

ITEM 5.8

Application: 2021/1286

Location: 69 Harestone Lane, Caterham, Surrey, CR3 6AL

Proposal: Erection of single storey side extension and rear single storey extension to create separate annexe for relative and erection of further two storey side extension to provide utility study and bedroom space to the main house.

Ward: Chaldon

Decision Level: Planning Committee

Constraints – UA, AWOOD within 500m, Biggin Hill Safeguarding, Local 'X' Road, Rights of Way Bridleway 158, Source Protection Zones 2 & 3, SRCA, TPO within 10m

RECOMMENDATION: **PERMIT subject to conditions**

1. The planning application has been called to Planning Committee following a request from Cllr Groves.

Summary

2. Planning permission is sought for the erection of a single storey side extension to the northern elevation, a rear single storey extension to the western elevation to create a separate annexe for a relative of the applicant and erection of a further two storey side extension to the southern elevation to provide a utility room, study and bedroom to the main house.
3. The design of the development would respect the character and appearance of the site and area and would not result in significant harm to neighbouring property amenities. There are no objections raised on any other ground and it is therefore recommended that planning permission be approved.

Site Description

4. The site comprises a detached dwelling located on the western side of Harestone Lane within the urban area of Caterham. The property itself is regarded as a chalet bungalow, with accommodation at first floor level set within the roofspace and served by dormer windows and an off-set gable to the front and rear elevations. The site and surrounding land slopes up towards the west and down to the east. As such, the application site is set higher than road level. The site has a private driveway with off-street parking and landscaped gardens and is set in a residential area.

Relevant History

5. The planning history of the site of relevance to this proposal is:
 - CAT/9995 – Covered car stand – Refused
 - 78/1035 – Erection of garage with greenhouse extension – Approved
 - 2016/403 – Demolition of existing bungalow and erection of detached house – Approved

- 2017/766 - Demolition of existing rear conservatory and chimneys. Erection of new roof over existing garage, hip to gable roof extension to north elevation incorporating first floor Juliet balcony, 2 dormer windows to front elevation and dormer to rear elevation in association with conversion of loft space and garage to habitable accommodation. Alterations to fenestration incorporating single storey side/rear extension – Approved
- 2017/1806 - Removal of condition 4 and condition 5 of planning application 2017/766 dated 9 June 2017 - Approved
- 2017/2499 – Demolition of existing rear conservatory and chimneys. Erection of new roof over existing garage, hip to gable roof extension to south and north elevations incorporating first floor Juliet balcony, two dormer windows to front elevation, dormer to rear elevation, raise in ridge height and single storey side/rear extension in association with conversion of loft space and garage to habitable accommodation. Changes to fenestration including Increase in eaves and fascia to suit new roof configuration and installation/removal of windows – Approved

Key Issues

6. The site is located within the urban area of Caterham where the principle of development is acceptable. The key issues are the impact of the development on the character and appearance of the site and surrounding area and the impact on the residential amenities of neighbouring properties.

Proposal

7. Planning permission is sought for the erection of a single storey side extension to the northern elevation, a rear single storey extension to the western elevation to create a separate annexe for a relative of the applicant and erection of a further part two storey/part single storey side extension to the southern elevation to provide a utility room, study and bedroom to the main house.
8. It is important to highlight that the two storey element of the proposal relates to the extensions to the side of the existing building which include the roofspace.

Development Plan Policy

9. Tandridge District Core Strategy 2008 – Policies CSP1 and CSP18.
10. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1 and DP7.
11. Woldingham Neighbourhood Plan 2016 - not applicable
12. Limpsfield Neighbourhood Plan (2019) – not applicable
13. Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 – Policies CCW4 and CCW5
14. Emerging Tandridge Local Plan 2033 – Policies TLP01, and TLP18.

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

15. Surrey Design Guide (2002)

National Advice

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

17. Planning Practice Guidance (PPG)

18. National Design Guide (2019)

Statutory 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. Chaldon Village Council – The Village Council considers that this extension will significantly enlarge the footprint of the property, reduce the gap between neighbouring houses and have a significant negative impact upon the neighbouring amenity.

Other Representations

21. Third Party Comments –

- Overlooking to neighbouring amenity which is exacerbated in winter
- Direct loss of privacy to bedroom window
- Overbearing and dominant impact due to application site situated higher than neighbouring properties.
- Concern the dwelling would be multi-occupancy
- Overdevelopment of the site
- Object to increased parking area due to Harestone Lane having been tarmacked in 2020 resulting in surface water runoff into neighbouring gardens. Further areas of hard standing would result in further volume of water running down the hill into neighbouring gardens

Assessment

Location and principle of development

22. The application site lies within an Urban Area within which Core Strategy Policy CSP1 identifies that development will take place in order to promote sustainable patterns of travel and in order to make the best use of previously developed land and where there is a choice of mode of transport available and where the distance to travel services is minimised.

23. Policy DP1 of the Local Plan (2014) advises that when considering development proposal, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

24. Given the above and that this proposal seeks to enlarge and alter an existing dwelling, there is no objection in principle when assessed against Core Strategy Policy CSP1 and Local Plan Policy DP1.

Character and Appearance

25. Policy CSP18 of the Core Strategy 2008 requires new development 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. Policy DP7 of the Local Plan 2014 provides the Council's general policy for new development and requires proposals to respect and contribute to distinctiveness of the area in which it is located and to have a complementary building design and materials.
26. 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.
27. Policy CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 states that, 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 by:
- a. Incorporating the principles of Building for Life (12), or successor design principles which would deliver a higher quality of design. Development proposals are encouraged to achieve the 'Built for Life' quality mark.
 - b. Incorporating as appropriate, the guidance contained within the Caterham, Chaldon and Whyteleafe Neighbourhood Plan Design Guidelines, and adopted supplementary planning documents and the Caterham Valley and Hill Town Design Statement.
 - c. Meeting the requirements of 'Secure by Design' and minimise the likelihood and fear of crime.
 - d. Providing off-road parking in accordance with the adopted Tandridge Parking Standards (2012).
 - e. Not adversely affecting vehicular and pedestrian safety due to traffic generations, access and parking design.
 - f. Providing appropriate Sustainable Drainage Systems (SuDS) on site, unless there are clear reasons why this is not possible, or necessary.
 - g. Ensuring that areas requiring service and maintenance including watercourses are accessible at all times.
28. The prevailing character of the area is detached dwellings set on modest sized plots of varying sizes and forms. Ground levels slope naturally up from east to

west. The site is located on the eastern side of Harestone Lane within the Stanstead Road Special Residential Character Area.

29. Planning permission is sought for the erection of a single storey side extension to the northern elevation, a rear single storey extension to the western elevation to create a separate annexe for a relative of the applicant and erection of a further part two storey, part single storey side extension to the southern elevation to provide a utility room, study and bedroom to the main house.
30. The proposed single storey side extension to the northern elevation would have a width of 1.5metres and continue the roofline of the existing property. It would be set back from the front elevation of the existing property and would be set off the boundary with neighbour property No. 67 Harestone Lane by between 1.7metres and 2.5metres. Due to the nature of the topography of the site, the proposal would be set down below the land level of No. 67 Harestone Lane. The proposed design of the side extension would integrate well with the existing dwelling, be set off the boundary allowing views through the site and its size would not result in a cramped or overdeveloped appearance.
31. The proposed rear single storey rear extension would extend approximately 4.0metres to the west of the rear elevation and would have a flat roof design. The proposal, being single storey in nature, would be considered subordinate in design to the existing dwelling and, being located to the rear of the property, would not result in an adverse impact on the character of the area or streetscene.
32. The proposed part two storey, part single storey side extension to the southern elevation would have a width of approximately 3.0metres and continue the roofline of the existing property. It would be set back from the front elevation of the existing property and would be set off the boundary with neighbour property No. 71 Harestone Lane by approximately 2.1metres. A pitched roof dormer window, to match the existing front dormer window, is proposed to the front elevation and a flat roofed dormer, to match the existing rear dormer, is proposed to the rear elevation. The proposed design of the side extension would integrate well with the existing dwelling, be set off the boundary allowing views through the site and its size would not result in a cramped or overdeveloped appearance.
33. An additional area of parking of approximately 19 square metres is proposed to the front of the existing building. This extension to the parking area would be in keeping with the existing parking and is not considered to adversely impact on the character of the existing dwelling or surrounding area.
34. The proposals would be set off the boundaries, maintaining views through the site and have been designed in keeping with the design of the existing dwelling. The proposed materials and detail of the design respects the existing building which would ensure that no element appears out of character with the existing setting. Whilst the combined enlargements would increase the bulk of the dwelling, the site is spacious and able to accommodate this without any adverse impact on the local environment. Furthermore, the enlargements and alterations would not be prominent or harmful to the streetscene.
35. For the above reasons the proposal would not have significant impacts in terms of character and appearance and would therefore comply with the provisions of Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies, Policy

Residential Amenity

36. 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.
37. The site is located within an established residential area of Caterham where residential properties surround the plot.
38. In terms firstly of the single storey extension to the northern elevation and single storey rear extension, these would be set down from land levels at No. 67 Harestone Lane and would maintain a separation of between 1.7metres and 3.0metres to the boundary with No. 67 Harestone Lane. That boundary forms the side aspect of No. 67 Harestone Lane and the proposed layout and single storey nature, the extension would not be overpowering or have a harmful impact on either the property or garden of No. 67 Harestone Lane. Therefore, the proposal would not create unacceptable degrees of overlooking or loss of privacy for the residents of No. 67 Harestone Lane.
39. The proposed part single storey/part two storey extension to the southern elevation of the dwelling would be set off the boundary with neighbouring property No. 71 Harestone Lane by approximately 2.1metres. The extension would be sufficiently removed that from this boundary that it would not have an overbearing impact or loss of privacy for these adjoining neighbours.
40. With regard to adjoining properties to the west of the site on Stanstead Road, the proposals would be located approximately 40metres from the boundary with these properties. The extensions would be sufficiently removed such that they would not be considered to have an overbearing impact. Similarly, the distance is considered sufficient such that there would not be unacceptable degrees of overlooking or loss of privacy and this takes into account also the verdant setting.
41. Concern has been raised regarding the impact of the proposals, in terms of overbearing impact, overlooking and loss of privacy on the neighbouring properties to the east of the site, within Highwoods. Due to the natural topography of the area these properties are set much further down than the application site.
42. Neighbouring concerns regarding loss of privacy and overlooking relate to the impact of the proposed front dormer. This window would be located approximately 45metres from the building at No. 10 Highwoods, approximately 31metres from the building at No. 11 Highwoods, approximately 34metres from the building at 12 Highwoods and approximately 46metres from the building at 13 Highwoods.
43. Criteria 7 of policy DP7 of the Local Plan Part 2: Detailed Policies state “*where habitable rooms of properties would be in direct alignment, a minimum privacy distance of 22metres will be required...*” Due to the orientation of the existing building and the topography of the surrounding area, the distances between

buildings would exceed the minimum privacy distance set out within Policy DP7 and as the proposal would be set higher than the neighbouring properties views would be out onto the roofs of the neighbouring properties within Highwoods.

44. The existing first floor windows at the property were approved under application TA/2017/2499. Whilst there is the potential for perceived overlooking and overbearing impact upon neighbouring amenity with the proposal and additional dormer window, elements of the proposal would be visible along the road and from some aspects of neighbouring properties. However, that in itself is not harm which would be considered contrary to policies and guidance. Taking into account the existing boundary treatments, varying ground levels, separation and relationship to neighbouring properties, it is not considered that the proposal would result in overlooking, loss of privacy or overbearing impact for neighbouring properties within Highwoods.
45. For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and privacy of existing properties and therefore no objection is raised in this regard against Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

Other Matters

46. The site is located within 10 metres of protected trees located in the grounds of properties within Highwoods. Given the distance to the protected trees, it was not considered necessary to consult the Tree Officer. No objections are therefore raised with regard to protected trees and is therefore considered acceptable.
47. Concern has been raised regarding the impact of the proposed parking area on surface water run-off. This proposed area of parking could be built under permitted development rights and, as such, would need to comply with the requirements of Class F, Part 1 of the GDPO (2015) for its construction to be made of porous materials or provision made for direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage. As the parking area forms part of the present application it is considered that a condition that aligns with the requirements of the GDPO (2015) would be appropriate and necessary to ensure no adverse impact in terms of surface water run-off on the surrounding area.

Conclusion

48. In conclusion, due to the positioning, size and scale of the development, the proposal would not adversely affect the amenities of neighbouring properties nor would the proposal have a detrimental impact upon the character and appearance of the building or the surrounding area. No harm is identified in any other respect. As such, it is recommended that planning permission be granted subject to conditions.
49. 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, the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2021 in accordance with

paragraph 218 of the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

50. 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 be begun 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 KDA/21/69HL/P/01A, KDA/21/69HL/P02A and KDA/21/69HL/P03B scanned on 27th 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 in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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 proposed parking area shall either be constructed of porous materials or provision should be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the dwellinghouse.

Reason: To ensure potential surface water run off from the proposed parking area does not result in adverse impact the surrounding 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.

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.