

Property Potential with Planda's Reports



Councils Partnered

We have partnered with 350+ councils

1 billion+

Data points analysed

Planda's AI Brain has collected and analysed over 1 billion datapoints on submitted planning applications and appeals.

99%

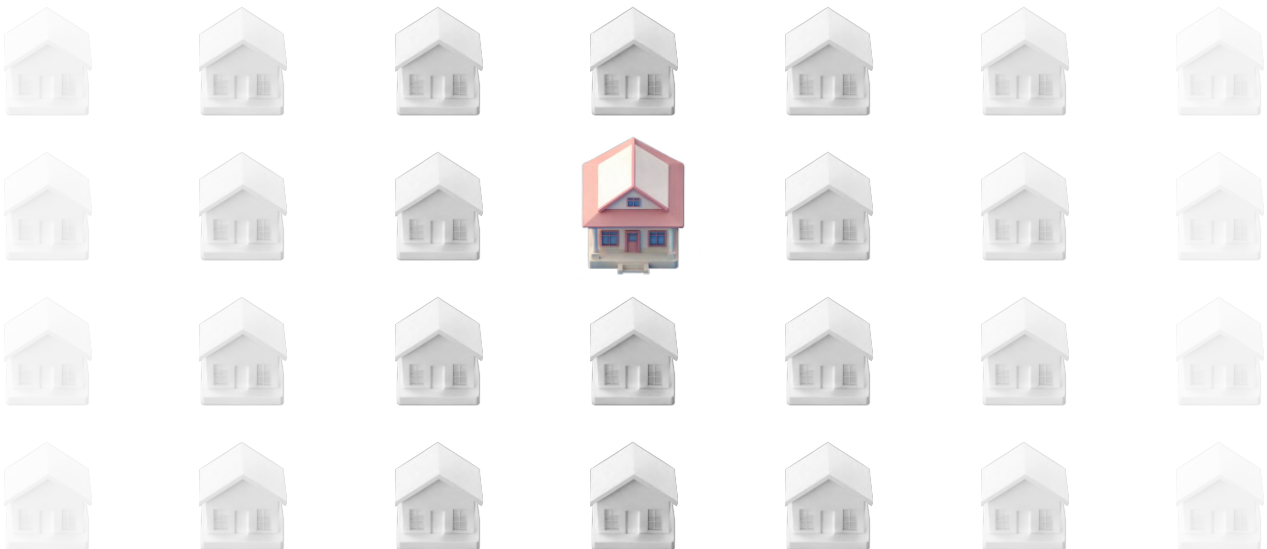
Accuracy

Planda can predict, with a 99% accuracy, the outcome of a planning application and guide you in your application process.

17 mil+

Applications

Planda's AI models contain data points on all planning applications in the UK in recent years, including their outcome and council advice.



Location Insights

Planda analyses all nearby planning applications to offer a comprehensive overview of the development potential and upcoming developments.

Renovation Scenarios

Planda can predict the likelihood of your planning application getting accepted, using billions of data points to provide you with a comprehensive report.

Tailored Recommendations

From analysing every decision notice issued for refused applications in your area, this report will tell you what to avoid to maximise your chances for success.

Comply with Regulations

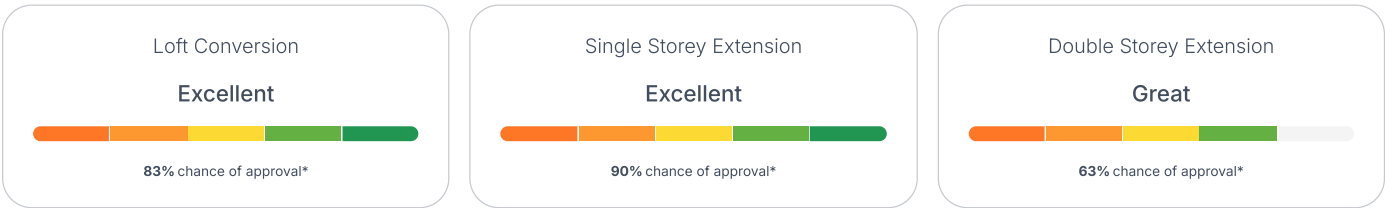
Stay compliant with Planda's planning overview, helping buyers and renters make smarter decisions with relevant material information.

What can I build at my new home?

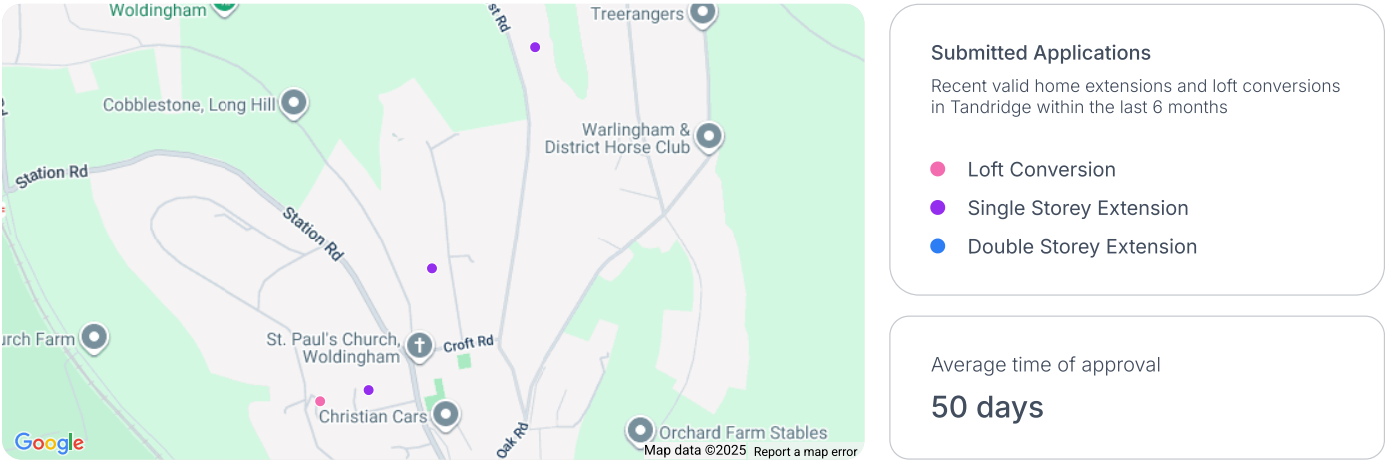
Summerfold,, High Drive, Caterham, CR3 7EL

Planning can be complex, with permitted development rights and varying rules across local authorities. Using detailed data from your council, we analyse past planning applications to provide an accurate assessment of your chances for extensions or improvements. This report will help you understand your home's potential with clarity and confidence.

A snapshot of your chances of approval:



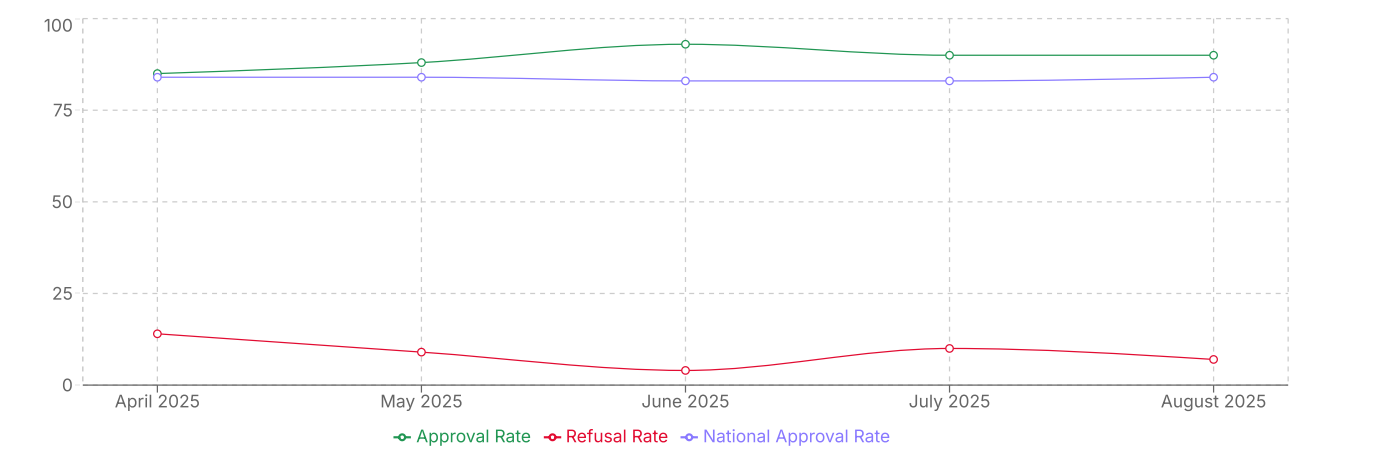
Snapshot of your area:



While every effort has been made to ensure the accuracy of the data presented, variations may occur due to factors beyond our control.

Overview of your council:

This data has been analysed by Planda's AI brain. Historic applications and local restrictions directly influence the likelihood of future planning outcomes.



*Planda's approval rating is an AI-driven estimate based on trends from planning applications, decision notices, council policies, and local data from the past 8 years. It assumes a comprehensive application is provided. For guidance, consult a professional to enhance approval chances. Actual outcomes may vary depending on council decisions and application details.

Local Planning Insights for Loft Conversions

Predicted Chances for Approval

Our analysis indicates that you have a **83% chance** of obtaining planning permission for a loft conversion.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

23

The number of loft conversions

that have been approved in the last 6 months in Tandridge council

0

The number of loft conversions

that have been approved within a 500m radius to you in the last 6 months

50 days

An estimated timeline

for decisions to be made, based on historical data and current trends

✦ Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Tandridge. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the loft conversion and any dormer windows to harmonize with the character of the existing property and the surrounding area to enhance visual appeal.
- Demonstrate very special circumstances if proposing significant alterations in the Green Belt to justify the development and mitigate harm to openness.
- Avoid excessive height increases that disrupt the character and silhouette of the existing dwelling in relation to the surrounding area.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Loft Conversion

Approved

Littledown Long Hill Woldingham Caterham Surrey 7EQ CR3 • 136 meters away

[ref 2022/570](#)

22.07.2022



Loft Conversion

Approved

Valley Way Long Hill Woldingham Caterham Surrey 7EQ CR3 • 213 meters away

[ref 2024/636](#)

21.08.2024



Loft Conversion

Approved

Wheal Haven Southdown Road Woldingham Caterham Surrey 7DP CR...

• 298 meters away

[ref 2016/1833](#)

22.11.2016

Local Planning Insights for Single Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **90% chance** of obtaining planning permission for a single storey extension.

Excellent



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

101

The number of single storey extensions

that have been approved in the last 6 months in Tandridge council

2

The number of single storey extensions

that have been approved within a 500m radius to you in the last 6 months

54
days

An estimated timeline

for decisions to be made, based on historical data and current trends

✦ Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Tandridge. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to complement the character and appearance of the surrounding area, using materials and styles that are consistent with local architecture.
- Maintain adequate spacing to the side boundaries to preserve the street scene and ensure that the extension does not appear cramped or intrusive.
- Familiarize yourself with and adhere to relevant local planning policies such as Policy DP7, CSP18, and LP1 to avoid non-compliance issues.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Single Storey Extension

High Drive House High Drive Woldingham Caterham Surrey 7EL C...

● 14 meters away

[ref 2017/1775](#)

Approved

13.10.2017



Single Storey Extension

Applegarth High Drive Woldingham Caterham Surrey 7ED CR3

● 40 meters away

[ref 2023/720](#)

Approved

18.09.2023



Single Storey Extension

Badgers Bank High Drive Woldingham Caterham Surrey 7EL CR3

● 123 meters away

[ref 2020/1352](#)

Approved

08.10.2020

Local Planning Insights for Double Storey Extension

Predicted Chances for Approval

Our analysis indicates that you have a **63% chance** of obtaining planning permission for a double storey extension.



! Planda estimates the likelihood of approval for new extensions. If your property has previously had this type of extension, the approval rates reflect replacing the existing one.

21

The number of double storey extensions

that have been approved in the last 6 months in Tandridge council

0

The number of double storey extensions

that have been approved within a 500m radius to you in the last 6 months

43
days

An estimated timeline

for decisions to be made, based on historical data and current trends

✦ Planda's Recommendations

Planda's brain has read over a billion documents and data points, including all relevant decision notices issued by Tandridge. Here are our recommendations based on common refusal points to consider when preparing your application.

- Design the extension to complement the existing street scene and avoid excessive mass that could lead to overdevelopment.
- Address potential impacts on neighboring properties by minimizing overshadowing and maintaining a reasonable distance between structures to protect residential amenities.
- Incorporate sufficient private amenity space in the design of the extension to avoid sub-standard accommodation and fulfill living quality requirements.

Similar Applications in Your Area

Historic applications on your property can directly influence the likelihood of future planning application outcomes. Review these application to gain insights into factors contributing to successful projects.



Double Storey Extension

Paddocks End High Drive Woldingham Caterham Surrey 7ED CR3

● 178 meters away

[ref 2021/1262](#)

Approved

31.08.2021



Double Storey Extension

Longview Lunghurst Road Woldingham Caterham Surrey 7EG CR3

● 187 meters away

[ref 2022/1647](#)

Approved

25.04.2023



Double Storey Extension

Tyntyla Lunghurst Road Woldingham Caterham Surrey 7EJ CR3

● 208 meters away

[ref 2019/1407](#)

Approved

09.10.2019

Previous Applications Overview

Summerfold, High Drive, Caterham, CR3 7EL

Please Note:

Knowing the planning history of a property and local area is crucial for all parties involved in a property transaction. The data presented in this section covers planning applications and other related permissions from the past 8 years. While this information can be invaluable in understanding the property's history and context, it's important to note that it may not capture developments prior to the past decade. Use this overview to help inform your discussions on the property's potential, opportunities, and constraints.

Past Planning Applications at Summerfold, High Drive

Estate agents must disclose whether any planning permission has been granted, refused, or is pending for developments or changes on the property itself. Planda provides up to 5 planning applications from the past 8 years to help you understand any ongoing or historical developments directly on the property.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Other Applications at Summerfold, High Drive

Planda covers other types of applications, such as Tree Preservation Orders (TPOs), Release of Conditions, or change of use applications from the past 8 years, providing a comprehensive view of the property's planning history.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years.

Developments in the Local Area

Council Development Activity

Council development rate compared to the national average

High



32 New Applications submitted

within 500m in the last year.

127 Planning Applications approved

within 500m in the last 8 years.

Immediate Neighbours

Nearby planning permissions can shape the future of an area. Planda shows validated, approved, or refused permissions ranked by relevance. Explore up to 7 applications from the past 8 years to understand how local changes might impact your property.

Single Storey Rear Extension with Dormer Window

Erection of single storey rear extension and new roof incorporating front dormer window to existing garage in associati...

High Drive House High Drive Woldingham Caterham Surrey 7EL C... ● 14 meters away

[ref 2017/1775](#)

Approved

13.10.2017

Rear Extension (Single Storey)

Erection of single storey rear extension

Applegarth High Drive Woldingham Caterham Surrey 7ED CR3 ● 40 meters away

[ref 2023/720](#)

Approved

18.09.2023

New 4-Bedroom House (Construction)

Construction of a new 4 bedroom dwelling

" ● 61 meters away

[ref 2019/30](#)

Refused

08.03.2019

Detached House with Basement and Garage

Erection of two storey detached dwelling with basement area and garage and terrace areas, formation of new drive inc...

Hartlea House High Drive Woldingham Caterham Surrey 7EL CR3 ● 61 meters away

[ref 2020/1946](#)

Refused

26.01.2021

Car Port (New)

Erection of a single storey car port, attached to the north elevation of the existing dwelling.

Hayes High Drive Woldingham Caterham Surrey 7EL CR3 ● 86 meters away

[ref 2025/787](#)

Pending

12.08.2025

2 Detached Dwellings (New)

Demolition of existing dwelling and detached garage. Erection of two detached dwellings with attached garages, pool ...

Highcombe Long Hill Woldingham Caterham Surrey 7EP CR3 ● 90 meters away

[ref 2020/1290](#)

Refused

29.09.2020

Flat Roof Extension (Certificate of Lawfulness)

Removal of existing pitched roof to a rear annexe, the raising of the external walls and the construction of a flat roof wit...

Scalottas Lunghurst Road Woldingham Caterham Surrey 7EG CR3 ● 121 meters away

[ref 2023/583](#)

Approved

19.07.2023

Wider Area Overview

Nearby Developments

Nearby planning applications could impact property value or living conditions. Look into the future by knowing what applications are under review or have recently been approved in your area. Planda lists up to 9 relevant applications from the past 8 years, including residential and mixed-use projects.

Detached 4-Bed House with Integral Garage and Landscaping

Approved

Erection of detached 4-bed dwelling with integral garage and associated landscaping.

Land West Of Highlands Butlers Dene Road Woldingham 7hh,,

● 351 meters away

[ref 2020/1246](#)

05.10.2020

4 Houses (New Development)

Approved

Demolition of existing dwelling house and erection of four dwelling houses and associated development.

Atherfield Park View Road Woldingham Caterham Surrey 7DJ CR3

● 445 meters away

[ref 2019/2247](#)

17.07.2020

Lawful Use Confirmation for 2 Detached Properties

Approved

(Certificate of Lawfulness for an Existing Use) to confirm that Outline planning consent CAT/11642/5341 granted in 1963...

Highwold Station Road Woldingham Caterham Surrey 7DA CR3

● 449 meters away

[ref 2024/737](#)

09.12.2024

Wider Area Overview

Major Projects

Major project applications like large residential developments or infrastructure within a certain distance may affect property desirability. Planda provides up to 8 major applications from the past 8 years, ranked by relevance, to keep you updated on future potential changes in the area.



No planning applications in the last 8 years

"There have been no planning applications matching the criteria in the last 8 years."