



Place Development
Town Hall
The Parade
Epsom
Surrey, KT18 5BY
email: supportgrouprequests@epsom-ewell.gov.uk
www.epsom-ewell.gov.uk

For office use only

Application number.....

Date received.....

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Johannes Cornelius Isaac

Surname

Rudolph

Company Name

Address

Address line 1

Applegarth

Address line 2

Grafton Road

Address line 3

Worcester Park

Town/City

Surrey

Country

United Kingdom

Postcode

KT4 7JN

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

A single-storey rear extension, and a side extension consisting of the redevelopment of an existing garage, and minor internal modifications.
Total extra floor space of 51 square metres.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brick and white render.

Proposed materials and finishes:

Brick, white render (as existing) and white brick in parts.

Type:

Roof

Existing materials and finishes:

Tiled on main house, and flat roof on garage (which is finished with a standard rubber membrane).

Proposed materials and finishes:

Tiles remain on main house. The extension has a flat roof with a standard rubber membrane (dark grey), and skylights.

Type:

Windows

Existing materials and finishes:

Mixture of painted timber frames and PVC frames, with double-glazing.

Proposed materials and finishes:

Front windows will be painted timber frames (to match the front elevation) and the rear windows / doors / skylights will consist of PVC frames, all with double-glazing.

Type:

Doors

Existing materials and finishes:

Timber.

Proposed materials and finishes:

Timber.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber and planting.

Proposed materials and finishes:

Timber and planting.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt driveway and grass garden.

Proposed materials and finishes:

Asphalt driveway and grass garden.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings list:

- APL-CRW-ZZ-RF-DR-A-0001 - Location Plans - Existing and Proposed
- APL-CRW-ZZ-RF-DR-A-0002 - Block Plan - Existing
- APL-CRW-ZZ-RF-DR-A-0003 - Block Plan - Proposed
- APL-CRW-ZZ-RF-DR-A-0004 - Trees Protection Plan - Existing
- APL-CRW-ZZ-GF-DR-A-0005 - Ground Floor Furnished Plans - Existing and Proposed
- APL-CRW-ZZ-GF-DR-A-0006 - Ground Floor Dimensioned Plans - Existing and Proposed
- APL-CRW-ZZ-GF-DR-A-0007 - Ground Floor Site Plans - Existing and Proposed
- APL-CRW-ZZ-01-DR-A-0008 - First Floor Furnished Plans - Existing and Proposed
- APL-CRW-ZZ-01-DR-A-0009 - First Floor Dimensioned Plans - Existing and Proposed
- APL-CRW-ZZ-02-DR-A-0010 - Second Floor Plans - Existing and Proposed
- APL-CRW-ZZ-RF-DR-A-0011 - Roof Plans - Existing and Proposed
- APL-CRW-ZZ-ZZ-DR-A-0012 - Front and Rear Elevations - Existing and Proposed
- APL-CRW-ZZ-ZZ-DR-A-0013 - West Side Elevations - Existing and Proposed
- APL-CRW-ZZ-ZZ-DR-A-0014 - East Side Elevations - Existing and Proposed
- APL-CRW-ZZ-ZZ-DR-A-0015 - Sections - Existing and Proposed
- APL-CRW-ZZ-ZZ-DR-A-0016 - Sections - Existing and Proposed
- APL-CRW-ZZ-ZZ-DR-A-0018 - Plans - Demolition and New Construction Comparison
- APL-CRW-ZZ-DAS - Design and Access Statement
- APL-CRW-ZZ-R - Renderings
- APL-CRW-ZZ-SS - Street Scenes
- APL-CRW-ZZ-ETP - Existing Photos

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

- APL-CRW-ZZ-RF-DR-A-0004 - Trees Protection Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

- APL-CRW-ZZ-RF-DR-A-0004 - Trees Protection Plan

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

21/01794/PREAPP

Date (must be pre-application submission)

16/11/2021

Details of the pre-application advice received

The pre-application was originally submitted 16 November 2021. As no card payment option was available, the council informed us that we would receive a call to make payment. After a month of hearing nothing on 21st December 2021 we received an 'invalid application' letter from Ade Balogun saying we'd yet to pay, so we called Ade Balogun who advised us to call the planning department and offer payment over the phone and get a receipt number, to then pass back to him. So we called the planning department made the payment, and passed the information and receipt number to Ade, who accepted and said the application would be processed. This payment was made on 21st December 2021. Details of Payment : Receipt number FSSL00109068 and Case number 634541.

The application was then, again, wrongly rejected in another letter we received on 18th January 2022 from the council (this time not from Ade Balogun, but from Tajinder Rehal) saying the application had been withdrawn, due to non-payment, and yet again we had to chase the council and provide all the information above again, to which they agreed they had made the error and would immediately register the pre-application (at that point 4 months after the original submission) and that it would be expedited.

A full month later, we received an email from Tajinder Rehal explaining that the payment from December 21st was now confirmed, and that the application would be looked at with immediate effect. We then never received any further correspondence from Tajinder Rehal, and kept getting 'out of office' responses.

We then, once again, received an 'invalid application' letter on 22nd March, this time from Ade Balogun, stating that payment hadn't been made, so the application would be withdrawn.

We contacted the council who told us that a new officer called Dana Nickson would be looking at the application going forward. After speaking with Dana we were asked to resend all our drawings again, and that she would go to site in due course, to review the plans. Dana did indeed visit the site on 1st April between 10am and 1pm.

Since the site visit on April 1st (we're now at 31st May), we still have no pre-application advice, despite calling and emailing Dana more than half a dozen times for some sort of update on progress. We've had very little, if any correspondence as to the pre-app advice. We were advised on multiple occasions over the phone, that we would receive pre-app advice the following week, but this estimate was never honoured.

As such, given the poor performance by the local authority on this matter, the Rudolph's decided to down-scale the development, to a rear/side extension only, and to undergo (as applicant / agent / architect) a full review of the plans using the Supplementary Planning Guidance, to ensure that all proposals are within the local guidelines, and to ensure the application is full permissible.

We will expect a full refund of the pre-application submission.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Johannes Cornelius Isaac

Surname

Rudolph

Declaration Date

31/05/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Hakan Agca

Date

31/05/2022