



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

Greg

Surname

Fane

Company Name

### Address

Address line 1

19 Nursery Close

Address line 2

Ewell

Address line 3

Town/City

Epsom

County

Surrey

Country

United Kingdom

Postcode

KT17 1NH

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Loft extension  
Single storey rear extension  
Single storey side extension merging with the rear extension  
Garage conversion to workshop and utility space  
Chimney and chimney breast removal

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:**

Brick and block cavity walls. Front (highway-facing) wall is partially rendered in white and partially has exposed red-brown face brick. The exposed side elevation (North - West) has exposed red-brown face brick. Rear elevation has exposed red-brown face brick.

**Proposed materials and finishes:**

Front wall is to remain as it is, untouched. The exposed side elevation (North - West) is to remain partially as it is, with exposed red-brown face brick and the new side elevation (of the side extension) will be of timber frame cavity construction with rendered block outer skin. The new ground level and 11st floor loft rear walls will be of timber frame cavity construction with Western Red Cedar cladding

**Type:**

Roof

**Existing materials and finishes:**

The house roof is clad in grey concrete tiles The garage roof is covered in grey felt

**Proposed materials and finishes:**

The house roof on the front side (highway facing) will be clad in the same grey concrete tiles that it has currently and two grey-framed roof windows will be included. The side extension's roof is to be covered in the grey concrete tiles re-used from the rear side of the original roof. The garage, rear extension and loft extension roofs are to be covered in grey bituminous 2-layer waterproof membrane.

**Type:**

Windows

**Existing materials and finishes:**

All existing windows are framed in white uPVC. The front door is white uPVC

**Proposed materials and finishes:**

New window and bi-fold door frames will be slate grey uPVC or aluminium. Light brown wood front door with small glazed window incorporated.

**Type:**

Doors

**Existing materials and finishes:**

White uPVC sliding door at rear, to be removed. White uPVC front door to be removed

**Proposed materials and finishes:**

Slate grey uPVC or aluminium framed bifold and side hinged swing doors at rear. Light brown/natural wood door with small glazed opening.

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

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

P900\_19 Nursery Close - Proposed Site layout plan  
P100\_19 Nursery Close - Proposed ground floor plan  
P101\_19 Nursery Close - Proposed 1st floor plan  
P102\_19 Nursery Close - Proposed roof plan  
P111\_19 Nursery Close - Proposed front\_North East elevation  
P112\_19 Nursery Close - Proposed rear\_South - West elevation  
P113\_19 Nursery Close - Proposed side\_North West elevation  
P114\_19 Nursery Close - Proposed side\_South East elevation  
P201\_19 Nursery Close - Proposed Section A-A  
P202\_19 Nursery Close - Proposed Section B-B  
001\_19 Nursery Close - Existing Areas Overview Plan\_Site layout  
002\_19 Nursery Close - Existing ground floor plan  
003\_19 Nursery Close - Existing front elevation  
004\_19 Nursery Close - Existing rear elevation  
005\_19 Nursery Close - Existing side (North-West) elevation  
006\_19 Nursery Close - Existing side (South - East) elevation  
007\_19 Nursery Close - Existing roof plan

## 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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

P900\_19 Nursery Close - Proposed Site layout plan  
001\_19 Nursery Close - Existing Site layout plan

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

## Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

## 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

## 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:**

19 Nursery Close

**Number:**

19

**Suffix:**

**Address line 1:**

19 Nursery Cloise

**Address Line 2:**

Ewell

**Town/City:**

Epsom

**Postcode:**

KT17 1NH

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

01/05/2023

**Person Family Name:**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Greg

Surname

Fane

Declaration Date

18/02/2024

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

Gregory Fane

Date

18/02/2024