

REPORT PROFORMA		
Meets short report writing criteria (Y)		
Application No: 2017/590	Decision Code: RAF	Constraints: UA, Public Footpath, D Road Class,

Site Description

The dwelling is a two storey detached property located to the southern side of Court Road within the urban area of Caterham. There is a detached garage along with an area for off street parking.

Relevant History and Key Issues

82/324 – Erection of ground floor rear extension – Approved 06/07/1982 – Implemented

2016/923 - Demolition of existing detached garage and erection of two storey side extension incorporating an integral garage – Approved 25/07/2017 – Not implemented

2016/1808 – Demolition of existing garage. Erection of part two storey- part first floor side and rear extension incorporating Juliet balcony to rear elevation – Approved 17/11/2016 – Not implemented

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

Proposal

It is proposed to demolish the existing garage. It is then proposed to erect a part two storey/part first floor side and rear extension incorporating a Juliet balcony to the rear elevation.

Development Plan Policy

Tandridge District Core Strategy 2008 – Policy CSP18

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

National Advice

National Planning Policy Framework (NPPF) (2012) 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 on the Hill Parish Council – No comment received

Third Party Comments – None received

Assessment

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

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: A1, A6 and C3

	Signed	Date
Case Officer	JH	11/05/2017
Checked ENF		
Final Check	TJ	12 May 2017