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Date 13 September 2023
Our Ref 23/01068/FUL

Contact Technical Support
Email planningsupport@epsom-ewell.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
135 Riverview Road, Ewell, Surrey

Conversion and extension of existing garage granted under 20/00589, to a one bed studio bungalow, in the rear garden of 135 Riverview road, whilst leaving a parking bay for 135a, as required under planning permission 20/00589

Thank you for your planning application which was received on 30 August 2023. We have checked the application and have found that it is invalid. This means that we cannot currently accept it for registration. The following details must therefore be submitted for the application to be registered:

1 The proposal is CIL Liable. You must also submit a completed CIL Assumption of Liability Form.

2 Incorrect Site Location Plan. This is a plan identifying the exact location of the application site, which must:- include a title stating the address of the site- include the direction of North- the red line is incorrect - it must also include the access to the highway as shown on drawing no.682B/PL/110 Rev:D. - you will also need to sign Certificate of Ownership B and serve notice to SCC Highways.

3 Please provide a Waste and Recycling Plan.

4 Please provide the approved plans prior to the garage being converted - labelled as such. Currently both the existing and proposed plans are the same. Only the proposed plans must show the garage as it has been converted.

5 Please also clarify if the car spaces in front of the garage belong to Nos.135 and 135A (as labelled on the plans) and if there is any parking space proposed for the new dwelling.

6 Clarification also required for the remaining curtilage for each of the 3 units.

I would be grateful to receive these details by 4 October 2023. If I do not receive them by this date I will return the application to you.

Yours faithfully,

Technical Support