REFUSAL OF PLANNING PERMISSION

TANDRIDGE DISTRICT COUNCIL
Town & Country Planning Act 1990

Miss Telisa Whishaw
OSP Architecture
Broadmede House
Farnham Business Park
Weydon Lane
Farnham
GU9 8QT

On behalf of Mrs. L Smallwood,

TANDRIDGE DISTRICT COUNCIL as the Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 hereby REFUSES planning permission for: -

Demolition of existing building; Erection of 5 x 3-bed dwellings with associated parking and amenity space and erection of a building compromising 8 x 1-bed flats and communal facilities (Amended Description).

At
Coulsdon Lodge, Coulsdon Road, Caterham CR3 5YA

in accordance with the application registered by the Council on the 28 August 2019

The reason for REFUSAL is:-

1. Due to its narrow-constricted carriageway and site entrance Blackthorn Road is unsuitable to serve the proposed development especially for large construction and service vehicles prejudicing highway safety and the amenity of new and existing residents contrary to Policies CSP12 and CSP18 of the Tandridge District Core Strategy (2008) and Policies DP5 and DP7 Tandridge Local Plan Part 2: Detailed Policies (2014) and the Highway Authority Design Standards (Surrey Design, Technical Appendix 2002, Chapter 3).

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.

This decision refers to drawings numbered S101, S102, 18274/C101 Rev B, 18274/C102, P101 E, P102 C, P103 B, P104 D, P105 B, P106, P120, 669-LA-P-02 (scanned on 9th April 2020) and 669-LA-P-03.

Dated 03 July 2020

[Signature]

for Elaine Jackson
Acting Chief Executive