

Mr NILESH PATEL
c/o Mr MUHAMMAD KHAN
181 London Road
Mitcham
Surrey
CR4 2JB

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

Date 7 October 2021
Our Ref 21/01561/FUL

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

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
26 Stoneleigh Broadway, Stoneleigh, Surrey
Erection of a two storey detached dwelling

Thank you for your planning application which was received on 24 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 red line on the submitted 1:1250 Location Plan needs to be completed correctly. It is not clear from the submitted Location Plan whether the red line is to include part of the highway or not. If the red line is including the highway, please advise whether this is to provide a new/modified access. In the event that the development requires changes to the existing access, if this land is outside of the applicant's ownership, then Certificate B needs to be completed and served on the landowner.

2 Whilst it is appreciated that the application is supported by a 1:1250 Block Plan, a Block Plan needs to be at a scale of 1:200 or 1:500 and show the proposed development in relation to the site boundaries and neighbouring properties. It is also advised that the submitted Block Plan identifies the vehicle parking spaces allocated to the existing dwelling at 26 Stoneleigh Broadway and the proposed development.

3 There is inconsistency in the supporting Design and Access Statement as to whether the proposal relates to a detached dwelling or flats. Please update the submitted Design and Access Statement to reflect the proposed development sought.

4 The submitted Bin Storage Plan makes reference to flats. Please update the submitted Bin Storage Plan to reflect the proposed development sought.

5 It is noted that Certificate A has been completed in support of this application. Could it please be confirmed in writing that the commercial premises and residential premises at 26

Stoneleigh Broadway are in the sole ownership of the applicant, and that there are no leaseholders with seven years or more remaining on their leases.

I would be grateful to receive these details by 28 October 2021. If I do not receive them by this date I will return the application to you.

Yours faithfully,

Gemma Paterson

Planning Officer