

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Ms Judith O' Hara
6 Woodlands Place
Caterham
Surrey
CR3 6SU

On behalf of Judith O'Hara

The TANDRIDGE DISTRICT COUNCIL as District Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby **GRANTS** planning permission for: -

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

At

6 Woodlands Place, Caterham CR3 6SU

in accordance with the application registered by the Council on the 08 November 2019 subject to the following conditions: -

1. This decision refers to drawings numbered 03-01, 03-02, 03-03 scanned on 13th November 2019, PA-2020-06 1, PA-2020-06 2, PA-2020-06 3, PA-2020-06 4, PA-2020-06 5, PA-2020-06 6, PA-2020-06 7 scanned on 13th March 2020, block plan scanned on 26th March 2019 and red-edged site plan scanned on 13th November 2019. 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.

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 applicant is advised to submit an application for a Certificate of Lawfulness for an Existing Development for formal determination of whether the rear extension as erected constitutes

permitted development.

The development has been assessed against Tandridge District Core Strategy 2008 Policy CSP18, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP7 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.

The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (2019), 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.

A handwritten signature in black ink, appearing to read 'L. Jackson'.

Dated 09 April 2020

**for Elaine Jackson
Acting Chief Executive**

NB: *Please also see attached notes*