

REPORT PROFORMA		
Meets short report writing criteria (Y)		
Application No: 2018/2425	Decision Code: RAF	Constraints: Urban, TPO within 10m, FP189, Class X road, Biggin Hill height zone, AWOOD

Site Description

The site comprises a two storey mid-terraced dwelling located to the south western side of Woodlands Place within the urban area of Caterham.

Relevant History and Key Issues

2004/980 - Demolition of existing dwellings, garages and outbuildings. Erection of 3 buildings to provide 2 x 2 bed flats, 9 x 3 bed houses (total 11 units) with associated parking (18 spaces). Refused and allowed on appeal - Condition 6 of the appeal decision removes further enlargement of plots 7, 8 and 9. This site was plot 6

Key issues relate to the impact on the amenities of neighbour properties and character and appearance.

Proposal

Retention of land alterations, retaining walls and spiral staircase. (Amended description and amended plans)

Development Plan Policy

Tandridge District Core Strategy 2008 – Policy CSP18

Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policy DP7

Woldingham Neighbourhood Plan 2016 – Not applicable

Limpsfield Neighbourhood Plan 2019 – Not applicable

Caterham, Chaldon and Whyteleafe Neighbourhood Plan – submission version (Regulation 16) (2019) – Policies CCW8, CCW9

Emerging Tandridge Local Plan 2033 - Policies TLP06, TLP18

National Advice

National Planning Policy Framework (NPPF) (2019) and Planning Practice Guidance (PPG)

Statutory Consultation Responses

County Highway Authority – As it is not considered that the likely net additional traffic generation, access arrangements and parking would have a material impact on the safety and operation of the public highway, the highway authority were not consulted on this application.

Caterham Valley Parish Council – This application is retrospective however this is not stated on the application. The Parish Councillors have no objections provided the footpath is satisfactorily reinstated. The Parish Councillors leave to TDC Officers with considerations given to neighbours comments.

Third Party Comments – None received

Assessment

The application originally included the retention of a single storey extension to the rear elevation. However, this was removed from the description of development as it would appear to fall under permitted development. As such it is recommended that an informative is added to the decision advising the applicant that they should submit a Certificate of Lawfulness for an Existing Development for formal confirmation.

Amenity and character

An assessment of the application has been undertaken and it is considered the proposal does not significantly harm the amenities and privacy of neighbouring properties by reason of pollution, traffic, other general disturbance, overlooking, overshadowing or overbearing effect. Furthermore, the proposal would respect and contribute to the distinctive character and amenity of the area, be in keeping with the prevailing landscape/streetscape and would not result in overdevelopment of the site by reason of scale, form, bulk, height, spacing, density and design. As such, the proposal accords with policies DP7 and CSP18.

Other Issues

The Parish Council comments are noted regarding the reinstatement of the footpath. However, should any works be required to the public footpath no.189 this would be a matter between the Surrey County Council - Rights of Way Officer and the applicant.

This development is not CIL liable.

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

Conditions: A6

	Signed	Date
Case Officer	TW	8/4/2020
Checked ENF		
Final Check	LWess	09.04.2020