a good amount of daylight specifically in relation to the study at all times of the day and as such the habitable rooms served by these roof lights would meet the lighting requirements for such space. Therefore, whilst the development may have an impact on the living conditions within the neighbouring property to some degree, this would not cause an

overall reduction of living conditions to an extent that would justify the refusal of the application on that ground.

65. The design includes three side windows within the first-floor elevations of the dwellings. The internal arrangement is such that these openings would serve a bathroom, hallway and secondary bedroom window. To prevent a loss of privacy to the occupants of neighbouring properties it is considered necessary to require these openings to be obscurely glazed and fixed shut by condition. The bedrooms would also be served by rear facing primary windows which would remain clear glazed. Rear windows within the proposed dwelling would be in direct alignment with those to the rear of Manor Avenue; however, as a separation distance more than 50 metres would exist it is considered that the proposal would not have an adverse impact upon the amenities of these properties in terms of loss of privacy. As a result of the proposed separation distances, staggered rear elevations, and siting in relation to neighbouring properties, it is not considered that the proposal would have an unacceptable adverse impact upon the amenities of neighbouring properties in terms of loss of light, outlook or privacy. As a result, the proposal is considered to comply with the Harestone Valley Design Guidance specifically in relation to relationships between buildings.
66. As set out above, the effects on all other nearby residents have been considered but, due to the scale, orientation and positioning of the development and the separation distances between properties, it is not considered that the living conditions of the occupiers of any other properties would be affected to an extent that would justify the refusal of the application.
67. For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and privacy of existing properties and therefore no objection is raised in this regard against Policy DP7 of the Local Plan Detailed Policies Part 2 (2014), Policy CSP18 of the Core Strategy (2008), Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 Policies CCW2, CCW3 and CCW4, the Harestone Valley Design Guide and the NPPF (2023).

Living conditions for future occupiers

68. Policy DP7 also requires that development provides acceptable living conditions for occupiers of the new dwellings. In terms of internal accommodation, the proposed dwellings would satisfy the minimum dwelling sizes set out in the Government's Nationally Described Space Standards.
69. 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.
70. 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.

71. Each dwelling would provide a gross internal area of 105m², all being identical in scale and layout. As a result, the proposed dwellings would all conform to the required space standards contained within the Nationally Described Space Standards 2015 with regards to internal floor space. The amenity areas of each dwelling are located to the rear of each property with side access. Each garden would have length ranging between 23 metres and 30 metres with varying widths (between 4.6 metres and 5.8 metres) considered suitable to serve the level of accommodation proposed. In addition, the fenestration arrangements would be sufficient to provide natural light and adequate outlook for all habitable rooms associated with the dwelling.

Parking Provision and Highway Safety

72. 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.

73. An assessment in terms of the likely net additional traffic generation, access arrangements and parking provision has been undertaken and it is considered 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. The County Highway Authority have reviewed the proposal, and have no objection.

74. The proposal includes a total of 9 parking spaces where there would be 2 spaces to serve each dwelling with one visitor space. The majority of parking spaces, with the exception of one, will be located to the front of the dwellings with allocated driveways two of which with a car port. The four dwellings would be served by one shared access point. Soft landscaping and screening would be provided to soften the approach and reduce the dominance of built form and hardstanding within the frontage, to ensure parking does not dominate the view. The car port would also visually obscure some of the parking and break up the massing to some degree.

75. In order to comply with the Council's Parking Standards SPD, the application will need to provide two parking spaces per dwelling and in addition one eligible space is also required. In this instance, the development will meet the Council's Parking Standards SPD.

76. 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.

Renewables

77. Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. The energy statement confirms the use of and air source heat pump to achieve the minimum 10% savings. In the event of an approval, the application would be conditioned to ensure that the above is implemented and maintained in accordance with the details supplied.

Biodiversity

78. 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.
79. 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.
80. The applicant has submitted a Preliminary Ecological Appraisal (Crossman Associates, 10 November 2023), Bat Surveys Report (Crossman Associates, 19 June 2023) and Proposed Landscaping Plan. The proposed development is therefore considered to comply with CSP17 of the Core Strategy and DP19 of the Tandridge Local Plan Detailed Policies.

Landscaping and Trees

81. 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.
82. 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.
83. The Tree Officer has been consulted, and has provided the comments below:

"The proposal is very similar to the previous refused scheme with regards to tree losses and potential for planting, and has been supported by an arboricultural report, which sets out the trees to be removed and retained, and how the retained trees are to be protected from harm during construction.

There are a total of 2 individual trees to be removed and 4 groups of trees. The tree removals include TG14 group which has been given a BS5837 'B' categorisation. In my opinion this is a generous assessment, as the trees are generally unremarkable specimens, but irrespective they do provide some screening value from the neighboring property. It is not necessary to remove all these six trees for construction purposes, but rather to provide a useable garden space behind unit 4. I have no objection to that on the basis that significant replacement planting is indicated on the submitted landscaping plan.

It will also be necessary to remove a section of hedge on the frontage (TG16) and western boundary of the site. The loss of a portion of TG16 will be of some minor detriment of the street scene, but not to a degree where an arboricultural objection would be raised, and as domestic hedges cannot be statutorily protected, it could be removed at any time in any event. In my view sufficient hedging will remain to soften the development, and additional planting within the frontage will provide future amenity.

The trees to be retained (in particular T001) can be protected by means of tree friendly methods of construction, and as such, subject to the conditions listed below, I would raise no objections.

No development shall start until the tree protection measures detailed within the approved Usherwood Arboriculture Tree Protection Plan (UA/TPP1) and Arboricultural Method Statement have been implemented. Thereafter these measures shall be retained and any specified methods of construction, arboricultural supervision or staging of works strictly adhered to throughout the course of development, and shall not be varied without the written agreement of the Local Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

- a. No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.*
- b. No further trenches, drains or service runs shall be sited within the RPA of any retained trees.*
- c. No further changes in ground levels or excavations shall take place within the RPA of any retained trees.*

Notwithstanding the details already submitted no development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours*
- means of enclosure*
- car parking layouts*
- other vehicle and pedestrian access and circulation areas*
- hard surfacing materials*
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).*
- tree and hedgerow planting as compensation for those elements being removed.*

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season

following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.”

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

Other Matters

85. In the event of an approval, is it considered necessary to remove permitted development with regards to enlargements to the dwellinghouses to prevent the site from appearing cramped and overdevelopment in nature.

Conclusion

86. 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.
87. Taking into account the proposed scale and massing, density and separation distances it is considered that the proposed development would not have an adverse impact upon the character of the streetscene. Furthermore, due to the design of the proposal its relation to neighbouring dwellings it is not considered that the proposal would result in an adverse impact upon their amenities in terms of loss of light, outlook, privacy or result in a significant increase in noise and disturbance. The application site is located within a sustainable location and meets the Council's parking standards SPD. Finally subject to conditions it is not considered that the proposal would result in an adverse impact upon highways safety and capacity and renewable energies and landscaping could be secured by condition.
88. The application has been amended following the previous refusal and is considered to appropriately address the previous reasons for refusal for reasons outlined within this report.
89. The recommendation is made in light of the National Planning Policy Framework (NPPF 2023) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008 and the Tandridge Local Plan: Part 2 – Detailed Policies 2014. Due regard as a material consideration has been given to the NPPF (2023) and PPG in reaching this recommendation.
90. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION:**PERMIT subject to conditions**

1. The development hereby permitted shall start not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered 22-240-P050, 22-240-P051, 22-240-P054C, 22-240-P055B, 22-240-P057F, 22-240-P058B, 22-240-P059B, 22-240-P060B, 22-240-P061B, 22-240-P062C, 22-240-P063C, 22-240-P064C, 22-240-P065C, 22-240-P066C, 22-240-P067C, 22-240-P068C, 22-240-P069C, 22-240-P070A, 22-240-P071A, 22-240-P072A received on 14th February 2024, 22-240-SK02C received on 8th December 2023 and the red-edged site location plan received on 29th October 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 full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- proposed finished levels or contours
- means of enclosure
- car parking layouts
- other vehicle and pedestrian access and circulation areas
- hard surfacing materials
- minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- tree and hedgerow planting as compensation for those elements being removed.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. No development shall start above slab level 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.

5. No development shall start until the tree protection measures detailed within the approved Usherwood Arboriculture Tree Protection Plan (UA/TPP1) and Arboricultural Method Statement have been implemented. Thereafter these measures shall be retained and any specified methods of construction, arboricultural supervision or staging of works strictly adhered to throughout the course of development, and shall not be varied without the written agreement of the Local Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the Local Planning Authority:

- a. No bonfires shall take place within the root protection area (RPA) or within a position where heat could affect foliage or branches.
- b. No further trenches, drains or service runs shall be sited within the RPA of any retained trees.
- c. No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

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

6. The development hereby approved shall not be occupied unless and until the existing access from the site to Stanstead Road has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

7. No part of the development shall be commenced unless and until the proposed vehicular access to Stanstead Road has been constructed and provided with a means within the private land of preventing private water from entering the highway and visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

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

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

9. The development hereby approved shall not be occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

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

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CSP12 of the Core Strategy DPD (2008) and emerging Policy DP5 of the Tandridge Local Plan: Part 2.

11. The drainage system shall be installed in accordance with the Proposed Drainage Strategy, DC Architects, October 2023, revision C, drawing no: 22-240-P069 subject to successful soakage test results. The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the development does not increase flood risk on or off site and is maintained for the lifetime of the development.

12. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures set out in Preliminary Ecological Appraisal dated the 10th November 2023 prepared by Crossman Associates and the Bat Survey Report dated the 19th June 2023 prepared by Crossman Associated.

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

13. Before the development hereby approved is occupied the Air Source heat Pumps as specified in the application details shall be installed and this system shall thereafter be retained in perpetuity in accordance with the approved details.

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

14. The first-floor flank windows as a shown on drawing No 22-240-P058B (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.

15. Notwithstanding the provisions of Schedule 2, Part 1 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 Classes A, B and/or C shall be carried out without the express permission of the Local Planning Authority.

Reason: To control further development of the site in the interests of the character of the area and amenities of nearby properties, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

Informatives:

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are

proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

3. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/permits-and-licences/vehicle-crossovers-or-drop-ped-kerbs
4. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
5. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
6. 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).
7. 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
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.
9. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
10. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
11. The owner/developer will need to make adequate provision for containers to be stored individually for each of the individual properties and presented for collection at the edge of the access road for collection at Stanstead Road.
12. Each property requires sufficient space for; 1 x240 litre recycling bin, 1x180 litre refuse bin, 1 x23 litre food waste caddy and 1 x 240L garden waste bin

which is an optional paid subscription service. These can be purchase from Tandridge District Council. Allow 6 weeks before occupancy so the containers can be order, paid for and delivered.

13. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in "BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. *Bats and the Built Environment*. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby".
14. Bats are protected under the Wildlife and Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them of damage their roosts. (potential habitats) Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England on 0300 060 3900. Further advice on bats is available from the Bat Conservation Trust on 0345 1300 228.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan Part 2 – Detailed Policies 2014 Policies DP1, DP5, DP7, DP8, DP9, DP19, DP21, DP22, Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Policies CCW1, CCW2, CCW3, CCW4, CCW5, the Harestone Valley Design Guide and material considerations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (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.