

ITEM 5.1

Application: 2021/1534

Location: Sandiford House, 40 Stanstead Road Caterham CR3 6AB

Proposal: Erection of four, 3 bedroom, terraced dwellings (to the rear of Sandiford House), together with associated car parking and amenity space.

Ward: Queens Park

Constraints - Urban Area, C Road, AWOOD, TPO, SRCA, Biggin Hill Height Zone

RECOMMENDATION:

PERMIT subject to conditions

1. This application is reported to Committee following a Member request.

Summary

2. The application site is in the urban are of Caterham which is a Category 1 settlement where the principle of development is considered acceptable.
3. The proposal would entail a back-land development of 4 units to the rear of Sandiford House. The subject application follows on from the previous scheme TA/2019/82 which was refused at Committee and received a split decision at Appeal.
4. The application included the development of 4 dwellings at the rear of the site (refused and dismissed at Appeal) but also included renovation works to Sandiford House (refused and allowed at Appeal).
5. In refusing the development of 4 terraced dwellings the Inspector accepted the principle of development in this location and noted that ‘there are a few terraces in the area and dwellings incorporating contemporary design elements.’ However, it was considered that the previous scheme by reason of form, massing and detailing would not complement or be sympathetic to the character of the surrounding area or add to its overall quality’.
6. The current application seeks to overcome the Inspector’s reason for refusal in respect of the form, massing and detailing which were deemed to ‘not complement or be sympathetic to the character of the surrounding area or add to its overall quality’. The scheme as submitted has reduced the depth and footprint of the dwellings to respect and complement the neighbouring development at White Hill Close. It proposes a small-scale development of terraced dwellings set in a staggered arrangement, using slate roof and red brick materials which would complement the character and grain of development in the locality. The application would not result in harm to the neighbouring amenities, would provide adequate amenity for future occupiers and also responds to the TPO locations and ensures that trees are retained in line with the submitted updated Arboricultural Report.
7. Consequently, it is considered that the proposal would accord with the requirements of the NPPF and with the policies contained in the Development Plan. Accordingly, it is recommended that permission is granted subject to conditions as outlined.

Site Description

8. The application site is located to the rear of Sandiford House to the west of Stanstead Road, within the urban area of Caterham. The site is within an established residential area that has a mix of building type and design. The rear boundary adjoins the playing fields of Caterham School.
9. To the front of the site is Sandiford House which is a four-storey building with parking and turning space and access at either side leading to the shared grounds. Land levels slope gently from the front at the south-east to the rear at the north-west of the plot. A number of mature trees are located within the site and adjoining the southern boundary to the front and rear of the existing building.

Relevant History and Key Issues

10. The site has a detailed history, the most relevant cases are: TA/2019/82 for the erection of a terrace of 4 dwellinghouses with associated parking and amenity space and installation of lift shaft and associated refurbishment works to existing frontage building (amended plans). Refused at Committee on the 28th June 2019. Split decision issued at Appeal, refusing the dwellinghouses and permitting the lift shaft and refurbishment on the 24th February 2020.
11. Also, TA/93/446 for a two-storey rear extension and conversion of enlarged property to provide self-contained sheltered accommodation comprising 12x 1 bedroom flats, 2 bedsits and 2 x 2 bedroom flats together with associated parking. Permitted 27th July 1993.
12. Along the southern boundary a development of 13 units including 10 units to the rear of the frontage was permitted under TA/2010/153 on 3rd June 2010. This followed on from an earlier permission under TA/2006/1460 for 13 flats and 11 dwellings allowed at Appeal.
13. The key issues are the principal of development and if the current scheme has overcome the reasons for refusal and dismissed Appeal, housing provision, impact on character and appearance, residential amenity, highway safety, parking provision, renewable energy, landscaping and biodiversity.

Proposal

14. The proposal seeks planning permission for the erection of four, 3-bedroom terraced dwellings to the rear of Sandiford house, together with the car parking and amenity space. The development would also include site wide landscaping including communal garden for existing residents and retention/improvement of existing parking. The terrace of dwellings would be two storeys with accommodation in the roof space; each dwelling would have 3 bedrooms and private amenity space to the rear. The eaves height would be approximately 5.9 metres with the ridge height approximately 8.6m; the building would be set in from the site boundaries by approximately 3.3m to the south and 3.3m to the north.
15. There would be 10 car parking spaces between the new dwellings and the retained garden of Sandiford House, refuse store within the parking area and refuse collection stores forward of Sandiford house. Each dwelling would have a 2 space cycle store within its curtilage.
16. The communal garden would be located adjacent to the cycle store and bin store and to the rear of Sandiford House. It would be designed with planting

interspersed with benches for seating and relaxation. The communal garden would include comprise a formalised garden with vegetable patches a potting shed and greenhouse. It would be accessed via the footpath and patio. A 1.8m timber fence would provide a privacy screen to the south.

Development Plan Policy

17. Tandridge District Core Strategy 2008– Policies CSP1, CSP2, CSP7, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19
18. Tandridge Local Plan Part 2 Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP20, DP21, DP22
19. Caterham Chaldon and Whyteleafe Neighbourhood Development Plan 2021
20. Woldingham Neighbourhood Development Plan 2016 – not applicable
21. Limpsfield Neighbourhood Development Plan 2019 – not applicable
22. Emerging Tandridge Local Plan 2033 - Policies TLP01, TLP02, TLP06, TLP17, TLP18, TLP19, TLP35, TLP37, TLP45, TLP47, TLP48, TLP49, TLP50, HSG05

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

23. Tandridge parking standards SPD (2012)
24. Tandridge Trees and Soft Landscaping SPD (2017)

National Advice

25. National Planning Policy Framework (NPPF) (2021)
26. Planning Practice Guidance (PPG)

Statutory Consultation Responses

27. County Highway Authority – Initial comments sought to establish if the dropped kerb would be used as an entrance and exit access or an entrance and that signage would be required. Further comments were in respect of the access and if simultaneous access it should be widened. The CHA also requested details for turning overlays for refuse vehicle tracking.
28. Following further information supplied regarding 2-way vehicle crossover to the south and refuse vehicle tracking.
29. County Highway Authority Final summarised comments - The County Highway Authority has assessed the proposal in terms of highway safety, capacity and policy. No objections were raised conditions recommended in the event of permission being granted to include signage for the entrance, widening of the access to Stanstead Road to 4.8m, parking to be laid out in the site for vehicles to leave in forward gear, dwellings to have fast charging socket, dwellings to have secure parking of 8 bicycles to be retained thereafter, construction transport management plan to be imposed.

30. Caterham on the Hill Parish Council – Refer to Local Plan policy CSP19 regard general density of 30-55 dwellings per hectare within the built-up areas, unless the design solution would conflict with the character and distinctiveness of the area. A closer perspective is given by the TDC Urban Capacity Study. Site directly adjoins the Green Belt and is within the Harestone Valley Special Residential Character Area. Consistent with that, it falls within UCS Density Character Area 5 (low density) with a recommended density of 15 dwellings per hectare. The proposal is for 20 dph. The TDC Strategy Team has commented that in line with NPPF a balance needs to be struck between optimising density whilst ensuring that the character and appearance of the area is not harmed.
31. Previous Appeal decision for a similar terrace of four houses (2019/82). In this the Inspector commented re the bulk, massing and appearance and noted. The dwellings would be a prominent and dominant feature at the end of the existing row of development, having a confused poorly proportioned appearance, detracting from the relatively green and spacious character of the area and at odds with the traditional form of housing adjacent. The form, massing and detailing would not complement or be sympathetic to the character of the surrounding area or add to its overall quality.
32. In dismissing the Appeal, the Inspector concluded that the proposed dwellings would result in significant harm to the character and appearance of the area contrary to Local Plan policies CSP18 and DP7 both of which require high quality design that reflects, respects and contributes to the distinctive character and appearance of the area and local context. Furthermore, they would conflict with the policies of the National Planning Policy Framework which also place great emphasis on the importance of high-quality design.
33. Therefore, in the light of the Inspector's comments the Parish Council would expect to see fundamental changes in design concept to achieve a much better quality and to conserve and enhance the distinctive character and appearance of the area rather than harming it.
34. Since the Appeal decision the Caterham, Chaldon and Whyteleafe Neighbourhood Plan has been adopted by the District Council and full weight may now be given to its policies in planning decisions. The stated purpose of policy CCW4 is to conserve and enhance our distinctive local character and heritage so that its significance may be better appreciated. Similarly, the purpose of policy CCW5 is to ensure that new development reflects the character of the neighbourhood area as described in the CCWNP Design Guidelines 2018. The design of residential properties should demonstrate that they look and feel like local properties.
35. The design guidance also highlights the green and wooded nature and mature garden planting of the Special Residential Character Area. The arboricultural report indicates that the site contains 20 trees and 9 hedges of which 18 trees and 5 hedges would be removed. The root protection areas of two large TPO trees would also be affected by the access road.
36. The small size of the proposed tree replacements means that they will not reach even an equivalent biodiversity and climate benefit for decades. The development would create a net environmental loss. The government policy objective however is quite clear: to create net environmental gain. In order to achieve this the Woodland Trust suggests 3 new plantings for every 1 lost. That would mean replanting with 54 new trees and 15 hedges. Clearly that is not possible on site,

so the only alternative is compensatory replanting off site e.g., in the neighbouring Queens Park. The District Council has recently made a commitment to adopt this principle for its own social housing and other applicants must now do the same, as a local response to the climate crisis that is already impacting us here in Caterham.

37. Both the Harestone Valley Design Guidelines Supplementary Planning Document (Stanstead Road Area B) and the Neighbourhood Plan Design Guidelines (Character Area 07) make clear that development should be in keeping with the historic care used in architectural detailing and employ a sympathetic pallet of materials typical of the vernacular seen in the area. Those buildings are typified by traditional Victorian and Arts and Crafts materials such as brick, tile hanging, clay roof tiles and sash windows. There is a fine example next to the site from which design cues could have been reinterpreted for a modern building.
38. Instead, the flat mansard roofs, front elevation brickwork, lack of detailing and office style windows and doors imitate the 1960s flats, generally regarded as visually intrusive and of no architectural merit. There is no integration with the architecture of the Special Residential Character Area or the adjoining housing of White Hill Close. Although the massing of the housing has been reduced there has been little attempt to address the Inspector's trenchant comments. Comparing the Design and Access Statement illustrations for the two schemes it is hard to tell the difference. The design brief is the same. The comparative examples of finished schemes elsewhere are all from London. A generic corporate design is being applied to Caterham with little regard to local distinctiveness. The DAS has managed to find some examples of poor design and materials locally to compare with, but the Parish Council and Neighbourhood Plan Steering Group are trying hard to drive design quality up. We ask the District Council to support that initiative.
39. The Parish Council would have been pleased to work positively with the applicant to achieve a more acceptable outcome but had no prior involvement until an application arrived. That is contrary to NPPF. Para 132 indicates that applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked upon more favourably than those that cannot. NPPF clearly indicates that the extent of engagement is a material planning consideration that can be used in decision making. Therefore, request that the District Council to follow best modern practice by applying Para 132 for the first time".

TDC advice

40. Chief Community Services Officer (Refuse and recycling) – comments on previous scheme noted maximum drag distance was 10m for the bins and 15m for smaller bins. Should applicant wish to keep bin store in the location, swept path data would need to be supplied in order to demonstrate that standard waste collection vehicle can get to maximum distance of 10m from the bin store. Therefore if vehicles are expected on site all road surfaces are suitable for up to 26 tonnes gross weight and all drain covers manholes etc., suitable for 18.5 tonnes axle loads. Path from bin store needs to be 2m minimum, residents not to carry waste over 30m. Doors to bin store to fold flat or path enlarged.
41. Third Party Comments

Amenity + privacy

- Loss of communal garden fish pond and communal allotment for residents of Sandiford House
- No safe access to garden for residents
- Loss of quality of life
- Loss of light and overshadowing to Sandiford House and White Hill Close
- Overlooking and loss of privacy – conservatory would be overlooked
- Overlooking + loss of privacy resulting from loss of trees
- Noise and disturbance resulting from new dwellings
- Loss of light/ right to light
- Mental wellbeing affected with loss of outdoor space
- Disturbance from vehicles using access at all times of day and night and passing close to residential windows

Character ecology and trees

- Harm to/Loss of 18 trees plus hedges and shrubs
- Concern regarding loss of trees to rear of site
- Loss of habitat
- Building too large and out of character
- Unnecessary CR3 postcode has already taken more than fair share of development
- Design unsympathetic – White Hill Close provided well-proportioned houses with ample gardens
- Development subdivides garden land below prevailing curtilage size in area
- Not close to regular public transport or local town/village
- Density of building too close to flats
- Little difference from previous scheme

Highway/access/parking

- Lack of Parking/loading/turning
- Access to houses would be 2.4m wide - very tight
- Highway safety for disabled residents at Sandiford House
- Substantial Increase in traffic also for vulnerable to negotiate
- Total people movements quoted in document unrealistic as Caterham on the Hill is remote from town centre
- Stanstead Road is main thoroughfare and route for Schools

Other matters

- Pollution and noise from vehicles entering and exiting site
- Drainage issues resulting from extensive developments in Stanstead Rd
- Flooding in White Hill Close which has similar gradient
- Risk of flooding from extent of hard surface for development
- Dust and disruption from construction
- Obvious that scheme lacks support + therefore request that the applicant stops submitting applications

During consultation on this application, a representation was received alleging that the Council's consultation process in notifying residents of Sandiford House of the application amounted to disability discrimination. The concern raised was that these residents would be unable to properly respond to a letter of notification because of their disability. This concern was addressed by requesting the applicant to ensure all residents were spoken to and the details of the application discussed with them. The agent for the applicant subsequently confirmed that this had been done.

Assessment

Principle of development and recent Appeal decision

42. As noted earlier in the report, the previous application TA/2019/82 received a split decision, to permit the development/upgrading to Sandiford House however the development of the 4 dwellings to the rear of Sandiford House was refused.
43. In summing up the planning balance, the Inspector did not object to the principle of development in respect of the terrace of dwellings noting that 'in principle, such features would not be out of character with the area. The density and plot sizes of the proposed dwellings would also be largely consistent with the smaller of those in White Hill Close and as such would not be inappropriate in this context'.
44. However, it was the form, massing and detailing that were deemed to 'not complement or be sympathetic to the character of the surrounding area', nor were the dwellings considered 'to add to its overall quality'.
45. Therefore regarding the principle of development and given that the Appeal decision is recent – dated 4th February 2020 and although the Caterham, Chaldon and Whyteleafe Neighbourhood Development Plan (CCW NDP) has subsequently been adopted in 2021 that the Appeal decision carries significant weight. The other material considerations including the amended design and scale are assessed below in the report.
46. In terms of Local Development Plan policies, CSP1 of the Tandridge District Core Strategy 2008 states that, in order to promote sustainable patterns of travel and make the best use of previously developed land, development will take place within the existing built up area of the District (the Category 1 settlements which includes Caterham) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised. Policy DP1 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 outlines that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development as contained in the NPPF.
47. Given that the site is within a Category 1 settlement, Caterham, it is therefore considered a sustainable location where development is to be encouraged. It is considered that the site is also within a reasonable distance of local shops and services, with public transport links and accessible to Caterham Valley which has a mainline train station. Given the above it is considered that there is no in principle objection to this location of development in respect of Policy CSP1 of the Core Strategy 2008 and Policy DP1 of the Local Plan Part 2: Detailed Policies 2014.

Density and Housing Mix

48. Policy CSP19 of the Core Strategy sets out that for new development within built-up areas schemes within the range of 30 to 55 dpha will be expected unless the design solution for such a density would be in conflict with the local character and distinctiveness of an area where a lower density would instead be more appropriate.
49. The total application site has an area of 0.22ha although this includes Sandiford House which provides Class C2 assisted living accommodation and has 14 flats. The proposed development to the rear would have 4 units and, excluding the

retained grounds of Sandiford House and section of driveway parallel to it, would have a residential density of approximately 40dph which sits comfortably within the range of Policy CSP19.

50. As a four-unit scheme, the proposal does not meet the threshold of five units in Policy CSP7 of the Core Strategy where the Council will require an appropriate mix of dwelling sizes as set out in Housing Need Surveys and Strategic Housing Market Assessments.
51. The CCW NDP policy states that 'Development proposals for housing prepared to optimise housing delivery in accordance with the guidance in the Urban Capacity Study (2017) and in accordance with Policies CCW4 and CCW5 of this neighbourhood plan will be supported' However, as with the previous scheme it is also important to highlight that since the adoption of the Core Strategy, national planning guidance has changed with the removal of housing densities and greater focus on character considerations, assessed below.
52. The site is within a well-established residential area where the development as proposed would integrate with the surroundings appropriately.

Character and Appearance

53. Inter alia the NPPF paragraph 130 sets out that planning policies and decisions should ensure that developments 'will function well and add to the overall quality of the area' are visually attractive as a result of good architecture, layout and appropriate and effective landscaping'. In regards to the grain of development it sets out 'not preventing or discouraging appropriate innovation or change (such as increased densities). It continues in paragraph 134 to state 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'.
54. At local level, 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.
55. 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.
56. Policy DP8 of the Local Plan relates to residential garden land development proposals including for complete redevelopment, in areas of the District including Caterham. In summary, these will be permitted where they are appropriate to the surrounding area in terms of land use, size and scale, maintains or enhances the character and appearance of the area and reflecting the variety of local dwelling types, do not involve inappropriate sub-division of curtilages to a size below that prevailing in the area and taking account of the need to retain/enhance mature landscapes, presents a frontage in keeping with the existing streetscene and does not result in the loss of biodiversity.
57. Policy DP9 of the Local Plan relates to gates walls and other means of enclosure, in summary this states that permission is granted where the development would

not result in the enclosure of incidental landscaped garden areas or open plan gardens which contribute to the character of a residential area and in rural areas harsh incongruous features are unlikely to be permitted, further that areas covered by SPD or Village Design statement should conform to the guidelines and principles set out.

58. The CCW NDP policy CCW4 affirms that 'All development should be designed to a high quality and reinforce and enhance local character, heritage assets and the rural setting of the area. The density of development should create a character that is appropriate to the site's context, including the landscape in which it is set, whilst making best use of the land available. Lower density housing should be located towards the outer edges of the settlement where it abuts open countryside, to maintain views from and into the individual settlement'.
59. However, in contrast to the comments received from the Parish Council, the development has been amended to address concerns raised by the Planning Inspector, the depth and massing has been reduced in order to complement the adjoining development at White Hill Close - cited by the applicant as a comparison. Given the design amendment it is considered that the development would accord with the above NDP policy and that the 2 storey dwellings would reflect the defined local character and vernacular of the area and not have a significantly detrimental impact on local views as set out in CCW10.
60. Concerning CCW NDP policy CCW5, inter alia this sets out that the proposal would 'integrate well with their surroundings and meet the needs of residents and minimise the impact on the local environment will be supported where they demonstrate a high quality of design', in summary it sets out that it would include the principles for design for life, incorporating high quality design, minimising likelihood of crime, providing off road parking, SuDS and ensuring service and maintenance areas are accessible.
61. In consideration of the above, the form of the dwellings would be of a mews design, and would be of high quality, thereby according with the requirements of the NPPF. The materials would utilise slate roofs and red brick walls and would enhance the quality of the built form and blend with the locality. With regards to visibility from the main highway and as noted by the Inspector and as evident from the site visit and previous officer report the terraced dwellings would not be visible from the main highway, however, would be visible from the adjoining neighbouring properties at White Hill Close. The dwellings would have a good separation between the building and its side boundaries and the rear gardens of the dwellings thereby ensuring that they dwellings would not dominate the adjoining playing fields.
62. Regarding access to services, the bin stores to the front of the site, serving the front and rear development, would be modest and set back from the site frontage such that they are not dominant. In respect of access, the vehicular access from the front to the rear of the site would run adjacent to the southern boundary and flank of Sandiford House and its use would not appear out of keeping especially as driveways elsewhere lead to development at the rear of sites.
63. Regarding the sub-division of the site and dwelling curtilages of the new units, as the Appeal Inspector accepted, these would reflect the adjoining development of White Hill Close and the wider residential locality where there is variation in plot sizes and layout.

64. Considering the layout, landscaping and planting, the site is large and would retain good circulation areas, allowing for movement around and access to both for the private and communal areas. On the north side of Sandiford House, a pedestrian access would be retained, allowing access to the communal patio and garden area via a gate. It would also allow access to the dwellings and car park area.
65. In terms of meeting the needs of residents, the new communal garden is depicted as being 184m², forming a square shape, it would be located adjacent to the rear of Sandiford House and linked to the patio. The communal area would remain a shared but private space, for the residents of Sandiford House. It would remain laid to lawn with benches and a timber clad potting shed and greenhouse with vegetable patch planters, also small trees and hedges. The southern flank would be bounded by a mixture of a 1.8m high fence to enclose the communal area and a south facing gate to access the footpath.
66. Adjacent to the footpath on the north boundary the evergreen hedging would be retained and new trees are shown on the plans on the north boundary and rear/west boundary of the dwellings. From the rear of Sandiford House and along the southern flank the driveway and parking areas are shown as grass paving.
67. Given the above it is considered that the small-scale development of terraced dwellings would not have a significantly detrimental impact on local views as set out in CCW10, moreover, the site is not adjacent to a heritage asset and therefore would not result in an adverse impact on heritage assets.
68. Therefore, it is considered that the development would accord with the requirements of good design in the NPPF, and would meet the criteria set out in Local Development Plan policies CSP18 and DP7 and the above NDP policies CCW4 and CCW5 and that the 2 storey dwellings and landscaping would reflect the defined local character and vernacular of the area.

Residential Amenity

69. 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 other adverse effect. Policy DP7 of the Local Plan: Part 2 has the same objectives of protecting neighbouring amenity embodied in criteria 6-9. The policy contains minimum distance relating to new development and existing properties of 14m between principal windows of existing dwellings and the walls of new buildings without windows and 22m where habitable rooms of properties would be in direct alignment.
70. The nearest neighbours to the proposed development are those within Sandiford House, to the north at No.38 Stanstead Road and to the south in White Hill Close. Those opposite the site are sufficiently removed that it is not considered the development would have an impact on their amenities.
71. Neighbouring properties in direct alignment would be those on the application site; the flats of Sandiford House and the four new properties as proposed. The separation between these buildings would be 33 metres which exceeds the recommended 22 metres as set out in Policy DP7 of the Local Plan. The front elevations of the new units would be approximately 17 metres from the communal garden of Sandiford House. This is considered a satisfactory separation, taking into consideration the lower ground level of the proposed houses.

72. Moreover, the communal area in the garden of Sandiford House would have additional planting and a fence on the flank boundary to further enhance mutual privacy. The use of the driveway along the southern side of the site would pass by units within Sandiford House, though the level of activity would not be excessive given the small nature of the development.
73. Regarding properties adjoining the site, those closest to the new residential development are to the south at White Hill Close. This comprises the frontage flatted building and single dwellings at the rear. The proposed dwellings and these existing neighbouring properties would not be in direct alignment and there would be no loss of privacy. The use of the driveway would generate additional activity on the site but, as above, the scale of the proposal would be small and with the driveway angling into the site at the rear of Sandiford House, vehicular activity in particular would be directed away from properties and gardens of White Hill Close.
74. The proposed units would be removed from the side boundaries by over 3 metres; the scale of the building would be fairly modest at eaves and ridge heights. Whilst the development would be visible to neighbours, due to its well-considered design and scale, it would not have an overpowering or overbearing effect on adjoining land. Views from the front and rear elevations of the new dwellings would be oblique and reflect the established arrangement of buildings to the south, including their present relationship with the application site.
75. Consequently, it is considered that the proposal would not result in significant harm to the amenities or privacy of existing properties.
76. In regard to the amenity and privacy it is considered that the development would not harm the amenities or privacy of existing properties and would provide a satisfactory living environment for future occupants of the development, in accordance with Policy CSP18 of the Core Strategy 2008 and Policy DP7 of the Local Plan 2014.

Trees and Landscaping

77. Policy CSP18 of the Core Strategy requires 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 Local Plan Policy DP7 requires that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by their significance within the local landscape.
78. The 'Trees and Soft Landscaping SPD' (2017) seeks to ensure that trees are adequately considered throughout the development process and are not peripheral to development but must be fully incorporated into the design.
79. The revisions made previously to the scheme have been in response to matters including the potential impact on protected trees on the site. The Council's Tree Specialist has reviewed the revised layout and associated arboricultural details and is satisfied that sufficient information is provided to demonstrate that the development can proceed without significant harm to these trees. No objection is raised subject to conditions requiring a detailed landscaping scheme, compliance condition relating to the submitted arboricultural details, and a further detailed arboricultural method statement, additional tree planting to the rear boundary

80. Comments have been received in relation to the number of trees/planting to be removed to accommodate the development. A like-for-like re-planting scheme is not necessarily the best approach in terms of plant types or amount. However, it is evident that the site can accommodate new planting to enhance the visual appearance of the site and contribute to green infrastructure and this can be secured through a landscaping condition. On this basis, there would be negligible impact on trees and no conflict in this regard to Policy CSP18 of the Core Strategy, Policy DP7 of the Local Plan and the referenced SPD.

Biodiversity

81. The NPPF, paragraph 170 states that 'planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impact on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future prospects' Inter alia paragraph 175 affirms 'opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially when this can secure measurable net gains for biodiversity'.

82. Similarly, 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.

83. Policy DP19 of the Local Plan Part 2: Detailed Policies 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.

84. The proposal is located in the rear of the plot, on garden land of the existing assisted living accommodation. There would be no demolition of any substantial buildings or direct impact on wildlife or biodiversity and, as such, no objection is raised in this regard.

Renewable Energy

85. The NPPF paragraph 158 affirms that 'when determining planning applications for renewable and low carbon development, local planning authorities should 'not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; it continues adding ' approve the application if its impacts are (or can be made) acceptable.'

86. Policy CSP14 of the Core Strategy requires new development of 1-9 residential units to achieve a minimum 10% saving in CO₂ emissions through the provision of renewable energy technologies. The development falls within this criteria.

87. Sustainability information has been submitted with the application and a commitment to adopt sustainable methods of construction. A Renewable Energy Assessment has not been submitted though it is considered that the development could incorporate on-site renewable energy, such as solar photo-voltaic panels; this information can be supplied through a planning condition.

Highway Safety and Parking Standards

88. The NPPF states in paragraph 111 that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'
89. At local level, 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.
90. Surrey County Highways have reviewed the proposal, initial clarification was sought and no objections were raised. Conditions as detailed earlier in the report were recommended, these include the secure bicycle storage, layout of the car park, signage for the access and widening of the access to the highway plus fast charging socket for each dwelling.
91. Parking is shown on the plans sited forward of the 4 x 3 bed dwellings, the parking of bicycles. The local adopted parking standards require 3 bedroom dwellings to have 2 parking spaces allocated plus one space unallocated. As the submission indicates, forward of the proposed dwellings would be a parking forecourt with 10 parking spaces for the new dwellings. As such, no objection is raised in this regard.
92. Each dwelling would have space for two cycles which complies with the adopted Parking Standards SPD. For the above reasons, the proposal is considered to provide sufficient parking space to serve the development and any potential impact on on-street parking would be limited and where although heavily used, there is considered to be capacity to absorb the shortfall. As such, no objection in parking provision and highway safety is raised subject to conditions.

Flood Risk and SuDS

93. The NPPF, paragraph 159 advises 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)''.
94. Policy DP21 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 advises that proposals should seek to secure opportunities to reduce both the cause and impact of flooding. Development proposals within Flood Risk Zones 2 and 3 or on sites of 1 hectare or greater in zone 1 will only be permitted where, inter alia, the sequential test and, where appropriate, exception tests of the NPPF have been applied and passed and that it is demonstrated through a Flood Risk Assessment (FRA) that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral.
95. The site lies in Flood Zone 1 where there is a low risk of flooding and is only partially within a 1 in 1000 EA Surface Water area. As such, the development is in an area deemed acceptable in flooding terms under the provisions of the NPPF and Policy DP21 of the Local Plan.
96. The submitted plans show that the driveway and parking areas would be permeable, of grasscrete, this would reduce the hard surfacing in the site and ensure that there is more ground area for surface run off, limiting hardsurfacing

and new soft planting, the details of which would be submitted and agreed pursuant to a planning condition.

97. Although there are noted flooding issues and concerns of this nature within the vicinity of the site and Caterham on the Hill, the site itself is not within an area at high risk of flooding. The submission is supported by a drainage strategy that would reduce runoff rates and volumes within porous substrate underlying the site and this strategy being sufficient attenuation in all events up to and including the 1 in 100 year incl. 40% allowance for climate change. This, alongside a comprehensive landscaping scheme that would be secured by condition, leads to the conclusion that the proposal would not increase the risk of flooding in the locality and no conflict with Policy DP21 of the Local Plan or the objectives of the NPPF are identified.

Other matters

98. The proposed works to Sandiford House are financially related to the development at the rear. However, as noted earlier in the report, the refurbishment to the Sandiford House flats was allowed at Appeal therefore this proposal has been assessed on its own merits and is considered to be in accordance with the development plan. Thus, the scheme is not one of enabling development that would usually be considered harmful, but is considered acceptable because the resulting benefits outweigh the harm

99. Various concerns have been raised in respect of the disruption from the construction of the development to the residents at Sandiford House and adjoining neighbours, as well as the limited width of the access to the rear of the site. The applicant has agreed to the condition requiring the submission of a Construction Management Plan as set by Surrey County Highways to ensure the works are carried out in a satisfactory manner to limit disruption.

Conclusion

100. In conclusion, the site is located in an urban area where there is no objection in principle to new development. The dwellings would have a high design standard and would have sufficient off-street parking for cars and cycles. Landscaping and renewable energy detail would be secured through condition and the impact on protected trees would not be harmful. With sustainable drainage measures, the site would not increase flood risk or surface water issues.

101. Sandiford House would retain a sufficient level of outdoor amenity space.

102. No other objections are raised and, as such, it is recommended that permission be granted subject to conditions.

103. This development is CIL liable.

104. In addition to CIL the development proposed will attract New Homes Bonus payments and as set out in Section 70 of the Town and Country Planning Act (as amended by Section 143 of the Localism Act) these are local financial considerations which must be taken into account, as far as they are material to the application, in reaching a decision. It has been concluded that the proposal accords with the Development Plan and whilst the implementation and completion of the development will result in a local financial benefit this is not a matter that needs to be given significant weight in the determination of this application.

105. 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.
106. All other material considerations, including third party comments have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION: PERMIT subject to the following 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 934-GE03-P5, 934-GE04-P5, 934-GS01-P5, 934-GS02-P3, 934-GA00-P5, 934-GA01-P5, 934-GA02-P5, 934-GA03-P5, 934-GE05-P5, 934-GE06-P5, 934-LA01-P4, 934-S04-P3, , received on and red-edged site plan 934-SBP-P4 received on 23rd August 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. Prior to the commencement of the construction of the dwellings details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided the submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- include a timetable for its implementation; and
- provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To ensure satisfactory provision for drainage within the site, in accordance with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

4. No development shall start until full details of both hard and soft landscape works have been submitted to and approved in writing by the District 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.).

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 District Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District 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 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

5. No development shall start until details of the materials to be used in the construction of the external surfaces of the building/extension hereby permitted have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the District Planning Authority to exercise control over the type and colour of materials, so as to enhance the development and to ensure that the new works harmonise with the existing building 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. No development shall start 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 District Planning Authority. The renewable energy provision shall thereafter be implemented and retained 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 CSP14 of the Tandridge District Core Strategy 2008.

7. Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a detailed arboricultural method statement (AMS) and tree protection plan(s) (TPP) shall be submitted to and approved in writing by the District Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) a full specification for the installation of boundary treatment works.
- d) a full specification for the construction of any roads, parking areas and driveways, including full site specific details of the no-dig specification including edge restraint and extent of the areas of the roads. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) a specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- j) Boundary treatments within the RPA
- k) Arboricultural supervision and inspection by a suitably qualified tree specialist
- l) Reporting of inspection and supervision. A final report to be provided within 2 months of the completion of the development, or prior to first occupation of the houses, whichever is the sooner.

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.

8. No demolition or building operations shall start until the protection measures detailed within the approved Tree Protection Plan (reference) and Arboricultural Method Statement have been implemented. Thereafter these measures shall be retained and any specified staging of works strictly adhered to throughout the course of development, and shall not be varied without the written agreement of the District Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the District 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.

9. Before the development hereby approved is occupied the sewage/drainage works shall be completed in accordance with the approved plans and particulars.

Reason: To ensure satisfactory provision for drainage within the site, in accordance and Policy CSP15 of the Tandridge District Core Strategy 2008.

10. 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/cycles 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 used and retained exclusively for its designated purpose, retained and maintained for the designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to ensure that parking is provided and maintained in accordance with the Council's adopted standards, in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies 2014.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement of the dwellings hereby permitted shall be carried out without the express permission of the District 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, sheds, greenhouses or other ancillary domestic outbuildings shall be erected without the express permission of the District 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.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no windows/dormer windows shall be inserted into the roof of the dwelling hereby permitted apart from those expressly authorised as part of this permission.

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.

14. No part of the development shall be first occupied unless and until the proposed vehicular access to Stanstead Road has been constructed and provided with appropriate signage to clearly show that the access is for entrance only in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are required in recognition of Section 9 Promoting Sustainable Transport' in the NPPF 2021.

15. No part of the proposed development shall be first occupied unless and until the existing access to Stanstead Road is widened to 4.8 metres in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are required in recognition of Section 9 Promoting Sustainable Transport' in the NPPF 2021.

16. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the application plans for the secure parking of 8 bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition is required to meet the objectives of the NPPF 2021 and to satisfy CSP12 of the Core Strategy and policies

DP5 and DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014).

17. No development shall commence until a Construction Transport Management Plan, to include details of:

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) HGV deliveries and hours of operation
- f) measures to prevent the deposit of materials on the highway
- g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- h) on-site turning for construction vehicles has been submitted to and approved in writing by the local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are required in recognition of Section 9 'Promoting Sustainable Transport' in the NPPF 2021.

18. The development hereby approved shall not be occupied unless and until each of 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: The condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and/or are required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018. These conditions are required to meet the objectives of the NPPF (2018), and to satisfy policy CSP12 of the Core Strategy DPDS (2008) and policy DP5 of the TLP 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 permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued. It is important that you ensure that the requirements of the CIL Regulations are met to ensure that you avoid any unnecessary surcharges and that any relevant relief or exemption is applied.
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-andlicences/vehicle-crossovers-or-dropped-kerbs
4. 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. <http://www.beama.org.uk/resourcelibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
5. 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).
6. Section 59 of the Highways Act permits the highways Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The highways Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisations responsible for the damage.
7. The applicant is adv 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.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP2, CSP7, CSP12, CSP14, CSP15, CSP17, CSP18, CSP19, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5, DP7, DP8, DP9, DP19, DP20, DP21, DP22 and material considerations, including third party representations. 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.