

Place Development
Epsom & Ewell Borough Council
Town Hall
The Parade
Epsom
Surrey
KT18 5BY



3 Laburnum Villas,
Epsom
KT18 5DE

27th February, 2021

Dear Sir / Madam,

Planning application: 3 Laburnum Villas, KT18 5DE

Please see attached a planning application for one additional parking space using existing vehicle crossover, installation of a fast charging point for an electric vehicle, and part demolition of our front boundary wall.

I understand from the attached letter (dated 12 April 2012) that planning permission is required for this as permitted development rights have been removed from our house. I understand from the same letter that the submission of a planning application in such circumstances is free of charge.

I hope the enclosed documents are sufficiently clear for your purposes, but if you do require any additional information, please let me know.

Yours faithfully,

A solid black rectangular box used to redact the signature of Nigel Halls.

Nigel Halls

A solid black rectangular box used to redact the address details of Nigel Halls.

21/00461(AH)

Planning application: 3 Laburnum Villas, Epsom, Surrey, KT18 5DE

Proposal: Formation of one additional parking space using existing vehicle crossover, installation of a fast charging point for an electric vehicle, part demolition of front boundary wall.

Location: 3 Laburnum Villas, Epsom KT18 5DE

Background: 3 Laburnum Villas is a four bedroom house, and part of a small development of properties (1-5 Laburnum Villas) built in 2002, situated at the beginning of Laburnum Road. The property is part of the Church Street Conservation Area but is not designated a listed or positive building. 3 Laburnum Villas is distinct from its neighbouring properties as it is the only detached property in the development and has a unique character due its symmetry and the colour of its brickwork. The property currently has off-street parking for one car.

Sustainable development: Materials for the proposed driveway will consist of permeable block pavers and edging stones, in the same style as the existing driveway.

Off-street parking

There is high demand for on-street parking in Zone G. This planning application would:

- lessen the pressure on on-street parking in Zone G;
- not inconvenience other road users;
- have a positive effect on the current congestion in Laburnum Road.

There are double yellow lines along the length of the front of the property, including where the proposed parking space is sited (the kerb has already been lowered here) so there will not be any loss to the number of on-street parking spaces for residents in Zone G.

Visual impact

The plan includes good design features that enhance the visual amenities of the surrounding conservation area. It is compatible with the surrounding highway infrastructure and as such will not result in a material diminution of the existing frontage.

- The proposed driveway incorporates good design in scale and layout by complementing and enhancing the symmetry of the house (see photo). The proposed driveway will also mirror the existing driveway by using the same style of paving and ensuring that it is of the same level using edging stones and permeable pavers. It will therefore integrate well into the current property and with the neighbouring houses.
- Good design has also been incorporated by retaining more than half of the front boundary wall, which will still be longer than those of the neighbouring properties, in keeping with the current appearance.
- The only other detached property in Laburnum Road is the Old Coach House, No.13 Laburnum

Road. Planning permission (16/00169/FUL) was approved for this 'positive building' in the same Conservation Area, which included part demolition of the brick boundary wall.

- The proposal also includes the installation of railings, in keeping with immediate neighbours at Nos. 2 and 4 Laburnum Villas. Although the railings were originally included in the design of the houses, the builders did not adhere to this feature, and it was left to the new home owners to install as they saw fit, resulting in an inconsistent appearance that this proposal will rectify.
- We are aware that some local residents can feel strongly about the loss of green space for car parking (Church Street Conservation Area Statement, 7.2.3), but we believe this proposal is a sensitive approach as the loss of green space is minimal. As the existing area in front of the property is made up of a mixture of gravel, paving and an existing car parking space, there will not be a loss of greenery in the front garden. The small tree, which is planted in a self-contained pot in the middle of the property, will not be affected and will be retained. The box hedge along the front wall will be slightly reduced in length, but is currently afflicted by Box Caterpillar and unlikely to survive long. We are prepared to replace this with something other than Box and would be amenable to a condition being attached to any permission requiring new planting.
- Due to the situation of the property's electricity consumer unit, it is only cost effective to install a vehicle charging station by the front door of the house. The ability to install a fast charging point, in close proximity to a car parking space, means that the proposal will enable us to contribute to the reduction of car emissions in the borough whilst avoiding the need to trail an unsightly 10 metre charging cable across the area in front of the house with the consequent risk of tripping or injury.

Size of the proposed driveway and sight lines

The size, as detailed on the plan, meets the parking standards outlined in the EEBC's policy document (DM37 2015), and we note that at least two parking spaces would be required were the house to be built now. Access to the new driveway would have the same sight lines and visibility splays as the existing one and that of neighbouring properties (1-5 Laburnum Villas).

Summary

We believe that our planning application will reduce the demand for on-street parking as our visitors will no longer need to take up an on-road permit space. It will blend in with the symmetry of the property, whilst retaining a boundary wall and hedge to the front of the property, and enable us to fast charge an electric car without having external cabling running across the front of the property.

24. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form


CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Sign		Or signed - Agent:		Date (DD/MM/YYYY):	27/02/2021
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