



Epsom & Ewell Borough Council
Planning Division
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Thursday 28th September 2023

Dear Sir/Madam,

Re: 85, Bracken Path, Epsom, KT18 7SZ
Householder Planning Application for the partial demolition of the existing detached garage and erection of a single storey rear extension and repositioned entrance door to front elevation with new sash and casement windows and an open gabled roof canopy to match No 86.

The application was submitted online via the Planning Portal ref: **PP-12380633** dated 28th September 2023.

I submit the following completed information in support of our Householder Planning Application for the partial demolition of the existing detached garage and erection of a single storey rear extension and repositioned entrance door to front elevation with new sash and casement windows and an open gabled roof canopy to match No 86 at the above property on behalf of my client.

Householder Planning Application	(sent online)
CIL forms	(sent online)
Site Location Plan	(sent online)
Site Block Plan	(sent online)
Drawing No's: 85BP-101, 101 & 103	(sent online)
£206 being the application fee payable.	(sent online)

Design & Access Statement;

In support of the application I make the following points for your consideration;

- The proposed single storey extension will replace a former lean-to structure to the original dwelling and will follow the same profile as the current rear kitchen projection. Furthermore, No 84 Bracken Path is set back in relation to No 85 and therefore the proposed extension will have no detrimental effect in terms of both outlook and light to the adjacent dwellings.
- The proposed new windows will be white framed sash and casement type in a similar appearance to the existing windows
- All new materials used in the construction of the new extension will match the existing with regards to Render, Roof tiles, Fascia boards, Rainwater goods, and Window styles.
- Vehicle and pedestrian access are not altered as part of this proposal.

I hope you will support the application in its current form. Revised drawings if required can be issued upon return to any consultation.

Should you require further clarification or information please contact the writer on the details below.

Thank you for your attention

Yours faithfully

Dino Perrone

