

ITEM 5.4

Application: 2021/1162

Location: 66 High Street, Caterham CR3 5UB

Proposal: Demolition of existing ground floor rear extension and partial demolition of existing rear outrigger. Erection of a new ground floor, first floor and loft extensions. Change of use of part of front ground floor and rear from A1 to sui generis (large house in multiple occupation). Change of use of first floor from C3 to sui generis (large house in multiple occupation).

Ward: Queens Park

Decision Level: Planning Committee

Constraints – Urban, B and D Roads, AHAP, CSAI, Local Centre (Caterham Hill), Biggin Hill Height Zone

RECOMMENDATION: **PERMIT subject to conditions**

This application is reported to Committee as the application has been referred to Planning Committee by Cllr Duck.

Summary

1. The proposed layout be considered to have an acceptable internal configuration of a typical house of multiple occupation (HMO) and would ensure that the viability of the retail unit would remain acceptable despite the small reduction in floor space. The proposed alterations would be acceptable from a character and appearance perspective and would not have a significant impact upon the amenities of neighbouring properties. Subject to conditions relating bicycle provision and renewable energy, the proposed development would be acceptable and inconformity with the Development Plan. As such, it is recommended that this application is granted planning permission.

Site Description

2. The site consists of an “L” shaped plot of land which contains a two-storey building on the western side of the road. The building is mid-terraced, within a commercial parade of buildings with varying designs. Behind the site is Poplar Walk, which provides access to the rear of the commercial parade which the site forms part of.
3. At ground floor is a retail premises (A1 use class), with a residential unit (C3 use class) above. The subject building has a two-storey outrigger with a rear staircase that provide a direct external access to the first floor, and a single storey rear extension behind this.

Relevant History

4. CAT/5070 – New shopfront – Permission granted
5. CAT/5071 – Alterations and additions – Permission granted
6. 2020/647 – Demolition of existing ground floor rear extension. Change of use of ground floor rear from A1 (retail) and first floor from C3 (residential) to Sui Generis (large house in multiple occupation) with associated ground floor, first

floor and loft extensions including rear dormer and 2 No. rooflights in front roofslope – Permission granted

7. 2020/1326/NC – Change of use of the front ground floor portion of the premises to form 2x studio flats. Associated works to the interior and works to the front elevation to provide one entrance per flat. – Permission refused
8. 2020/1339 – Demolition of existing ground floor rear extension. Change of use of ground floor rear from A1 (retail) and first floor from C3 (residential) to Sui Generis (large house in multiple occupation) with associated ground floor, first floor and loft extensions including rear dormer and 2 No. rooflights in front roofslope – Permission granted
9. 2021/260 – Demolition of existing ground floor rear extension. Erection of part single/part first floor rear extension and rear dormer in association with conversion of loft space to habitable accommodation. Changes to fenestration including removal/installation of doors and windows. Change of use of part of front ground floor and rear from A1 to sui generis (large house in multiple occupation). Change of use of first floor from C3 to sui generis (large house in multiple occupation). – Permission refused on the grounds that the proposal failed to provide satisfactory living conditions for future occupants given that the size and configuration went beyond what was expected for a HMO.

Key Issues

10. The key issues for this application are whether the development is acceptable in regard to the principle and location of the development, housing mix, town centre impacts, character and appearance, residential amenities (including noise and the amenities of future occupiers), transport issues and highway safety (including parking, cycle and refuse/recycling storage provision), archaeology and renewable energy provision.

Proposal

11. The application proposes the change of use of the ground floor rear area from A1 (retail) and first floor from C3 (residential) to a Sui Generis (large house in multiple occupation) (LHMO).
12. Associated with this would be changes to the fenestration including the removal/installation of doors and windows as well as ground floor, first floor and loft extensions including a rear dormer and rooflights in front roofslope. The existing ground floor rear extension and its associated external staircase would be demolished to accommodate the new rear extension.

Development Plan Policy

13. Tandridge District Core Strategy 2008 – Policies CSP 1, CSP 2, CSP 3, CSP 7, CSP 11, CSP 12, CSP 13, CSP 14, CSP 18, CSP 23
14. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP3, DP5, DP7, DP18
15. Woldingham Neighbourhood Plan 2016 – Not applicable
16. Limpsfield Neighbourhood Plan 2019 – Not applicable

17. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Policies CCW1, CCW2, CCW4, CCW5, CCW6

18. Emerging Tandridge Local Plan 2033 – Policies TLP01, TLP02, TLP04, TLP06, TLP10, TLP11, TLP17, TLP18, TLP19, TLP20, TLP26, TLP28, TLP38, TLP45, TLP49, TLP50

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

19. Tandridge Parking Standards SPD (2012)

20. Caterham Masterplan SPD (2018)

21. Surrey Design Guide (2002)

National Advice

22. National Planning Policy Framework (NPPF) (2021)

23. Planning Practice Guidance (PPG)

24. National Design Guide (2019)

Statutory Consultation Responses

25. County Highway Authority – Concern over lack of parking however they advise that a condition requiring bicycle parking is added to any grant of permission.

26. Caterham on the Hill Parish Council – Objection: Loss of retail floor space detrimental to the viability retail unit within High Street

27. Environment agency – No objection under previous application 2020/1339

Non-statutory Advice Received

28. Surrey County Council Archaeological Officer – No objection

TDC advice

29. Chief Community Services Officer (Environmental Health) – No objections subject to the scheme complying with Building Regulations sound insulation standards. In addition, smoke alarms, fire protection and emergency lighting would be required.

30. Policy Team – No objection subject to the retail unit being retained under previous application 2021/260.

Other Representations

31. Third Party Comments – No comments received

Assessment

32. This submission is for a change of use of a dwelling into a house in multiple occupation (HMO) which can be defined in simple terms as a shared residential property where a certain number of occupants are not related to each other and they share basic amenities such as kitchen areas and bathroom facilities. For planning purposes, small HMOs fall within use class C4, which are defined as: “*small shared houses or flats occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.*”. Larger HMOs, occupied by more than six unrelated individuals, fall within the sui generis use class (meaning of their own kind). Planning permission has always been required for proposals for large HMOs (sui generis use), whether this be purpose-built accommodation or the change of use of an existing property. HMOs are also guided by separate legislation under the Housing Act 2004. This sets out the definition of HMOs and controls the standard and safety of accommodation. Internal requirements for room sizes and cooking/washing facilities are outside of the control of the planning system, but these matters fall under Housing Regulations. There are previously approved planning applications references 2020/647 and 2020/1339 which remain extant. Under these permissions, the principle of a HMO on this site has been established as acceptable by this Local Planning Authority.

The principle of the development

33. Paragraph 8 of the NPPF advises that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). These are economic, social and environmental objectives.

34. Paragraph 9 of the NPPF states that:

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

35. The proposal involves the conversion of a C3 residential unit into a Sui Generis House of Multiple Occupation (HMO) and alternations to the ground floor retail unit. Whilst there are no policies that specifically cover this, there is a general policy assumption in favour of protecting existing housing stock. However, as both of these uses are a type of housing, it is considered that there would not be a conflict with this policy aim. As such, the proposal is considered to be acceptable in principle.

The location of the development

36. Tandridge District Council Core Strategy Policy CSP 1 focuses on managing the location of development by steering it to existing built-up areas or Category 1 settlements which promotes the use of sustainable patterns of travel and

there is a choice of travel modes. The Core Strategy predates the NPPF but Policy CSP 1 is consistent with the need to promote sustainable development which is central to the NPPF.

37. Tandridge Local Plan: Part 2 – Detailed Policies 2014 expand on the provisions of the Core Policies. Local Plan Policy DP1 urges a presumption in favour of sustainable development contained within the NPPF and espoused by Core Policy CSP1 and suggests that development which accords with the Local Plan should be approved without delay.

38. Chapter 11 of the NPPF sets out the government's objectives regarding making effective use of land. This chapter places great emphasis on achieving optimal densities, with Paragraph 122 stating that:

Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) *the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) *local market conditions and viability;*
- c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) *the importance of securing well-designed, attractive and healthy places.*

39. The site is located within the existing built-up area of the Category 1 settlement of Caterham. Furthermore, the site is within close proximity of bus stops and an approximately 14-minute walk of Caterham Train Station and the services at Caterham town centre. As such, the location of the proposal is considered to be acceptable.

Town Centre impacts

40. Chapter 7 of the NPPF sets out that town centres are recognised as being at the heart of local communities and the government urges local authorities to take a positive approach to their growth, management and adaptation. This, should be done by way of appropriate policies and other tools available to them.

41. Tandridge District Council Local Plan Policy DP3 states that:

A. Within the defined local centres of Warlingham, Lingfield, Caterham Hill, and Whyteleafe, proposals involving the change of use or redevelopment of ground floor premises from use class A1 to A2, A3, A4 or A5 will be permitted only where:

1. *No less than 50% of the local centre's total frontage width remains in retail (class A1) use; and*
2. *It can be shown that there is no demand for retail (class A1) use through an effective 12-month marketing exercise where the property has been offered for sale or letting on the open market at a realistic price and no reasonable offers have been refused*.*

B. Within the Local Centres, non A-class uses will not normally be permitted at ground floor level, although development for community uses and mixed uses with a strong retail element will be permitted provided that they meet criterion A(1) above.

42. The proposal would result in a loss of retail space available at ground floor level. The existing retail unit is approximately 81sqm and the resulting retail unit would be approximately 57sqm. This loss is more than that shown under the previous submission. However, the frontage width of the unit which would be lost by this proposal would be approximately 1.7 metres and the overall retained space, measuring approximately 7.10m x 7.4m internally, is still considered viable for occupation by a business.
43. The Council's Policy Team assessed the proposal under application 2021/260 and highlighted that the A1 unit remains in place at ground floor level and the reduction in width is minimal. Although the frontage of the Caterham Hill Local Centre currently identifies 45% of A1 units that form the total frontage width (which is below the 50% threshold stated in DP3), the unit itself would remain within the Local Centre and the remaining frontage width and floor area would still be viable for Class A1 use. Although the frontage width of the Class A1 unit is to be reduced, it would not reduce the existing frontage width of units in the Caterham Hill Local Centre below 45%. It is considered, therefore, that the proposal would not be adversely detrimental to the viability and vitality of the Local Centre and would conform to the provisions of Local Plan Policy DP3.

Character and appearance

44. Paragraph 128 of the NPPF 2021 states that good design is a key aspect of sustainable development and paragraph 126 urges LPAs to take into account, when making decisions, the importance of securing well designed and attractive places.
45. This is also echoed within Core Strategy Policy CSP 18 stating that new development, within town centres, built up areas, the villages and the countryside would be required to 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. This is also reflected in the general policy of development, Policy DP7 of the Local Plan, which sets out the expectation of a high-quality design and that new development should respect and contribute to distinctiveness of the area in which it is located and to have a complementary building design and materials.
46. Paragraph 134 of the NPPF 2021 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Policy CCW4 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan requires development to preserve and enhance the character area and Policy CCW5 requires development to integrate well with their surroundings, meet the needs of residents and minimise the impact on the local environment provided they demonstrate a high quality of design.
47. The proposed extensions, rooflights and rear dormer are the same as those that were approved under application 2020/1339 which remains extant. It was considered that the proposal would be acceptable with regards to the impact upon the character and appearance of the area and this stance therefore remains the same.
48. The proposed bicycle and car parking, refuse and recycling storage are considered to be in an appropriate location which would also not detract from the character and appearance of the area and would therefore conform to Local

Residential amenities

49. According to Core Strategy Policy CSP 18, new development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any other adverse effect. This is amplified by Local Plan Policy DP7 which seeks to promote high standards of residential amenity by ensuring that development does not result in general disturbance by maintaining reasonable separation distance between properties to guard against overshadowing and overbearing effects.
50. The proposed use, the extensions and additional fenestration was considered acceptable from a neighbouring amenity perspective under application 2020/1339. This stance remains the same under this submission as the majority of the external works remain as previously approved with the exception of the additional entrance to the front of the site from Caterham High Street. This additional entrance is not considered to have a significant impact upon the amenities of neighbouring properties with regards to overlooking, loss of privacy, noise or disturbance.

Amenities of future occupants

51. Local Plan Policy DP7 also requires that new development provides a satisfactory environment for the occupants of new development. In addition to seeking a satisfactory living environment, Policy DP7 of the Local Plan 2014 also requires proposals to provide appropriate facilities for individual and communal use including amenity areas and garden areas, which should be proportionate to the size of the residential units and appropriate for the intended occupiers.
52. The proposal does not include garden space however it is noted that the HMO would replace a residential flat which also does not have garden space, and that it is within a town centre location where such a situation is quite common. It is a material consideration to note that this LPA previously considered that, as the site is within a 4-minute walk of Queens Park to the south, the absence of private amenity space was considered acceptable on balance.
53. On amenity grounds, the previous proposals were considered acceptable under 2020/647 and 2020/1339 as the upper floor units had kitchenettes which was acceptable based on distance to ground floor communal living room. Under application 2021/260, the submission sought to also have kitchenettes for the first floor units and therefore could have potentially allowed for all of the rooms within the HMO to be self-contained. Under the current submission, none of the first floor units are proposed to have kitchenettes and the Council consider that this arrangement would result in an acceptable layout for all 4 rooms. The residents of room 4 would be required to travel down two flights of stairs to access the communal area at ground floor level. Comments from Environmental Health are awaited but, from an officer's perspective, this is on balance considered acceptable and to provide a satisfactory living environment for future occupants.
54. Local Plan Policy DP7 allows the LPA to consider harm to future occupants resulting from a poor standard of accommodation. The rooms being proposed

would measure between 21.6sqm and 28.8sqm which, if sought to provide self-contained units, would result in unacceptable living accommodation for future occupiers. However, as these rooms would provide HMO accommodation and the scheme includes a communal space at ground floor level measuring approximately 32.8sqm, it would result in sufficient accommodation of future occupiers and would not go beyond the accepted internal configuration of a typical HMO. As such, it is considered that the proposal would conform to the provisions of Local Plan Policy DP7.

Transport issues and highway safety

55. Core Strategy Policy CSP 12 requires new development to have regard to adopted highway design standards and vehicle and other parking standards. Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies (2014) requires proposals to:

1. *comply with adopted highway design standards.*
2. *Does not unnecessarily impede the free flow of traffic on the existing network or create hazards to that traffic and other road users;*
3. *Retains or enhances existing footpaths and cycleway links;*
4. *Provides safe and suitable access to the site which is achievable by all and promotes access by public transport, foot and bicycle to nearby residential, commercial, retail, educational, leisure and recreational areas where appropriate; and*
5. *Fully funds where appropriate or contributes towards the costs of any measures required to cost effectively mitigate the significant impacts arising from the development.*

56. According to Local Plan Policy DP7, new development will be permitted so long that it has regard to the Council's adopted Parking Standards SPD (2012) or successor documents and does not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety.

57. As the proposal is for 4 bedsits to form an HMO, the County Highway Authority has considered this as a single dwelling in accordance with residential parking requirements set out in 'SCC's 'Vehicular and Cycle Parking Guidance (2018). In accordance with Tandridge parking standards, 3 parking spaces would be required for a 4 + bedroom dwelling and therefore there would be a shortfall of 2 spaces. However, the site is within easy access of bus stops and within walking distance of Caterham railway station. There is a mixture of yellow line parking restrictions and controlled parking bays on the High Street and double yellow lines around junctions of side roads so it is not considered any inappropriate parking would take place. There is also a public car park on the High Street for any visitor parking. As a result, the provision of one parking space is considered acceptable in a town centre location.

58. Policy DP7 (General Policy for New Development) of the Local Plan (criterion 9) requires that proposals should incorporate bicycle storage and Policy DP5 of the Tandridge Local Plan Part 2: Detailed Policies (2014) requires proposals to provide safe and suitable access to the site which is achievable by all and promotes access by public transport, foot and bicycle.

59. It is noted that the applicant has proposed 3 cycle parking spaces however, as there are 4 bedsits proposed, the County Highway Authority have requested that a minimum of 4 cycle spaces are provided (one cycle space per unit) due

to the lack of parking provided. There is space within the site for such provision and could reasonably be secured by planning condition.

60. Policy DP7 (General Policy for New Development) of the Local Plan (criterion 9) requires that proposals provide *‘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.’*
61. The proposal includes details of bicycle storage and provides facilities for the storage and collection of refuse and recycling materials, which are in a practical location and are considered to be adequate given the sustainable location of the proposal and the intensity of the use proposed and would conform to criterion 9 of Local Plan Policy DP7.

Archaeology

62. Local Plan Policy DP20 (Heritage Assets) states in regard to County Sites of Archaeological Importance (CSAI) and Areas of High Archaeological Potential (AHAP):

Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location.

63. The subject site is within the Caterham Historic Town Core AHAP and CSAI. Surrey County Council’s Archaeological Advisor has advised that the proposed extension is relatively small and within an area likely to have been subject to recent disturbance, and therefore has no concerns. Officers continue to concur with this view and it is considered that the proposal would have acceptable archaeological impacts.

Renewable energy provision

64. One of the Objectives of Sustainable Development as set out in the NPPF is an environmental one, which encourages the protection and enhancement of our natural environment by mitigating and adapting to climate by moving to Low Carbon technologies. Core Strategy Policy CSP 14 promotes sustainable construction and it requires that all new small scale residential developments (1-9 dwellings) to incorporate onsite renewable energy resulting in a 10% reduction in Carbon Dioxide emissions.
65. The applicant has not submitted any details which show that the proposal could achieve the required reduction in Carbon Dioxide emissions. However, the proposal can feasibly achieve this target (for example through the provision of solar panels) and it was considered under application 2020/1339 that such

requirements could be secured by planning condition requiring a demonstration that a form of proposed renewable energy can be accommodated within the site to comply with Core Strategy Policy CSP14. The proposal would therefore be considered acceptable from a sustainability perspective.

Conclusion

66. The proposed layout be considered to have an acceptable internal configuration of a typical house of multiple occupation (HMO) and would ensure that the viability of the retail unit would remain acceptable despite the small reduction in floor space. The proposed alterations would be acceptable from a character and appearance perspective and would not have a significant impact upon the amenities of neighbouring properties. Subject to conditions relating bicycle provision and renewable energy, the proposed development would be acceptable and inconformity with the Development Plan. As such, it is recommended that planning permission is refused in this instance for the reason set out below.
67. Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.
68. 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 paragraph 213 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
69. 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

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 TDP/PP/E01, TDP/PP/E02, TDP/PP/P01, TDP/PP/P02 and the 1:1250 red-edged site location plan, scanned on 19 July 2021. 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 District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

4. The development hereby permitted shall not be occupied until details demonstrating how the development would satisfy the 10% reduction of carbon emissions through renewable resources have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the agreed renewable energy provision shall be installed and operational before the development is occupied and 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 Policy CSP 14 of the Tandridge District Core Strategy 2008.

5. Before the development hereby approved is occupied the flank upper floor window shall be fitted with obscure glass and shall be non-opening unless the part of the window which can be opened is more than 1.7m above the floor of the room in which the window is installed and shall be permanently maintained as such.

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.

6. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To protect the amenities and privacy of occupiers of adjoining properties in accordance with Policy CSP 18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

7. Before the development hereby approved is occupied, a scheme for a minimum of 4 bicycle parking spaces and refuse/recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Once approved, facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of the future occupiers and the occupiers of adjoining properties in accordance with Policy CSP 18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and to ensure the provision of sustainable transport options, in accordance with Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021, Policy CSP 12 of the Tandridge District Core Strategy 2008 and Policies DP5 and 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.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP 1, CSP 2, CSP 3, CSP 7, CSP 11, CSP 12, CSP 13, CSP 14, CSP 18, CSP 23, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP2, DP5, DP7, DP18, 17, Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Policies CCW1, CCW2, CCW4, CCW5, CCW6 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.