

**Application: 2024/90**

**Location: 18 New Farthingdale, Dormansland, Lingfield, Surrey, RH7 6RJ**

**Proposal: Demolition of existing outbuilding and erection of single storey side extension to form bedroom and wetroom and alterations to rear of dwelling.**

**Ward: Dormansland and Felcourt**

**Decision Level: Committee**

Constraints – Area of Special Advertising Control, Ancient Woodland within 500m, Defined Village in the Green Belt, Gatwick Bird Strike Zone, Green Belt  
Risk of Surface Water Flooding, Special Protection Area

**RECOMMENDATION:**

**Grant subject to conditions**

1. The application is presented to the Planning Committee due to the application site comprising of Tandridge District Council owned land.

### **Summary**

2. Planning permission is sought for a single storey extension at the side of the dwelling. The proposed development is considered acceptable in the Green Belt as the proposal accords with Policy DP12 of the Tandridge Local Plan Part 2 – Detailed Policies 2014 and the site is within a Defined Village in the Green Belt. The proposal is also acceptable in relation to the impact on character and appearance, the impact on neighbouring amenity and in all other respects. As such, it is recommended that planning permission be granted.

### **Site Description**

3. The site hosts a two-storey semi-detached property that features a variety of single storey projections including a rear extension, a side 'outhouse' and an access ramp to the rear. The site is within the Defined Village in the Green Belt of Dormansland.

### **Relevant History**

4. Relevant history listed below:

2019/1908/NH - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.54 metres, and for which the height of the eaves would be 2.37 metres (Notification of a Proposed Larger Home extension). Prior Approval Not Given.

2020/56/NH - Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres (Notification of a Proposed Larger Home extension). Prior Approval Not Required.

### **Proposal**

5. The existing 'outhouse' would be removed and replaced with a single storey extension that would measure 2.9 metres wide and 10.2 metres deep with a flat roof. The extension would be positioned to the side of the dwelling,

extending to the rear of the dwelling as a result of its depth. Alterations are also shown to the ramp at the rear of the building and the rear elevation to enable a new entrance to be created into the kitchen.

### **Key Issues**

6. The site is located within a Defined Village in the Green Belt and, as such, the application of the applicable Green Belt Policy is relevant. Other important material considerations are the impact on character and appearance and residential amenity.

### **Development Plan Policy**

7. Tandridge District Core Strategy 2008 – Policies CSP1 and CSP18,
8. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP10 and DP12
9. Woldingham Neighbourhood Plan (2016) – Not applicable.
10. Limpsfield Neighbourhood Plan (2019) – Not applicable
11. Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) – Not applicable

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

12. Tandridge Parking Standards SPD (2012)
13. Tandridge Trees and Soft Landscaping SPD (2017)

### **National Advice**

14. National Planning Policy Framework (NPPF) (December 2023)
15. Planning Practice Guidance (PPG)
16. National Design Guide (2019)

### **Consultation Responses**

17. County Highway Authority – As it is not considered that the likely net additional traffic generation, access arrangements and parking would have a material impact on the safety and operation of the public highway, the highway authority were not consulted on this application.
18. Dormansland Parish Council – No objection but ask that the Planning Officer takes into account any neighbour's comments.

### **Public Representations/Comments**

19. Third Party Comments – None.

## **Assessment**

### Status of Local Plan

20. The Tandridge Development Plan is formed of Tandridge District Core Strategy 2008, Tandridge Local Plan Part 2: Detailed Policies 2014-2029, Caterham, Chaldon & Whyteleafe Neighbourhood Plan 2021, Limpsfield Neighbourhood Plan 2019 and Woldingham Neighbourhood Plan 2016, as well as the Surrey Waste and Minerals Plans. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require decisions to be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.
21. The NPPF is a material consideration in planning decisions and its Policies have to be taken into account in dealing with applications from the day of its publication. It is important to note that even though the adopted Development Plan predates the publication of the most recent NPPF, the majority of policies remain up to date. Policies will be given due weight in accordance with their degree of consistency with the NPPF (December 2023, paragraph 225).

### Defined Village in the Green Belt

22. The site lies within the Defined Village in the Green Belt of Dormansland. Policy DP12 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 allows for “Extensions or alterations to existing buildings and the erection of new ancillary domestic buildings within the curtilage of a dwelling.” From this basis, the principle of the proposed development is acceptable.

### Character and Appearance

23. Policy CSP18 of the Tandridge District Core Strategy 2008 states, amongst other things, that new development must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness.
24. Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 states, amongst other things, that all new development will be expected to be of a high-quality design integrating effectively with its surroundings while reinforcing local distinctiveness and landscape character.
25. The proposed extension would be suitably positioned at the side of the dwelling and would appear as a subservient addition as a result of its position and height. Whilst the development would involve a large extension at the side and rear of the existing dwelling, the extension would not be of a materially different scale to the existing ‘outhouse’ that it would replace and would be of a more solid design and appearance that is considered to be an enhancement relative to the existing structure. The other works to the rear of the dwelling are also acceptable in visual terms.
26. Whilst the original dwelling will have been extended significantly as a result of this proposal and the existing rear extension, it is not considered that the overall amount of extensions to the dwelling at the site would result in the dwelling being viewed in a manner that is substantially different to how the dwelling currently appears and harm would not arise as a result of the cumulative impacts of the extensions to a degree that would justify the refusal of the application.

27. Overall, it is considered that it should be concluded that the development accords with the relevant Policies of the Development Plan that are set out above.

#### Residential Amenity

28. 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.
29. The above Policies align with 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.
30. The neighbouring dwelling of 16 New Farthingdale is positioned well away from the shared boundary and far forward of the dwelling at the application site. The extension would be visible from that property but not to a degree that is materially different to the existing structures at the site. In this case, the proposal would not cause a loss of light, privacy or outlook within that property that is materially different to the existing situation and, as such, the application should not be found unacceptable for this reason.
31. The extension would be at the opposite side of the dwelling relative to the attached property of 20 New Farthingdale. Consequently, noting the presence of the existing rear extension, the development would have no impacts on the amenities of the occupiers of that dwelling.
32. All other nearby properties are sufficiently distant from the proposal for it to have no material impacts.
33. The proposal, therefore, accords with the abovementioned Policies.

#### Other Matters

34. The existing dwelling would gain a bedroom. However, it is not considered that this would give rise to additional parking demands as the increase from 4 bedrooms to 5 would not alter the parking requirement that arises from the application of the Council's adopted parking standards. No other impacts on highway safety or traffic would be likely to arise from the proposal.
35. The applicant has provided a statement that indicates that the proposal is to serve the particular needs of an occupier of the dwelling. Due regard is had to the objectives set out within the Equality Act 2010 and the Public Sector Equality Duty that arises from this. However, as the proposal is considered acceptable for the reasons given above, this duty is not reason to reach a different decision and need not be commented on any further.

## Conclusion

36. The proposed development would be acceptable in principle, would be visually acceptable and would not cause material harm to the amenities of neighbouring residents. The proposal therefore accords with the Policies of the development plan and the NPPF.
37. 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 December 2023. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
38. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

## **RECOMMENDATION:**

## **Grant 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. The development hereby approved shall be carried out strictly in accordance with the details shown on drawing nos: 102170080/1, 102170080/2, 102170080/3, 102170080/4, 102170080/5, 102170080/6, 102170080/7 and 102170080/8 (All Dated 04/05/2023) and 102170080/10 and 102170080/11 (Both Dated 29/01/2024).

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

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

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

## 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 development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1 and CSP18, Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP10 and DP12 and all 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.
3. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (December 2023), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning Policies and guidance and representations received.