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Date 17 September 2021
Our Ref 21/01503/FLH

Contact Gemma Paterson
Email businessadminhub@epsom-ewell.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)

200 Hook Road, Epsom, Surrey

The erection of a first floor rear extension, single storey rear extension and additional front dormer window.

Thank you for your planning application which was received on 13 September 2021. We have checked the application and have found that it is invalid. This means that we cannot currently accept it for registration. The following details must therefore be submitted for the application to be registered:

1 The application requires the submission of a location plan, usually at a scale of 1:1250, which must identify sufficient roads and/or buildings on land adjoining the application site, to ensure that the exact location of the application site is clear. The application site should be edged clearly with a red line on the location plan and should include all land necessary to carry out the proposed development.

2 A Site Layout Plan at a scale of 1:200 Or 1:500 showing the proposed development in relation to the site boundaries and other existing buildings on the site must be submitted as a supporting document to this application.

3 The site lies within Flood Zone 2 and Flood Zone 3 as identified on the Environment Agency Flood Map and therefore must be supported by a Flood Risk Assessment. Further information regarding Flood Risk Assessments for minor development can be found on the Governments website at: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>

4 You must complete the Community Infrastructure Levy (CIL) Additional Information Requirement Form, available on the Planning Portal website, so that we can determine whether or not your development is liable to a charge under the Community Infrastructure Levy. Even if you are not likely to be liable under the Levy, the additional information form is nevertheless required before your application is valid. The form is available at the following web address: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

I would be grateful to receive these details by 8 October 2021. If I do not receive them by this date I will return the application to you.

Yours faithfully,

Gemma Paterson

Planning Officer