



derek salisbury practice

hodder house
crowborough road
nutley
east sussex
tn22 3hy

telephone
01825 713332



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

31 AUGUST 2021

Dear Sirs,

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

Previous consent is granted for extension at the above. (TP REF 21/00997/FLH). Following the original submission, a sewer line is discovered close to the proposed location of the rear wall of the single storey extension. A modest realignment of the wall is required in order to comply with TWA' self-certification procedures. Amended plans are submitted (20August), but were not included in the favourable consideration of the application. A further house-holder application is therefore 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 /X11 to X15
- Proposed drawing numbers 21.15/P11 to P17

This second application is made within 12 months of the decision relating to the previous application on the same site. We therefore consider there will be no planning fee applicable.

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 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.

I consider :- The proposal complies with the current NPPF guidance and requirements of relevant planning policies and would have no adverse impact on the adjacent properties and surroundings.

The proposal presents a modest, subservient and sympathetic enhancement to the existing dwelling and would comply with current improving environmental and living standards. The completed dwelling would integrate well, into the discreet location on the fringe of the village and there would be no adverse impact on the general setting and amenities of the adjacent neighbours

We consider there is much to commend the proposal and request that you favourably consider the proposals for planning permission at the earliest time.

Should you wish to discuss or clarify matters, please do not hesitate to contact Derek Salisbury -> (E-mail derek@dspractice.co.uk or telephone 01825 713 332.

Alternatively I will be pleased to meet with you at the Town Hall or on site to discuss, should you consider it to be useful and expedient.



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