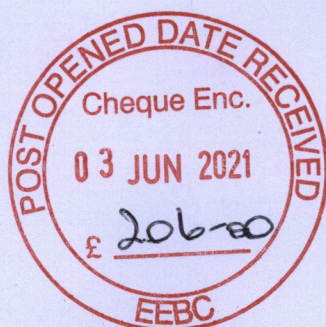


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BOROUGH PLANNING OFFICE  
Epsom + Ewell Borough Council  
Town Hall  
The Parade  
Epsom. Surrey. KT18 5BY

27 MAY 2021

Dear Sirs,

PROPOSED - SINGLE STOREY REAR EXTENSION.  
AT - No 7 LANGLEY CLOSE. LANGLEY VALE. EPSOM. KT18 6HG

Langley Close lies within the development boundary of Langley Close and comprises an established modest, residential cul-de sac with horse-shoe layout of semi-detached 'chalet style' dwellings. No 7 lies on the south side of the development with direct access from the highway.

The site falls steeply across the site to the rear, and the living accommodation and amenity garden overlooks open farmland to the south-west. The dwelling is connected to number 8 and lies adjacent and separated from number 6 by access drives and garage buildings. The facing materials comprise part brick/part render walling, below a pitched tiled roof with extensive projecting dormers providing bedroom accommodation.

A proposal now exists to create a single storey extension along the south - west elevation to provide a family living space with extensive openings to create an open plan connection to the existing sitting and kitchen areas. The subservient, purpose tailored extension will provide convenient, safe and easy access into and throughout living and sleeping accommodation with immediate connection to the adjacent garage and surrounding garden.

The submitted plans indicate the pleasing proportions, materials, elevational breaks and relationships, all combining to provide a sympathetic, purpose planned and appropriate modification and much needed specific tailored enhancement.

A full house-holder application is prepared and submitted for planning consent as follows :-

- Completed TP Householder application form (including Cert 'A')
- Completed CIL Liability (Form 1)
- Existing drawing numbers 21.15 /X01 to X04
- Proposed drawing numbers 21.15/P01 to P07
- Cheque in payment of the TP Application Fee (£206.00).