

Householder Planning Application



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

Friday 1st March 2024

Dear Sir/Madam,

Re: 2, Hylands Road, Epsom, KT18 7ED
Householder Planning Application for the demolition of existing single storey front extension and erection of a part single part double storey front extension with new external shiplap composite cladding and windows

The application was submitted online via the Planning Portal ref: **PP-12821814** dated 1st March 2024.

I submit the following completed information in support of our Householder Planning Application for the demolition of existing single storey front extension and erection of a part single part double storey front extension with new external shiplap composite cladding and windows to 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: 2HR-101, 102, 103 & 104	(sent online)
£258.00 being the application fee payable.	(paid online)

Design & Access Statement;

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

- The current condition of the dwelling requires complete refurbishment.
- The proposed extension will have no detrimental effect in terms of both daylight and outlook to the adjacent dwellings
- Existing roof eaves and roof ridge levels are to match the existing levels.
- All new materials used in the construction of the new extension will match the existing with regards to Rendered walls, Roof tiles, Fascia boards, Rainwater goods, and Window styles.
- External cladding is proposed as part of the overall refurbishment of the property to retain the character of the original dwelling
- 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



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