



Place Development  
Town Hall  
The Parade  
Epsom  
Surrey, KT18 5BY  
email: [supportgrouprequests@epsom-ewell.gov.uk](mailto:supportgrouprequests@epsom-ewell.gov.uk)  
[www.epsom-ewell.gov.uk](http://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

Adrian

Surname

Bailey

Company Name

### Address

Address line 1

21 CHURCH ROAD

Address line 2

Address line 3

Town/City

EPSOM

County

Country

United Kingdom

Postcode

KT17 4DZ

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Description of Proposed Works

Please describe the proposed works

First floor rear extension, to move the main bathroom upstairs whilst retaining a two bedroom property. A half bath will be built on the ground floor and the upstairs bathroom will be placed in the existing second bedroom, with the removal of the chimney breast within that room. The rear extension will be for the new second bedroom of the property.

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:**

The existing material of the walls are of brick/brickwork structure and rendered with white paint.

**Proposed materials and finishes:**

The elevations are to be constructed of brick/blockwork or timber frame and rendered, finished with smooth white Weathershield/Sandtex exterior paint to match existing.

**Type:**

Windows

**Existing materials and finishes:**

White UPVC, with double glazing

**Proposed materials and finishes:**

Windows to be of white UPVC, to match the existing windows.

**Type:**

Roof

**Existing materials and finishes:**

Flat roof with a small pitch to the rear of the property.

**Proposed materials and finishes:**

Roof to be partially pitched, designed to align with the adjoining properties roof design (23 Church Road), matching the height and the angle of their pitch. In addition, replacement of existing flat roof upon exposed ground floor roof.

**Type:**

Doors

**Existing materials and finishes:**

Existing rear door is a standard white UPVC door.

**Proposed materials and finishes:**

Installation of French doors of white colour.

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

Yes

No

## 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

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

Yes

No

## 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 \*\*\*\*

23/00626/PREAPP

Date (must be pre-application submission)

24/05/2023

Details of the pre-application advice received

The report is attached as a document to this application.

To summarise:

- On conservation area: the proposed layout at the first floor level is acceptable as per the amendments received on 27.07.2023. Adequate separation is provided. Any of the proposed windows must match that of the existing.

From the case office:

- The roof design for the extension would be considered favourably if it's like that of the adjoining semi-detached dwelling rear extension roof, which was what we discussed on site.
- The difference in the first floor rear extension projection when compared with the neighbouring adjoining semi-detached is 0.75m, again this would not result in greater than acceptable impact, provided there is no breach of angle 45 degree from the centre of the habitable room rear elevation window at first floor of any of the neighbouring dwellings.
- The height of the extension must match that of the adjoining semi-detached dwelling.

## 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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes  
 No

### Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

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

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

21

**Suffix:**

**Address line 1:**

Church Road

**Address Line 2:**

Epsom

**Town/City:**

Epsom

**Postcode:**

KT17 4DZ

**Date notice served (DD/MM/YYYY):**

29/08/2023

**Person Family Name:**

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Adrian

Surname

Bailey

Declaration Date

29/08/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the 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 person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Adrian Bailey

Date

30/08/2023