

Kent Spong
c/o Mr Philip Wellstead
28 Chester Close
Pixham
Dorking
RH4 1PP

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

**The Town and Country Planning Act 1990
The Town and Country Planning (General Permitted Development) (England) Order
2015**

Application Number: 22/00080/CLP

Epsom & Ewell Borough Council hereby certify that on 22 March 2022 the development described in the first schedule to this certificate in respect of land specified in the second schedule and hatched on the attached plan, was lawful within the meaning of section 192 Town and Country Planning Act 1990 for the following reasons:

- 1 The proposed development meets the relevant criteria of the General Permitted Development Order under Schedule 2, Part 1, Classes E of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The proposed formation of vehicular crossover involving drop kerb and new vehicular hardstanding fall within the parameters of permitted development as set out under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) relates to the mean of access to a highway.

Informatives

- 1 This decision relates expressly to the single storey detached rear garden outbuilding and formation of vehicular crossover involving drop kerb and new vehicular hardstanding ' for 3 Gadesden Road, West Ewell, Epsom Surrey KT19 9LB.
- 2 This certificate has been based on the following drawings:

531/01 Rev A Site Location Plan dated Dec 2021
531/02 Rev A Block Plan dated Dec 2021
531/03 Rev A Proposed Site Plan dated Dec 2021
531/06 Rev A Proposed Outbuilding Plans dated Mar 2022.
- 3 The new hardstanding surface area must be constructed with porous or permeable, or shall direct surface water to a porous or permeable surface within the site.
- 4 The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained

from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

5 The outbuildings hereby permitted shall be used solely for purposes (Game Room and Gym) incidental to the occupation and enjoyment of the existing property as a dwelling and shall not be occupied as an independent planning unit of residential accommodation or any other planning use class including workshop.

6 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.

7 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

First Schedule: Single storey detached rear garden outbuilding and formation of vehicular crossover involving drop kerb and new vehicular hardstanding (Application for Certificate of Lawful Development).

Second Schedule: 3 Gadesden Road, West Ewell, Epsom, Surrey, KT19 9LB.

Dated: 22 March 2022

Signed:



Notes for the applicant

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1999 (as amended). It is your responsibility to seek authorisation required under other legislation. Please contact Customer Services on 01372 732000 if you need further advice.

This proposal may be liable for the Community Infrastructure Levy (CIL). This is payable to the Borough Council, as the local collecting authority, before development on application 22/00080/CLP is started.

If CIL is liable we will shortly contact all relevant interested parties and serve them with a Liability Notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

The party liable to pay CIL must assume liability before any work starts; they must also provide us with a valid [Commencement Notice](#). If this is not provided we will impose surcharges and require immediate payment.

Please contact us on 01372 732000 if you have questions about CIL, before work commences.

In particular, Building Regulations approval may be required for this work. Applicants are advised to contact the Building Control Service at the Town Hall, Epsom, (telephone 01372 732000) to ascertain whether it is necessary for permission to be given under the building regulations.

This certificate certifies that the development/operation specified in the first schedule taking place on the land described in the second schedule was lawful on the specified date and this was not liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the operations described in the first schedule and to the land specified in the second schedule and identified on the attached plan. Any operation or development which is materially different from that described or which relates to other land may render the owner or occupier liable to endorsement action.

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use of operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a

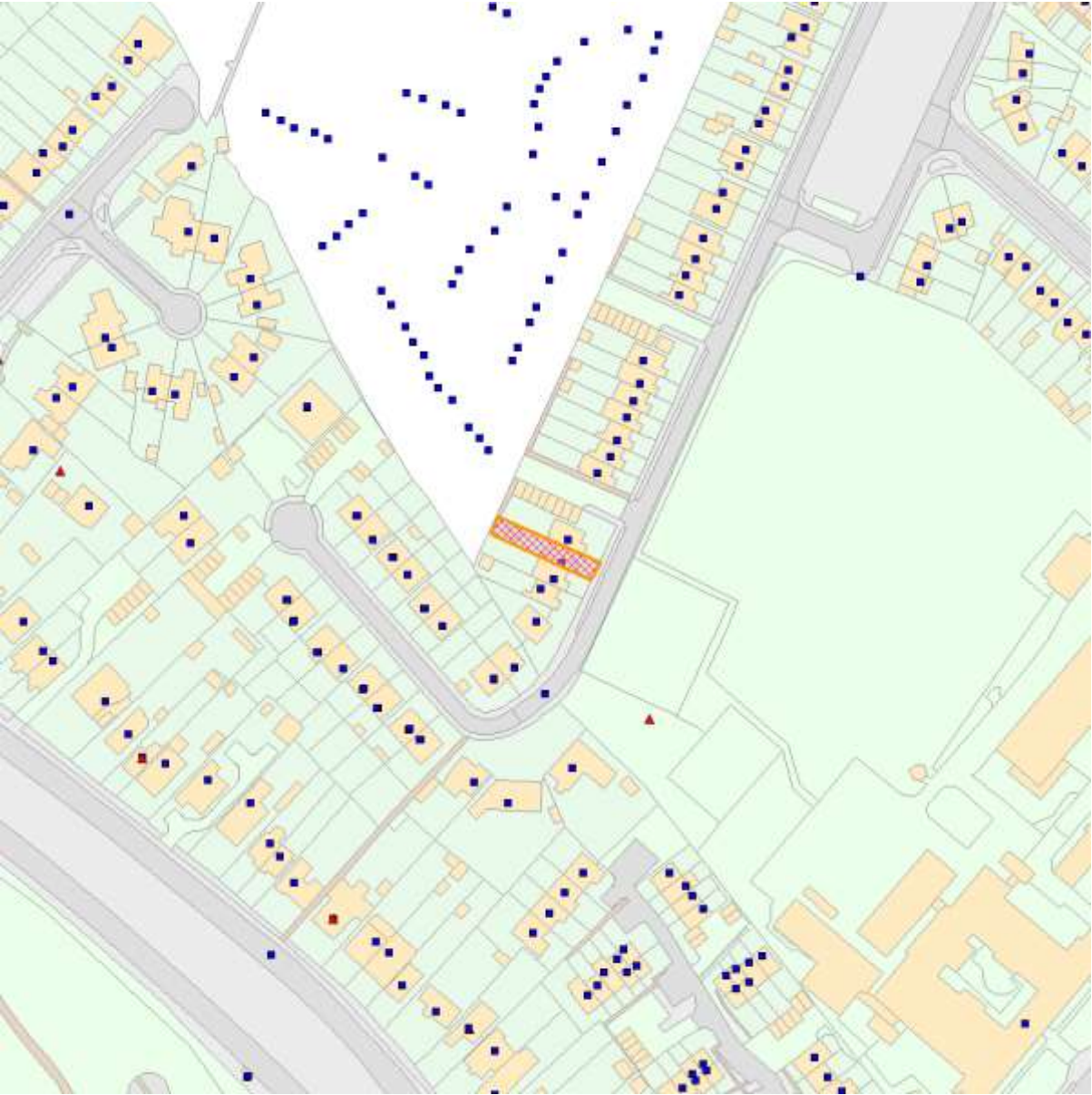
building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the buildings and any neighbouring building.

Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990. There is no time limit for making an appeal against this certificate.

Appeals must be made using a form which you can get from the Secretary of State online at <https://acp.planninginspectorate.gov.uk> or by writing to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0303 444 5000).

PLAN EXTRACT



Ordnance Survey Crown Copyright (2016) SLA: 100023771