



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.....

Application for Removal or Variation of a Condition following Grant of Planning Permission or
 Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas 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	<input type="text" value="19"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Penecroft"/>
Address Line 1	<input type="text" value="Downs Avenue"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Surrey"/>
Town/city	<input type="text" value="Epsom"/>
Postcode	<input type="text" value="KT18 5HQ"/>

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

Easting (x)	Northing (y)
<input type="text" value="521606"/>	<input type="text" value="159869"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a two storey dwelling following demolition of existing bungalow.

Reference number

23/00079/FUL

Date of decision (date must be pre-application submission)

12/06/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and reports:

Site Location Plan at 1:1250

Drawing Number 19DA-PE-001/Rev 1

Drawing Number 19DA-SP-001/Rev 1

Drawing Number 19DA-ss-001/Rev 1

Drawing Number DA-FP-001/Rev 0

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy (2007).

Has the development already started?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

- 1) We would like to reduce the amount of light disturbance to 17 Downs Avenue by incorporating a hipped roof design with sunken table-top GRP flat roof.
- 2) With consideration to the feedback received during the council planning meeting on 8th of June 2023, we would like to enhance the aesthetic appearance of the proposed property (and especially the North facing wall between 17 and 19) by modifying the design to incorporate clay tile cladding on the upper portion of all four elevations of the main dwelling.
- 3) To improve the aesthetics and thermal efficiency of the new building we would like to feature a white rendered finish on the ground floor. There are many other houses on Downs Avenue that follow this design pattern and a selection of these homes are shown in the additional information document (19DA-PL-08-AI) included with this submission. Please note that, the proposed materials list remains unchanged.
- 4) We would like to install concealed skylights in the sunken GRP roofing elements over the upstairs hall of the main dwelling and garage. These will only be visible from above the property and will not be visible from the street.
- 5) To make better use of the Arts and Crafts Porch, we would like to extend the wall to the right of the front door (when facing the building), forwards by 1m so that it is level with the front of the building. The first floor will remain unchanged. Please refer to drawing 19DA-PL-01-FE.
- 6) In response to privacy comments from number 17 we would like to reduce the front walkway from 3.6m to 1.6m and will no longer be used as a patio. Instead, we propose that we build a 3.6m patio at the edge of the lawn.
- 7) To improve the structural integrity of the building, we would like to revise the first floor layout slightly. This will effect Bedrooms 1 and 2.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

1) We would like to update: 19da-ss-001 / Rev 1 to:

- 19da-ss-001 / Rev 2 "Proposed Street Scene"

to show the new hipped roof.

2) We would like to update: 19da-PE-001 / Rev 1 to:

- 19DA-PL-01-FE Rev 0 "Front Elevation"
- 19DA-PL-02-NE Rev 0 "North Elevation"
- 19DA-PL-03-RE Rev 0 "Rear Elevation"
- 19DA-PL-04-SE Rev 0 "South Elevation"

to show the i) new hipped roof, ii) the proposed white rendering with clay tile cladding to all four elevations, iii) the revised front wall under the porch, and iv) the revised walkway width on the front elevation with ground level patio.

3) We would like to add the new drawing:

- 19DA-PL-05-RP Rev 0 "Proposed Roof Plan"

to show the construction of the new hipped roof with concealed skylights and concealed flat roof.

4) We would like to update: DA-FP-001 / Rev 0 to:

- 19DA-PL-06-GF Rev 0 "Ground Floor Plan"
- 19DA-PL-07-FF Rev 0 "First Floor Plan"

to show the new proposed plans for: i) the revised front wall under the porch, and ii) the revised floor plan on the first floor.

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

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

Adrian

Surname

Smith

Declaration Date

05/07/2023

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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 Smith

Date

03/10/2023