Viv Evans Dip TP, MRTPI, FRGS, FRSA
Head of Planning

The Owner/Occupier
5 Denham Road
Epsom
Surrey
KT17 3AA

Town Hall
The Parade
Epsom
Surrey
KT18 5BY
Main Number (01372) 732000
www.epsom-ewell.gov.uk
DX 30713 Epsom

Date 25 February 2021
Our Ref 21/00183/FUL

Case officer Planning
Email BusinessAdminHub@epsom-ewell.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Proposed Development at 1A Denham Road, Epsom, Surrey.
Conversion of existing bungalow into two x 3 bedroom units including raising of existing roof ridge to create first floor extension incorporating rear dormers.

We have received the above planning application **(21/00183/FUL)** .

You can find further details about this planning application using our website at https://www.epsom-ewell.gov.uk/residents/planning following the planning links or at theTown Hall, or in public libraries with internet access.

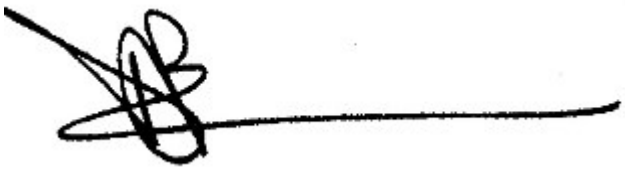
If you would like to make comments about this application you can use the facility on our website or by sending an e-mail to BusinessAdminHub@epsom-ewell.gov.uk or in writing to the Place Development Service at the above address. It would be helpful if you quote the application reference shown above. Please be aware that any comments that you make will be made public. We only accept written comments and these should be received no later than 21 days from the date of this letter. I have attached some notes that may help you.

You can view the progress of planning applications using our website by entering the planning reference number or by registering on the planning application search page to track planning applications through direct email alerts.

Due to the volume of responses received we cannot acknowledge or reply to you individually.

All letters of representation are fully considered prior to any decision being taken. Where an application is to be determined by the Planning Committee there may be an opportunity for you to speak at the meeting. If you wish to speak please contact Customer Services to find out the date of the meeting and the procedures involved.

Yours faithfully,



Head of Planning

NOTES

This letter is a notification of a planning application adjacent to, or potentially affecting the property to which it has been sent. If you are not the owner of the property please let the owner know about this letter.

Comments on planning applications should relate only to matters within the scope of planning control. This can include whether:

- the proposal conflicts with any of our planning policies
- the appearance and size of a new building is generally in keeping with its neighbours and the surrounding area
- adjoining residents will suffer any unreasonable overshadowing, overlooking or loss of privacy
- a proposed use is a suitable one for the area
- there will be any unreasonable increase in general disturbance, for example from the comings and goings of extra traffic
- new roadways, accesses and adequate parking will be safe for road users and pedestrians
- new public buildings have satisfactory access for the disabled
- , in the case of an application for an advertisement, the proposed sign is too large or unsightly
- a public footpath is affected
- there is any visual effect upon the landscape, e.g. loss of trees
- there is an impact on the character and appearance of a Listed Building/Conservation Area in the case of applications for Listed Building Consent or Conservation Area Consent

However, the following <u>cannot</u> be taken into account:

- Boundary and other disputes between neighbours, e.g. private rights of way, drainage issues or covenants
- Loss of view, unless, in limited circumstances, that view should be protected in the public interest
- Loss of trade through increased competition
- Loss of property value.

Further information on the planning process is available on our website, which can be found at www.epsom-ewell.gov.uk. Search for Planning for more details.