

Mr John Watson
57 Ruxley Lane
Epsom
Surrey
KT190JF
24 January 2021

Epsom and Ewell Borough Council
Planning Department
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Dear Sir/Madame

PLANNING PORTAL REFERENCE: PP-09449480
APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE

As the applicant and building owner, the submission is for the application of a Certificate of Lawful Development for a loft conversion which has not yet been built or commenced. The property is in use as a semi-detached house (C3(a)) and will remain so, with no proposed change of use.

The design is in line with Permitted Development rights and therefore should be legally acceptable. The purpose of the application is to ensure the proposals are lawful so construction can commence without risk.

With two teenage boys currently attending secondary school, with prospect further education ahead, the size of 'third' bedroom is not fit for purpose for sleeping and study, and the children are of an age where they need separate rooms. During the lockdown remote learning and the added pressure on space with myself working from home, it has brought into sharp relief our family needs additional space, whilst moving to a larger property remains unaffordable.

Evidence

The accompanying submission information includes both drawings for existing and proposed. The proposed drawings include dimensional and volumetric information to demonstrate compliance with Permitted Development requirements. Where, for example, the ridge level or roof plane, is no higher or further forward than the existing roof, this is noted as such on the proposed drawings. Proposed materials will be in line with existing material, with tiling to both the pitched roof and dormer cladding. The hip-to-gable extension will be in render to match the existing wall below.

If you have any queries regarding the application, or require any additional information or clarification, please do not hesitate to contact me.

Yours Faithfully

John Watson