



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

Phillip

Surname

Schmidt

Company Name

### Address

Address line 1

21 The Headway

Address line 2

Address line 3

Ewell

Town/City

Ewell

County

Surrey

Country

UK

Postcode

KT17 1UN

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 \*\*\*\*\*

## Agent Details

### Name/Company

Title

Mr

First name

Craig

Surname

Norman

Company Name

ITE Developments Ltd

### Address

Address line 1

23 West Gardens

Address line 2

Address line 3

Town/City

Ewell

County

Country

Postcode

KT17 1NQ

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Amendment to the original planning application 23/00908/FLH "refused". Change of application in line with the Planning Officer requirements and discussion challenges with the planning application. Amendment of proposed works to be "Alterations to front driveway to open a secondary entrance/exit of the driveway along the existing foot path".

Removed from the original application is the rear garden 6x3m swimming pool, lighting at front of property/driveway and reducing the block paved area of the front driveway compared to the original application.

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:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Driveway laid to block paving including established trees and grass verge.

**Proposed materials and finishes:**

Retaining the grass area and established trees. Increased area of permeable block paving to allow for drive in and out driveway, replacing the current foot path to a car driveway opening.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Single vehicle drive access with block paving.

**Proposed materials and finishes:**

Drive in and out driveway requiring the increase opening size to the road of the foot path to the property.

**Type:**

Lighting

**Existing materials and finishes:**

Wall light up and down lights in and around porch.

**Proposed materials and finishes:**

Wall lighting to be added to the porch entrance.

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

03638Rv2 The Headway BS5837 AIA July 2022 - Arboricultural Impact Assessment  
ITE-201028-PS-0010 - Proposed Driveway Layout Drawing v4  
ITE-201028-PS-0011 - Existing Driveway Layout Drawing v4  
ITE-201028-PS-0012 - Site\_Block\_Location Drawings v4  
ITE-201028-PS-0013 - Existing and Propose Front Elevations v4  
ITE-201028-PS-0014 - Existing and Proposed Side Elevations v4  
ITE-201028-PS-0015 - Existing Pool Layout Drawing v4  
ITE-201028-PS-0016 - Proposed Pool Layout Drawing v4

## 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.

Reference on the below drawings:

ITE-201028-PS-0010 - Proposed Driveway Layout Drawing v4

ITE-201028-PS-0011 - Existing Driveway Layout Drawing v4

ITE-201028-PS-0015 - Existing Pool Layout Drawing v4

ITE-201028-PS-0016 - Proposed Pool Layout Drawing v4

Trees to note:

T4 Cypress C1

T5 Cypress C1

T6 Cypress C1

T7 Sycamore B2 (Road Side - not within 21 The Headway Plot)

T8 Sycamore B2 (Road Side - not within 21 The Headway Plot)

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

If Yes, please describe:

Yes existing driveway includes 3/4 cars, proposed will remain 3/4 cars only driveway access from road. Additional space located in useable garage space, currently used for storage.

## 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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

23/00908/FLH

Date (must be pre-application submission)

10/08/2023

Details of the pre-application advice received

1st re-submission, this application in line with the recommendation on the REFUSED application note from the Planning Officers report.

## 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

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname



Declaration Date

11/03/2024

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

Craig Norman

Date

13/03/2024