

Neighbours notified of planning application

Date of original Notification: 26/01/2024

Number Of Original Consultees: 8

120 Hook Road  
Epsom  
Surrey  
KT19 8TX

118 Hook Road  
Epsom  
Surrey  
KT19 8TX

48 Temple Road  
Epsom  
Surrey  
KT19 8HA

50 Temple Road  
Epsom  
Surrey  
KT19 8HA

121 Hook Road  
Epsom  
Surrey  
KT19 8TU

125A Hook Road  
Epsom  
Surrey  
KT18 8TU

125 Hook Road  
Epsom  
Surrey  
KT19 8TU

116 Hook Road  
Epsom  
Surrey  
KT19 8TX

Justin Turvey BA (Hons) DIPTP, MRTPI  
Interim Head of Place Development



The Owner/Occupier

Town Hall  
The Parade  
Epsom  
Surrey  
KT18 5BY  
Main Number (01372) 732000  
[www.epsom-ewell.gov.uk](http://www.epsom-ewell.gov.uk)  
DX 30713 Epsom

Date [original run date]  
Our Ref 23/01469/FUL

Contact Planning  
Email [BusinessAdminHub@epsom-ewell.gov.uk](mailto:BusinessAdminHub@epsom-ewell.gov.uk)

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**  
**Proposed Development at 123 Hook Road, Epsom, Surrey.**  
**Change of use from HMO to Sui Generis (retrospective)**

We have received the above planning application (23/01469/FUL) .

You can find further details about this planning application using our website at <https://www.epsom-ewell.gov.uk/residents/planning> following the planning links or at the Town Hall, or in public libraries with internet access.

If you would like to make comments about this application please use the facility on our website or by sending an e-mail to [BusinessAdminHub@epsom-ewell.gov.uk](mailto:BusinessAdminHub@epsom-ewell.gov.uk) or in writing to the Place Development Service at the above address. It would be helpful if you quote the application reference shown above. Please be aware that any comments that you make will be made public. We only accept written comments and these should be received no later than 21 days from the date of this letter. I have attached some notes that may help you.

You can view the progress of planning applications using our website by entering the planning reference number or by registering on the planning application search page to track planning applications through direct email alerts.

Due to the volume of responses received we cannot acknowledge or reply to you individually.

All letters of representation are fully considered prior to any decision being taken. Where an application is to be determined by the Planning Committee there may be an opportunity for you to speak at the meeting. If you wish to speak please contact Customer Services to find out the date of the meeting and the procedures involved.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'JT'.

Interim Head of Place Development

## **NOTES**

This letter is a notification of a planning application adjacent to, or potentially affecting the property to which it has been sent. If you are not the owner of the property please let the owner know about this letter.

**Comments on planning applications should relate only to matters within the scope of planning control. This can include whether:**

- the proposal conflicts with any of the Council's planning policies
- the appearance and size of a new building is generally in keeping with its neighbours and the surrounding area
- adjoining residents will suffer any unreasonable overshadowing, overlooking or loss of privacy
- a proposed use is a suitable one for the area
- there will be any unreasonable increase in general disturbance, for example from the comings and goings of extra traffic
- new roadways, accesses and adequate parking will be safe for road users and pedestrians
- new public buildings have satisfactory access for the disabled
- in the case of an application for an advertisement, the proposed sign is too large or unsightly
- a public footpath is affected
- there is any visual effect upon the landscape, e.g. loss of trees
- there is an impact on the character and appearance of a Listed Building/Conservation Area in the case of applications for Listed Building Consent or Conservation Area Consent

**However, the following cannot be taken into account:**

- Boundary and other disputes between neighbours, e.g. private rights of way, drainage issues or covenants
- Loss of view, unless, in limited circumstances, that view should be protected in the public interest
- Loss of trade through increased competition
- Loss of property value.

Further information on the planning process is available on our website, which can be found at [www.epsom-ewell.gov.uk](http://www.epsom-ewell.gov.uk). Search for "Planning" for more details.