

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Ross Galtress
OB Architecture
The Dispensary
5-6 The Square
Winchester
Hampshire
SO23 9ES

On behalf of R White,

Tandridge District Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **REFUSES** planning permission for: -

Erection of a dwelling, associated parking and landscaping to the rear of 14a Harestone Hill.

At

14a Harestone Hill, Caterham, Surrey, CR3 6SX

in accordance with the application registered by the Council on the 27 November 2023

The reason(s) for REFUSAL are:-

1. The proposal, by reason of its scale, form, bulk and design would result in an overbearing and cramped form of development constituting overdevelopment of the site failing to respect and reflect the character and appearance of the site and surrounding area. This would be contrary to Policy CSP18 of the Tandridge Core Strategy 2008, Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 - Detailed Policies 2014, Policies CCW4 and CCW5 of the Caterham, Chaldon and Whyteleafe Neighbourhood Plan (2021) and the NPPF (December 2023).
2. The proposal, due to the siting and proximity of the proposed building to neighbouring properties, would result in overlooking and a loss of privacy to neighbouring residential properties and would result in an unacceptable living environment for the future occupiers of the proposed development by reason of a lack of adequate private external amenity space. The proposed development is therefore contrary to Policy CSP18 of the Tandridge Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies 2014.

Informatives

1. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (December 2023), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.
2. This decision relates to drawings numbered 411-OBA-XX-XX-DR-A-0101-P01, 411-OBA-XX-XX-DR-A-0102-P01, 411-OBA-XX-XX-DR-A-0250-P01, 411-OBA-XX-XX-DR-A-0252-P01, 411-OBA-XX-XX-DR-A-0253-P01, 411-OBA-XX-XX-DR-A-0450-P01, 411-OBA-00-ZZ-DR-A-0350-P01, 411-OBA-XX-XX-DR-A-0251-P01, 411-OBA-XX-XX-DR-A-0451-P01 and red edged site plan 411-OBA-XX-XX-DR-A-0100-P01 received on 24th November 2023.

Peter Lee

Dated: 02 February 2024

**for Helen Murch
Chief Planning Officer**

NB: *Please also see attached notes*