

L220114

14 January 2022

Planning Services
Epsom & Ewell Planning
Town Hall
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Dear Sir /Madam

114a Reigate Road, Epsom, Surrey, KT17 3BX.

Please find enclosed our application for planning permission for the proposed alterations, to 114a Reigate Road, Epsom.

The proposal is to provide improved ground level access and accommodation for a profoundly disabled person, his family and carers.

The proposal is to alter the existing dwelling, by making the existing garage into habitable space and remodelling the internal layout to suit the new accommodation requirements. The proposal also includes a small infill extension to the front and to the side of the existing porch, which fills in the space between the existing porch and the existing garage. This infill is also underneath an existing lean-to roof and projects no further. To the rear the former pool room is proposed to be used for habitable purposes and will need to provide level access from the existing dwelling. The roof of the pool room will need to be raised up modestly by approximately 0.5m, to achieve adequate headroom for such habitable purposes. The proposal includes for a new paved area to the rear of the building to provide wheel chair friendly level access out to the rear. The proposed new patio will include a ramp for wheel chair access down to the lower level of the rear garden.


The proposal provides level access and emergency exit directly to the private driveway at the front as improved means of access for wheel chair and for carers use.

The accommodation provides: An accessible assisted ground floor bedroom for the disabled user, with accessible assisted wet room, therapy room and carer's accommodation. The Kitchen, dining family area are relocated to the rear former pool room, with separate relocated utility room.

Existing ground level door widths have been widened where required to improve wheel chair access throughout the ground floor.

Accompanying the application, are: Location plan, Block plans, ground and first floor plans, Elevations existing and proposed.

Yours faithfully



Malcolm Herring
Associate Director

For and on Behalf of ARA Architects Ltd.

ARA Architects is the business name for Andrew Rogers Associates Ltd

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