

Application: 2023/1506

Location: Elizabeth House, Godstone Road, Caterham, Surrey, CR3 6RF

Proposal: Replacement of the existing metal casement windows and part glazed timber external doors with new double glazed PPC Aluminium windows and part glazed composite external doors to match existing fenestration and design in communal areas.
Installation of remedial structural supports to 6 no. existing projecting reinforced concrete balconies.

Ward: Harestone

Decision Level: Planning Committee

Constraints - Ancient woodland(s) within 500m, Biggin Hill Safeguarding 91.4, Gas medium pressure pipeline(s) within 12.5m, TDC_legallandterrier 16/30, Road_local B - Godstone Road, Road_local D - Longsdon Way, Road_local D – Colliers, Road_local D - Ashwick Close, Road_local D - Tupwood Lane, Risk of flooding from surface water – 1:30, 1:100, 1:1000, Source_protection_zones 2 and 3, Urban area(s).

RECOMMENDATION: **GRANT subject to conditions**

1. This application is reported to Committee as it affects Council owned land.

Summary

2. Planning permission is sought for the replacement of the existing metal casement windows in the common hallways and part glazed timber external doors with new double glazed PPC Aluminium windows and part glazed composite external doors to match existing fenestration and design and the installation of remedial structural supports to 6 no. existing projecting reinforced concrete balconies. The development proposal would be acceptable in terms of the impact on the character and appearance of the area and neighbour amenities. Furthermore, it is noted that the proposal would help to upkeep the social housing flats. For these reasons the recommendation is for conditional approval.

Site Description

3. The application site is located within the urban area of Caterham. The site is located to the west of Godstone Road and comprises 14 flats which are located in three blocks, with garaging to the northwest of them and amenity space surrounding the buildings.

Relevant History

4. The relevant planning history for the site is as follows:
 - CAT/1199 - 14 Flats. Approved 20/02/1953.
 - 2004/1248 - Retention of detached garage. Approved 19/04/2005.
 - 2004/1247 - Retention of detached garage. Approved 19/04/2005.

Key Issues

5. The key issues include the impact on character and appearance and neighbour amenity. Other matters will also be assessed as will be set out below.

Proposal

6. The development proposal relates to the replacement of the existing metal casement windows and part glazed timber external doors in the communal hallways with new double glazed PPC Aluminium windows and part glazed composite external doors to match existing fenestration and design. The proposal would also include two sets of structural posts to support existing balconies, one pair on Nos 1 – 4 and one pair on 5 – 10.
7. Block 1 – 4 is a two storey building with balconies with a maximum height of 3.8 metres, with a width of 2.4 metres and a depth of 1.2 metres. These require posts of 2.67 metres in height to be inserted at either side of them with a beam running under the two balconies.
8. Block 5 – 10 is, a three storey building with balconies with a maximum height of 6.3 metres, a width of 2.4 metres and a depth of 1.2 metres. These would require structural posts with heights of 5.18 metres to be inserted on either side for structural support and two beams running under the four balconies.

Development Plan Policy

9. Tandridge District Local Plan – Part 2: Detailed Policies (2014)
DP1, DP7 and DP21
10. Tandridge District Core Strategy (2008)
CSP1 and CSP18,
11. Caterham, Chaldon & Whyteleafe Neighbourhood Plan (2021) Policies
CCW4 and CCW5

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)
14. Harestone Valley Design Guidance SPD (2011) L1, L2 and L4
15. Surrey Design Guide (2002)

National Advice

16. National Planning Policy Framework (NPPF) (2023)
17. Planning Practice Guidance (PPG)
18. National Design Guide (2019)

Consultation Responses

19. 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.

20. Caterham Valley Parish Council

No comments received

Public Representations/Comments

21. Third Party Comments

None received

Assessment

Procedural note

22. 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.

23. 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).

Principle of development

24. Caterham is an Urban Area. This proposal involves works of alteration to the existing buildings at the site in order to maintain their upkeep and does not relate to the provision of new buildings. Therefore, there is no objection to the principle of the development, providing the development is acceptable in all other respects.

Character, appearance and design

25. The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It goes on to state that planning decisions should ensure that developments will function well, add to the overall quality of the area, be sympathetic to local character and history (whilst not

discouraging innovation) and establish a strong sense of place. It also states that development that is not well designed should be refused.

26. 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.
27. 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.
28. Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan requires new development to preserve and enhance character areas and development proposals, which integrate well with their surroundings, meet the needs of residents and minimise the impact on the local environment will be supported where they demonstrate a high quality of design.
29. The application site is within Area J (Greenwood Gardens) Character Area described within the Harestone Valley Design Guidance. Policy L1 describes how development should relate to the predominant plot and development rhythm in the area while policy L4 encourages forms of development to respect their location, the size of the site and the character of the area.
30. The works to the balconies, which are set out above, would be undertaken to the rear of the buildings on both the blocks and, in terms of siting, bulk and massing would have a negligible impact as they would be largely obscured from public vantage points. From where they would be seen, the supporting structures that would be added would have a minimal impact on the overall appearance of the building and are considered to be visually acceptable.
31. With regard to the fenestration works, the entrance halls in all three blocks would be replaced with glazed features of similar proportions. The windows to the rear of the hallways would also be replaced. Although the three entrances are visible from public vantage points, the works would be visually acceptable and not cause material harm to the appearance of the building or the character of the area. There would be no increase in the size, bulk and massing of the buildings as a result of these works.
32. In terms of materials, the replacement windows would be metal casements, and the timber external doors would be part glazed with new double glazed PPC Aluminium windows along with part glazed composite external doors to match existing fenestration and design. These materials would be acceptable in the context of the application site, and the balconies and fenestration would match that on the existing building.
33. On this basis, Officers consider that the development would not have an adverse impact on the character and appearance of the locality. Rather, it would serve to improve the appearance of the social housing by keeping it in good repair which, in turn, would help to maintain the character of the locality.

34. For these reasons, the development proposal would comply with policies CSP18 of the Core Strategy, DP7 of the Local Plan Part 2: Detailed Policies, CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan and L1 and L4 of the Harestone Valley Design Guidance.

Residential amenity – neighbours and occupiers of the properties

35. 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 2014 seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.
36. Policy L2 of the Harestone Valley Design Guidance encourages high levels of visual privacy in relation to the character of Harestone Valley.
37. 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.
38. As stated earlier, there would be no increase in bulk and massing as a result of the development, although there would be two extra structural posts added to the 6 balconies serving each block of flats, two sited on Block 1 – 4 and four sited on Block 5 – 10, along with the beams underneath those balconies. The replacement fenestration would not result in an increase in the size of the building. For these reasons, the application would be acceptable and compliant with policies CSP18 of the Core Strategy, DP7 of the Local Plan Part 2: Detailed Policies 2014, CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan, Section L2 of the Harestone Valley Design Guidance and the NPPF.

Other matters

39. The abovementioned constraints affecting this site identify that the site is within an area that is at risk of surface water flooding and is also a ground water source protection zone. Moreover, the site is within 500m of an ancient woodland. However, given the nature of the proposals, they would have no unacceptable impacts in relation to these constraints and not be unduly impacted upon as a result of those constraints.

Conclusion

40. Planning permission is sought for the replacement of the existing metal casement windows and part glazed timber external doors in the communal hallways with new double glazed PPC Aluminium windows and part glazed composite external doors to match the existing fenestration and design, along with the installation of remedial structural supports to 6 no. existing projecting reinforced concrete balconies. The development proposal would be acceptable in terms of design and the impact on the character and appearance of the area and neighbour amenities. Furthermore, it is noted that the proposal would help

to upkeep the social housing flats. For these reasons the recommendation is for conditional approval.

RECOMMENDATION:

GRANT subject to conditions:

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 4181.23P008, 4181.23P009, 4181.23F002, 4181.23F003, 4181.23F004 and 4181.23P005 (All received 21.12.2023). 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. 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 Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

Informatives:

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990 and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. The development has been assessed against policies CSP1 and CSP18 within the Council's Core Strategy 2008, policies DP1, DP7 and DP21 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014, policies CCW4 and CCW5 of the Caterham, Chaldon & Whyteleafe Neighbourhood Plan (2021) and L1, L2 and L4 of the Harestone Valley Design Guidance 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.
3. The Local Planning Authority has acted in a positive and proactive way in determining this application, as required by the NPPF (2023), and has assessed the proposal against all material considerations including the

presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.

4. The development subject to this notice falls within a highlighted proximity of a mains gas pipe which is considered a hazard. The applicant/ agent/ developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/ confirmed by this notice. Address is:
SGN Plant Protection Team, Archibald Suite, Baird Avenue, Dryburgh Industrial Estate, Dundee, DD2 3TN: Phone 0800 912 1722/Email plantlocation@sgn.co.uk Search online at: www.linesearchbeforeudig.co.uk