

Green Belt Statement
3 Rona Mclean Close
Epsom
KT19 3FU
31 2022

Policy CS2-2007 the development is to ensure that the green belt continues to serve its key functions which the proposal does

Policy DM3 2015 Requires that the development is not materially larger than the existing building taking into account floor space height and bulk and remains in the same use.

This is a residential property with a volume of 262.56 cu/m and the increase of adding the rear dormer would only add 32.80 cu/m which is only a 12.5% increase which is in-line with the policy of the green belt

The development will not have a detrimental impact on the rural character by its siting and design or impact on the neighbouring properties