

ITEM

Application: 2024/1261

Location: Land adjacent to 4 Landscape Road, Warlingham, Surrey, CR6 9JB

Proposal: Erection of a single family dwelling house (Self - build /Custom build)

Ward: Warlingham West

Decision Level: Chief Planning Officer (delegated decision)

Constraints

Ancient woodland(s) within 500m, Biggin Hill Safeguarding 91.4, Road_local D - Westhall Road, Road_local D - Landscape Road, Road_local T - townpath - Well Farm Road, Source_Protection_Zones 2 and 3, TPO 23/2008/tan, TPO 9/2014/tan, Tree Preservation Order(s) within 10m, Urban area(s), Wooded Hillside(s).

RECOMMENDATION:

Approved

Summary

Planning permission is sought for the erection of a single-family dwelling house (self - build and custom build). In terms of character and appearance, the application would be considered acceptable. There are also no objections raised in terms of neighbour amenity, trees and landscape, highway safety and parking, biodiversity and renewables. No other matters have been raised that would result in a refusal of the application. For this reason, the recommendation is for approval.

Site Description

The application site is located within the urban area of Warlingham and within Source Protection Zones 2 and 3. It is within 10 metres of a Tree Preservation Order protected tree and within 500 metres of Ancient Woodland. The locality is characterised predominantly by residential properties of varying styles and mixes.

There is currently one two-storey dwelling on the northwest part of the site, with hardstanding along the frontage (east of the site), and amenity space to the side (south of the site). There are derelict outbuildings on the southern boundary. The site is accessed from Westhall Park via a long driveway. There are several mature trees on the site.

Relevant History

2024/810

Erection of a single-family dwelling house (self - build and custom build) Refused 06/11/2024 Appeal lodged. The reason for refusal was as follows:

1. The proposed development, by reason of its siting, size, scale and height would result in overlooking with regard to 'Treelands' resulting in an adverse impact detrimental to the residential amenities of this neighbouring property and contrary to Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2- Detailed Policies 2014 and policies within the National Planning Policy Framework (December 2023)

2024/24

Erection of a ground floor side extension with roof alterations and fenestration reconfigurations. Associated roof amendments Approved 06/03/2024

2022/1294

Demolition and reconstruction of existing ground floor workshop/coal store and proposed two storey rear/side extension and internal/external alterations to an existing residential dwelling. Approved

2015/1408

Conversion of outhouse to habitable accommodation and associated alterations/landscaping (certificate of lawfulness) Cert Lawful.

2004/251

Demolition of existing sheds and workshop and erection of 4-bed detached house with attached double garage and passing bay to access (outline) – Approved

Key Issues

The application site is located within the urban area of Warlingham where the principle of development is acceptable. The key issues are character and appearance, residential amenity (existing and future occupiers), highways, parking provision, landscaping, biodiversity, renewable energy and trees.

Proposal

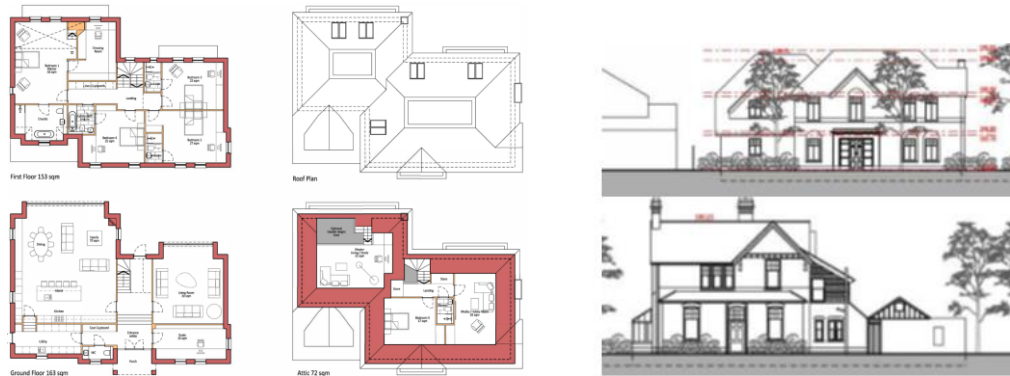
The proposal is for the erection of a single-family dwelling house (self - build and custom build). It would have 5 bedrooms, an overall width of 18 metres and depth of 13.4 metres, an eaves height of 6.7 metres (at the highest point and lowest ground level) and 2.7 metres (at the lowest point) and crown roofs with a ridge height of 9.8 metres at the highest point. The building would comprise two floors with rooms in the roof, and a floor area of 388 square metres.

The ground floor would contain a kitchen/living/dining area, utility room, WC, hall, study and separate living area. The first floor would contain 1 bedroom with a dressing room and ensuite and three ensuite bedrooms. The roof space would contain an ensuite bedroom, and a closet/store accessed from the principal bedroom.



Current plans and elevations





Plans and elevations refused under planning reference 2024/810

Development Plan Policy

Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19

Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP9, DP19 and DP21

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

Tandridge Parking Standards SPD (2012)

Tandridge Trees and Soft Landscaping SPD (2017)

Warlingham Village Design Statement – landscaping and materials

Surrey Design Guide (2002)

National Advice

National Planning Policy Framework (NPPF) (2024)

Planning Practice Guidance (PPG)

National Design Guide (2019)

Consultation Responses

County Highway Authority

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to a compliance condition relating to visibility splays and the provision of cycle storage and e charging points.

Warlingham Parish Council

Objects due to overbearing and cramped form of development.

LLFA

Requested a drainage condition

Locality

Storage Space	to help & encourage residents to recycle waste, the kitchen of each new dwelling should be designed with built in storage areas for refuse, recyclables, and food. This will allow for the easy storage of waste until it can be transferred to external bins. A combined internal capacity of 35 to 40 litres should be provided. <i>Please refer to sec 4 in the recycling and waste storage standards</i>
Calculation Storage	A 180L refuse, 240L recycling, 23L food caddy and a 240L garden waste bin (should the resident wish to sign up for the service). Bins will need to be purchased from the council before property can be added to waste round. <i>Please refer to sec 5 in the recycling and waste storage standards</i>
Collection Requirement	All bins need to be presented at the edge of the property nearest the highway. <i>Please refer to sec 6 in the recycling and waste storage standards</i>
Bin Store Design	N/A – bins won't be removed from a bin store. <i>Please refer to sec 7 in the recycling and waste storage standards</i>
Vehicle Access	Access from main road, neighbouring properties already receive a collection. <i>Please refer to sec 8 in the recycling and waste storage standards</i>
Any other comments	The property is accessed via long driveway. The bins will need to be placed at the end of the driveway (road end) for collections.
Any recommended conditions	

Surrey Wildlife Trust

Comments from 2024/810

Planning Stage	Recommendation
Prior to determination	LPA to be satisfied application is exempt from mandatory BNG (or request submission of minimum information requirements)
Prior to commencement	n/a
Prior to occupation	n/a
General Recommendations	Good building practice for badger Site clearance to take place outside of breeding bird season or following nesting bird checks Precautionary approach for bats and reptiles Sensitive external lighting Biodiversity enhancement features

Public Representations/Comments

Third Party Comments

4 objections received from two properties relating to the following:

- Overlooking, overbearing impact and loss of privacy
- Impact on biodiversity
- Housing need would not benefit from one property
- Increased pressure on traffic and parking
- Cramped development out of character with the area
- Application is contrary to policies and NPPF

Assessment

Procedural note

The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in December 2024. However, the NPPF (Annex 1) at paragraph 232 sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF document. Instead, due weight should be given to them in accordance with the degree of consistency with the current NPPF.

Principle of development

The application site lies within the urban area of Warlingham a defined Category 1 Settlement within which development is encouraged on sustainability grounds. The development would sit within an established residential area with local amenities close by. Therefore, being in the urban area, the principle of residential development is acceptable and would accord with the requirements of Core Policy CSP1 which seeks to promote sustainable patterns of travel and in order to make the best use of previously developed land. The scheme would also be consistent with the provisions of the NPPF in these respects.

Tandridge is currently unable to demonstrate a five-year housing land supply. Thus, in accordance with the NPPF (paragraph 11), the presumption in favour of sustainable development applies. In principle and in this location, therefore, housing applications should be approved unless harms caused by the proposal significantly and demonstrably outweigh the benefits. This is sometimes known as the 'tilted balance'. The development would enable the provision of 1 additional dwelling at the site at a time when the Council cannot demonstrate a 5-year housing land supply. This housing provision is a benefit of the proposal and can be afforded substantial weight. This will be considered further below.

Density, Design, Character and Appearance

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

The Council also needs to have regard to the NPPF as a material consideration, which requires decisions to promote an effective use of land and should support development that makes efficient use of land, making optimal use of the potential of each site. A

balance therefore needs to be struck between ensuring sites are used to their optimal level whilst ensuring the character and appearance of the locality is not harmed.

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. Furthermore, the wooded hillsides will be protected in the built up areas to ensure that new development does not affect the character and appearance of the locality.

Policy CSP19 sets out the density ranges for different areas of the district. This site falls within the criteria of a built-up area. For built-up areas it sets out that the density should be in the range of 30-55 dph (dwellings per hectare), unless the design solution would conflict with the local character and distinctiveness of an area. The supporting text to policy CSP1 (para 6.8) similarly notes this density range but acknowledges that a lower density may be appropriate to ensure there is no adverse impact on the special character of particular areas. In residential areas with good accessibility to public transport and services, including convenience shopping, higher densities may be possible, but subject to the overriding need for good design and the protection of character.

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.

Policy DP8 of the Local Plan Part 2: Detailed Policies states that proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will be permitted within the settlements of Caterham, Oxted (including Hurst Green and Limpsfield), Warlingham, Whyteleafe and Woldingham, only if the development scheme (Criterion A):

1. Is appropriate to the surrounding area in terms of land use, size and scale;
2. Maintains, or where possible, enhances the character and appearance of the area, reflecting the variety of local dwelling types;
3. Does not involve the inappropriate subdivision of existing curtilages to a size below that prevailing in the area*, taking account of the need to retain and enhance mature landscapes;
4. Presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area, including frontage width, building orientation, visual separation between buildings and distance from the road; and
5. Does not result in the loss of biodiversity or an essential green corridor or network.

Criterion B of that policy goes on to state that within the settlements as listed above, proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted, particularly where they are likely to prejudice the potential for the satisfactory development of a larger area or result in multiple access points onto the existing frontage.

Density

The site is located on Landscape Road, an unclassified 'D' road serving residential properties. The existing site is set back from the road by 70 metres and accessed via

a long driveway. The proposed dwelling would utilize that drive and extend and dogleg it around in front of the host property a further 20 metres. There would be vegetation on most boundaries.

The proposal has a density of 22 dwellings per hectare which is within the range deemed acceptable for this location. However, when considering the character of the area, where neighbouring dwellings are mostly located on large spacious plots, it is considered necessary to establish whether that density of development would be acceptable in the context of the local area.

The existing dwelling is set back from Landscape Road and behind the row of properties along its frontage, and the development proposal would follow suit, which is not uncharacteristic of the road. The hardstanding would be located to the front of the property, and three car parking spaces are shown on the site plan.

As a result of the development proposal, the plot size for the dwelling would be considered acceptable given the context of the surrounding locality. On this basis, the density of the development would be considered acceptable and would comply with Local Plan policies.

Character, Appearance and Design

As set out earlier, the host property is sited to the rear of the other properties fronting Landscape Road, and it boasts a verdant frontage providing thick screening to the property and a well landscaped setting within this locality.

The proposal seeks to replace existing outbuildings in poor repair with a generously proportioned property similar in size, scale and height to the host property which would be sited alongside the host property and approximately 13 metres to the south and at an angle. It would be 3.5 metres from the southern boundary of the application site, abutting the single storey corner at Treelands, and would be 5.6 metres to the main two storey flank wall.

Officers note that the Warlingham Village Design Statement promotes sensitive landscaping and suggestions of materials within new development schemes. The Design and Access Statement suggests render and artificial slate. While there are some examples of these, the size and height of the property would be large. The form of the house would reflect that of the host property to an extent, and to render the entire building may result in a much harsher, bland form as it would comprise a block of one colour rather than varied shades on a brick. Officers note other examples of rendering, but the dwellings appear more modest in size. Furthermore, tiles would soften the roofscape more than the artificial slate. For these reasons, a materials condition will be imposed in the event of a favourable decision. It is noted that the tile details are insufficient to identify whether they would be of an acceptable quality; however, this could be dealt with by condition. A landscaping condition would also be added in the event of a favourable decision. Therefore, no objection is raised to the appearance of the development in this regard.

In terms of scale, the proposed dwelling would not be considered out of character with the buildings along Landscape Road which vary in size, height and design. Although it is generously proportioned with crown roofs, the dwelling would also be set back from the road and largely obscured from public vantage points in Landscape Road by neighbouring properties and mature landscaping. For this reason, the proposed dwelling would not be considered to have an adverse impact on the character of the locality and would be policy compliant in this regard.

Overall Assessment

For the reasons set out above it is considered that, although the size, scale and height of the proposed dwelling is large, it would fit within the plot with room for external amenities for future occupiers. For these reasons, the proposal would be acceptable and comply with Policies DP7, DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies and Policies CSP18 and CSP19 of the Core Strategy and the NPPF.

Landscaping and Trees

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 the Local Plan Policy DP7 required that where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes the provision for retention of existing trees that are important by virtue of their significance within the local landscape. Furthermore, the wooded hillsides will be protected in the builtup areas to ensure that new development does not affect the character and appearance of the locality.

The Tandridge Trees and Soft landscaping SPD (2017) outlines the importance of landscaping which applies to urban and rural areas and advises that it is 'essential that the design of the spaces around building is given the same level of consideration from the outset as the design of building themselves'. Trees are not only a landscape environmental benefit but, as the SPD outlines, a health benefit for people which enhances their environment.

The Tree Officer was consulted and made the following comments:

'The applicant has submitted the same arboricultural report as for the previous application, with a tree shown for retention within the arb report and shown for removal within the landscape masterplan. I have no objections to the removal of the tree, but we will need a revised tree protection plan and a condition requiring compliance with the planting plan.'

Revised tree information was received which the Tree officer found to be acceptable. For this reason, there are no objections subject to a compliance condition.

In terms of landscaping, there would be sufficient space to accommodate a suitable scheme, and a landscaping condition would ensure a satisfactory planting plan.

On this basis, the development would comply with policies CSP18 of the Core Strategy and DP7 of the Local Plan Part 2: Detailed Policies 2014.

Impact on Neighbouring Amenity

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.

The above policies reflect the guidance at Paragraph 135 of the NPPF, which seeks amongst other things to create places that are safe, inclusive and accessible and which

promote health and well-being, with a high standard of amenity for existing and future users of development.

The closest neighbouring properties directly adjacent to the site are Pitchers Copse, (33 metres to the east of the application site from the rear of the property at the closest point), Treelands (3.5 metres to the north of the proposed dwelling at the closest point), and the host property, No 4 (12.7 metres between both flank walls).

In terms of overlooking to Treelands, the boundary treatment would prevent overlooking from the windows on the ground floor. The first-floor rear windows would serve an ensuite and a secondary area of the master bedroom, both of which would be obscure glazed. A primary window to the master bedroom would be located on the front of the proposed dwelling. The stairwell and ensuite on the rear elevation could also be obscure glazed. The remaining bedroom window would be 19.5 metres from the rear boundary. The dwelling would be slightly angled and this, in conjunction with the distance from the western boundary with Treelands, would be considered sufficient to alleviate any impact on the neighbour. The attic room would have no windows on the south and west elevations, and the Velux windows serving the landing and bathroom on the west elevation would be obscure glazed, so no overlooking would occur at Treelands. A condition can be imposed ensuring the obscure glazing is installed and retained in place. As such, any impact would not be considered so severe as to warrant a refusal on this ground. In terms of overbearing impact and overshadowing, whilst it is acknowledged that the proposed dwelling would be sited 3.5 metres from Treelands at the closest point, and would be 9.5 metres from the rear boundary at the closest point, the front and rear footprint of the new property would be roughly in line with Treelands. A ground floor window is visible from the images on Google Earth, although none is shown on the historic building plans. When visiting the neighbouring site, officers were informed that the only window on the flank wall of Treelands was obscure glazed. As such, the distance and orientation of the proposed dwelling would limit any potential overshadowing and overbearing impact.

The previously refused application for a dwelling in this location related to the loss of amenity to Treelands in terms of privacy. The current application identifies the further removal of a tree within the arboricultural information. Tree 19 is located on the southernmost corner of the plot, adjacent to Treelands. However, in view of the changes to the fenestration on the proposed dwelling, it is considered that no undue harm would occur as a result of the removal of that tree.

With regard to Pitchers Copse, the front extent of the footprint of the proposed property would be 9.7 metres from the boundary with Pitchers Copse at the closest point and, in conjunction with the length of the garden serving it, there would be an overall distance from the front elevation of the proposed dwelling to the rear elevation of Pitchers Copse of 43 metres. With this in mind, there would be a sufficient distance between them such as to alleviate any issues with regard to overlooking, overshadowing and overbearing impact.

There would be a distance of 12.2 metres between the new dwelling and the host property at the nearest point. A secondary flank window serving the bedroom at first floor level could be obscure glazed. Views from the two ground floor windows would not result in overlooking and loss of privacy due to boundary treatment that can be secured by condition. In terms of overshadowing and overbearing impact, the development proposal would be a sufficient distance away for any impact on the host property to be alleviated.

All other neighbours in the vicinity of the development proposal would be a sufficient distance away for any unacceptable impacts to arise in terms of overshadowing and overbearing impact or overlooking being minimised.

Overall, for the reasons given, it is considered that the proposals would be acceptable and policy compliant in this respect.

Living conditions for future occupiers

Policy DP7 requires that development provide acceptable living conditions for occupiers of the new dwellings. In terms of internal accommodation, the proposed dwellings should satisfy the minimum dwelling sizes set out in the Government's Nationally Described Space Standards. The Technical Housing Standards – Nationally Described Space standard 2015 sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

Proposals should provide a satisfactory environment for the occupiers of both the existing and new development, and appropriate facilities should be provided for individual and communal use including bicycle storage, amenity areas and garden areas (proportionate to the size of the residential units and appropriate for the intended occupiers); as well as 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.

Turning to the quality of the living accommodation, officers acknowledge that the unit would be acceptable in terms of the National Space Standards, with acceptable levels of natural light and storage provided.

There are private external amenity areas for the future occupiers. There is also space for storage and collection of refuse.

As such, the living conditions for the occupiers of the dwelling would not be considered unacceptable and would accord with Policy DP7 of the Tandridge Local Plan (2014) and Policy CSP18 of the Core Strategy.

Parking Provision and Highway Safety

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.

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the proposed development would not have a material impact on the safety and operation of the adjoining public highway subject to conditions and informatives. The proposal includes a total of 3 car parking spaces on the driveway.

The County Highways Authority recommended conditions relating to the provision of visibility splays and secure, covered cycle storage with the provision of a charging point for e-bikes, and this can be dealt with by condition.

As such, the development is considered acceptable in terms of highway safety and complies with policies CSP12 of the Core Strategy and DP7 of the Tandridge Local Plan.

Renewable Energy

Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. No information has been provided regarding renewable energy. However, this element can be dealt with by condition in the event of a favourable decision.

As such, subject to a condition, the development proposal would be acceptable in this regard and would comply with CSP14 of the Core Strategy and the NPPF.

Biodiversity

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.

Policy DP19 of the Local Plan Part 2: Detailed Policies 2014 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.

Surrey Wildlife Trust comments were not received for the current application, so comments for the previously refused application were referred to. In the previous application, SWT's comments were as follows:

Badgers

The applicant should ensure that construction activities on site have regard to the potential presence of terrestrial mammals to ensure that these species do not become trapped in trenches, culverts or pipes. All trenches left open overnight should include a means of escape for any animals that may fall in. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species. This can be dealt with as an informative.

Bats

Initial reports submitted appear appropriate in scope and methodology and has identified the likely absence of active bat roosts within the development site. We therefore advise that bats do not appear to present a constraint to the proposed development. However, bats are highly mobile and move roost sites frequently. Unidentified bat roosts may still present. A precautionary approach to works should therefore be implemented; the ecologist recommends that "a pre-commencement survey of the outbuildings should be undertaken by a qualified ecologist to confirm no bats have begun to use the buildings if this work is undertaken between April and September". However, as bats are protected by other legislation, it is considered that an informative reminding the applicant of the importance of protecting bats would be more appropriate.

Lighting

The applicant should ensure that the proposed development will result in no net increase in external artificial lighting of boundary features or trees at the development site, in order to comply with above referenced legislation and the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.’” This can be dealt with as a condition.

Breeding birds

The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive. This can be dealt with as an informative.

Reptiles

The Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment report details a precautionary method of work which is considered appropriate in scope and content. Should the LPA be minded granting planning permission of the proposed development, we recommend the LPA requires the development to proceed only in strict accordance with the precautionary method of working outlined in the report. This can be dealt with as a compliance condition.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

One of the exemptions, meaning that the biodiversity net gain condition does not apply, is for self-build development. These are developments which consist of no more than 9 dwellings, are carried out on sites which are no larger than 0.5 hectares and consist exclusively of dwellings which are self-build. The applicant has indicated that the dwelling would be self-build, and the development would meet the other criteria to benefit from this exemption.

Biodiversity enhancements

Biodiversity enhancements relating to the following should be dealt with by a condition:

- Providing bird and bat boxes erected on or integral within the new building.
- Incorporate enhancements for hedgehog as outlined above.
- Using native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

With the inclusion of the above conditions and informatives, the proposal would comply with the requirements of the NPPF and Policy CSP17 of the Tandridge District Core

Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2- Detailed Policies 2014. For that reason, it is considered that the proposal is acceptable with regard to biodiversity.

Other Matters

Neighbour objections have largely been dealt with within various sections of this report. However, one objection raised related to the housing need not benefiting from one property. As set out in the balance, the addition of one dwelling would result in a modest benefit but, the presumption in favour of development sets out in paragraph 14 that:

‘In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).

In this case officers do not feel that the application would conflict with the Neighbourhood Plan and is therefore considered acceptable.

Ancient woodland(s) within 500m are an identified constraint, however, there are none within the immediate proximity of the development site.

Source Protection Zones 2 and 3 are an identified constraint however, as the development proposal does not relate to industrial buildings, it is not considered to be a reason for concern in this case.

It is noted that the LLFA have suggested a drainage condition in the event of a favourable decision. However, given the size of the development proposal and the fact that no risk of surface water flooding is identified on the GIS map, this condition is not considered to meet the 6 tests as set out within the NPPF.

Planning Balance and Conclusion

Tandridge is currently unable to demonstrate a five-year housing land supply. Thus, in accordance with the NPPF the presumption in favour of sustainable development applies in Tandridge and in principle housing applications in the location of the application site should be approved unless the harms caused by the proposals significantly and demonstrably outweigh the benefits.

For the reasons set out above, it is considered that the development proposal would be acceptable subject to conditions. Furthermore, the benefits that would arise from the proposed development would include a net gain of 1 dwelling and the associated economic and social benefits arising from it. As a net gain of 1, the benefits arising in these respects would be modest, but would still weigh in favour of the proposal. Other material considerations do not indicate that a different decision should be made.

In terms of character and appearance, the application would be considered acceptable. There are also no objections raised in terms of neighbour amenity, trees and landscape, highway safety and parking, biodiversity and renewables. No other matters have been raised that would result in a refusal of the application. For this reason, the recommendation is for approval.

The recommendation is made in light of the 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 CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19 within the Council's Core Strategy 2008 and DP1, DP5, DP7, DP8, DP9 and DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with the NPPF December 2024. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.

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

CIL

This development is CIL liable.

RECOMMENDATION

APPROVED

Conditions

1. Time limit
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. Approved plans
This decision refers to the following drawings and information:

Proposed garden scene	PL_301 Rev 09	Rev: 25/11/2024
Proposed front street scene	PL_300 Rev 09	Rec: 25/11/2024
Proposed flank elevations	PL_202 Rev 09	Rec: 25/11/2024
Proposed rear elevation	PL_201 Rev 09	Rec: 25/11/2024
Colour Front Elevation	PL_200 Rev 09	Rec: 25/11/2024
Proposed floor plans	PL_100 Rev 09	Rec: 25/11/2024
Proposed attic block plan	PL_062 Rev 09	Rec: 25/11/2024
First floor block plan	PL_061 Rev 09	Rec: 25/11/2024
Proposed ground floor plan	PL_050 Rev 09	Rec: 25/11/2024
Location plan	PL_001 Rev 00	Rec: 25/11/2024
Planning Statement		Rec: 25/11/2024
D and A statements 1-5		Rec: 25/11/2024

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. Tree protection
Prior to the commencement of development hereby approved, the tree protection shall be in place in accordance with the details provided within the AIA, AMS and Tree Protection Plan submitted by Usherwood Arboriculture, dated 23/07/2024 and received by the LPA on 13/02/2025. Thereafter, all works shall be carried out and constructed in accordance with the approved details

and shall not be varied without the written consent of the Local Planning Authority.

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.

4. Renewable energy provision

Prior to the commencement of the development hereby approved details demonstrating how the development would satisfy the 10% reduction of carbon emissions through renewable resources shall be submitted to and approved in writing by the Local Planning Authority. The renewable energy provision shall thereafter be implemented prior to the occupation of the dwelling 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 Local Core Strategy 2008.

5. Hard and soft landscaping

Prior to the development hereby approved exceeding slab level, details of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

These details shall include:

- Means of enclosure
- Parking and turning spaces in accordance with Tandridge Parking Standards
- Hard surfacing materials
- Biodiversity enhancements including: Bird and bat boxes erected on or integral within the new building; Incorporate enhancements for hedgehogs; the use of native species or species of known biodiversity benefit when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. Planting should focus on nectar-rich flowers and/or berries as these can also be of considerable value to wildlife.

Details of soft landscape works shall include retained trees and full specifications for all proposed 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 either during development or within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 and DP9 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. Materials samples

Prior to the development of the building exceeding slab level details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the Local 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, and are appropriate to, the character of the area in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

7. Obscure glazed windows

Prior to the occupation of the development hereby approved, the landing, bathrooms and secondary bedroom windows on the first floor and the landing and bathroom windows on the second floor of the west elevation shall be fitted with obscure glass (of Pilkington Glass Level 3 or above, or equivalent) and shall be non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the windows are 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 Local Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

8. EV charging points

Prior to the occupation of the development hereby approved the proposed dwelling shall be provided with a fast-charge Electric Vehicle charging point (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: To promote the reduction of CO2 emissions through the use of low emissions vehicles accordance with the NPPF.

9. Visibility splays

Prior to the occupation of the development hereby approved the existing access to Landscape Road shall be provided with visibility zones in accordance with drawing 24-365-SK01 Rev A and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies DP5 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and CSP12 of the Tandridge Local Core Strategy 2008.

10. Bike storage and e-bike charging points

Prior to the occupation of the dwelling hereby approved facilities for the secure, covered parking of 2 bicycles and the provision of a charging point for e-bikes by said facilities shall be provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with Section 9 'Promoting Sustainable Transport' in the NPPF (2024).

11. Ecology

The development shall be carried out in accordance with the details provided within the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment dated July 2024. Thereafter, all works shall be carried out and constructed in accordance with the approved details and shall not be varied without the written consent of the Local Planning Authority.

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.

Reason: In the interests of biodiversity in accordance with policies CSP17 of the Tandridge Local Core Strategy 2008 and DP19 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

12. External lighting

Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The details will demonstrate that areas to be lit will not disturb bat activity. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interests of visual amenity and biodiversity in accordance with policies CSP17 of the Tandridge Local Core Strategy 2008 and DP7, DP13 and DP19 and DP20 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

Informatives:

1. Bats are protected under the Wildlife and Countryside Act 1981 and subsequent legislation, and it is an offence to deliberately or recklessly disturb them or damage their roosts. (potential habitats) Trees and buildings should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England on 0300 060 3900. Further advice on bats is available from the Bat Conservation Trust on 0345 1300 228.
2. All trenches left open overnight on the site should include a means of escape for any animals that may fall in. If badger activity is detected, works should cease and advice from a suitably experienced ecologist sought to prevent harm to this species. This can be dealt with as an informative.
3. The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nest season of early March to August inclusive.
4. 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.

5. The development has been assessed against CSP1, CSP2, CSP3, CSP12, CSP14, CSP15, CSP17, CSP18 and CSP19 within the Council's Core Strategy 2008 and DP1, DP5, DP7, DP8, DP9 and DP19 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 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.
6. The Local Planning Authority has acted in a positive and proactive way in determining this application, as required by the NPPF (2024), 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.

	Signed	Dated
Case Officer	JM	17/02/2025
Checked ENF		
Final Check	PL	17.02.2024