

TANDRIDGE DISTRICT COUNCIL

Town & Country Planning Act 1990

Mark Mirams
Studio Charrette
50 Grosvenor Hill
London

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: -

Erection of single storey extension located behind existing attached garage

in accordance with the application registered by the Council on the 07 June 2022 subject to the following conditions: -

CONDITIONS

1. 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. This decision refers to the following drawings:
 - P1 location plan received on 07.06.2022
 - P2 existing and proposed site plan received on 07.06.2022
 - P3 existing and proposed ground floor plan received on 07.06.2022
 - P4 existing and proposed first floor plan received on 07.06.2022
 - P5 existing and proposed roof plan received on 07.06.2022
 - P6 existing and proposed front elevations received on 07.06.2022
 - P5 existing and proposed side 1 elevations received on 07.06.2022
 - P6 existing and proposed rear elevations received on 07.06.2022
 - P4 existing and proposed side 2 elevations received on 07.06.2022

- Existing and proposed site plan received on 07.06.2022

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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

Reason: To ensure that the new works harmonise with the existing building to accord with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

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.

The development has been assessed against Tandridge District Core Strategy 2008 Policies CSP1, CSP18, CSP21, Tandridge Local Plan: Part 2: Detailed Policies – Policies DP1, DP5 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 (2021), 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.



Dated: 1 September 2022

**for David Ford
Chief Executive**

NB: *Please also see attached notes*