

Table 1: List of completions included in historic windfall in 2023-24 (see Table 2 of the [TP04](#))

Application	Proposed description (taken from planning application)	Number of units completed in 2023/24 (net)	Size of windfall	Address	Ward	Residential units existing	Residential units proposed (Gross)	Residential units on site (Net)	Development type
17/01419/FUL	Demolition of existing dwellings and erection of a building accommodating 9 flats (3 one bed , 4 two bed and 2 three bed flats) and associated parking.	7	Medium windfall	7 Cox Lane, West Ewell, KT19 9LR	Ruxley	2	9	7	Redevelopment
18/00743/FUL	Demolition of existing office building and redevelopment to provide 53 no. extra-care apartments with associated facilities (within Class C2), including conversion and alteration of the Grade II Listed Mill House and Granary Buildings, with parking, acces	29	Biggest windfall	Lower Mill Kingston Road Ewell	Ewell	0	29	29	Redevelopment
18/01360/FUL	Demolition of existing classroom buildings, MUGA and sports hall; and construction of a two storey classroom block, 3G Full Size AGP Pitch, compact athletics facility, Hockey Plus AGP, sports pavilion, sports hall, grass surface pitches, grounds mainten	23	Biggest windfall	Epsom And Ewell High School	Ruxley	0	161	161	New build
18/01430/FUL	Demolition of existing buildings, and erection of 80 new dwellings with access, associated parking and landscaping works	24	Biggest windfall	Presto Haulage, The Old Mill, Old Malden Lane, KT4 7QS	Cuddington	0	80	80	New build
19/00223/FUL	Two storey extension to Block B to provide 2 new residential units with ancillary parking spaces and landscaping	2	Small windfall	Land At Rear Of Aviary Court 138 Miles Road Epsom	Town	0	2	2	New build
19/01516/FUL	Erection of one 2-bedroom bungalow and associated external works	1	Small windfall	Horton Grange, 426 Chessington Road West Ewell	Ruxley	0	1	1	New build
20/00151/FUL	The demolition of the existing property and erection of nine apartments, comprising 2, 3 bedroom and 7, 2 bedroom apartments, with associated access and parking.	8	Medium windfall	170 Ewell By-Pass Ewell Surrey KT17 2PP	Ewell	1	9	8	Redevelopment
20/00203/FUL	Change of use of ground floor from A3 (Restaurants & Cafes) to A1(Retail) . Erection of 1.14m rear infill extension. Conversion of upper floors to create 2 self-contained residential units.	2	Small windfall	Royal Grill 132 High Street Epsom	Town	0	2	2	Conversion
20/00374/PDC OU	Change of use from Retail (Use Class A1) to Residential (Use Class C3).	1	Small windfall	1 Headley Parade Langley Vale Road	Woodcote	0	1	1	Permitted development
20/00619/PDC OU	Change of use from A1 (Retail) at ground, first floor and second to C3 (Dwellinghouse)	3	Small windfall	80 East Street	Town	0	3	3	Permitted development
20/01148/RES	Details required by Reserved Matters (Landscaping) of Outline Planning Permission 20/00728/OUT (Erection of 1 x 2 bedroom and 2 x 3 bedroom semi-detached houses including new access, associated external works and parking, following demolition of No. 7 Cha	2	Small windfall	7 Chase End, Epsom, KT19 8TN	Town	1	3	2	Redevelopment
20/01276/FUL	Amendment to Planning Permission 19/00871/FUL (Erection of three storey extension to existing building to provide 3 x 1 bedroom flats) to provide an additional 1 x 1 bedroom flat at ground floor.	4	Small windfall	Grange Mansions Kingston Road	Ewell	0	4	4	Extension
20/01529/FUL	The Provision of a Roof Extension to Provide an Additional Self-Contained Flat.	1	Small windfall	Epsom bathroom Centre 80 East Street	Town	0	1	1	Extension
20/01623/FUL	Demolition of existing dwelling house and erection of three storey, five unit (1 x 1 bed, 4 x 2 bed) apartment building with associated five off-street car parking spaces, amenity space, cycle and refuse storage.	4	Small windfall	42 The Avenue Worcester Park	Cuddington	1	5	4	Redevelopment
21/00144/PDC OU	Prior approval (Class O) to convert office units (Use Class B1(a)) at first, second and third floor to 10no. residential flats (Use Class C3)	10	Larger windfall	30-32 High Street Epsom	Town	0	10	10	COU
21/01291/FUL	Demolition of bungalow, and erection of terrace of three houses.	2	Small windfall	54 Grosvenor Road Epsom Surrey KT18 6JB	Woodcote	1	3	2	Redevelopment
21/01570/FUL	Erection of three-bed two storey dwelling together with associated ancillary development.	1	Small windfall	17 Meadway, Epsom	Stamford	0	1	1	New build
22/00032/FUL	Demolition of existing two storey detached dwelling. Erection of 2 x 3 bedroom two	1	Small windfall	33 The Rise Ewell Epsom	Ewell	1	2	1	Redevelopment

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	storey semi-detached dwellings (with roofspace accommodation) with on-site parking.			Surrey KT17 1LY					
22/00143/PDC OU	Change of use of ground floor from Commercial (Use Class E) to Dwellinghouses (Use Class C3) to create 1 x 1 bedroom unit	1	Small windfall	455 Kingston Road Ewell Epsom Surrey KT19 0DB	Ewell Court	0	1	1	COU
22/00738/PDC OU	Change of use from Office (Use Class E) to Dwellinghouses (Use Class C3) to create 2 x 1 bedroom and 1 x 2 bedroom flats	3	Small windfall	19 Church Road Epsom Surrey KT17 4DZ	Town	0	3	3	COU
22/01514/FUL	Erection of first floor extension and conversion of existing bungalow to create 1 x 3 bedroom and 1 x 4 bedroom dwellings.	1	Small windfall	58 Woodlands, Road, Epsom, Surrey, KT18 7HP	Stamford	1	2	1	Conversion
23/00290/RES	Reserved Matters application for Appearance pursuant to Condition 2 of Outline Planning Permission 20/00958/OUT.	2	Small windfall	2 Pine Hill, Epsom, Surrey, T18 7BG	Woodcote	1	3	2	Redevelopment
23/00857/FUL	Conversion of first, second and third floor to provide 6 no. flats	6	Medium windfall	25 And 25A High Street, Epsom, Surrey, KT19 8DD	Town	0	6	6	Conversion

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Application	Proposed description (taken from planning application)	Number of units completed in 2024/25 (net)	Size of windfall	Address	Ward	Residential units existing	Residential units proposed (Gross)	Residential units (Net)	Development type
17/00469/FUL	Demolition of garage and erection of a detached bungalow and associated parking.1Hx 1B	1	Small windfall	41 Kendor Avenue, Epsom, Surrey, KT19 8RJ	Stamford	0	1	1	Redevelopment
17/00530/FUL	Two storey flank and rear extension, to accommodate conversion of 4 bed dwelling into 4 two bed self-contained flat units and associated parking. (Amended drawings received 27.09.2017)	3	Small windfall	Wychwood, Epsom Road, Ewell, Surrey, KT17 1JL	Ewell Village	1	4	3	Subdivision
18/00486/FUL	Demolition of existing house and replacement with new block of 6 flats.	5	Medium windfall	1 Whitmores Close	Woodcote	1	6	5	Conversion
18/00548/FUL	Residential development of 6 flats in a detached building, including associated landscaping, access and parking following demolition of existing dwelling.	5	Medium windfall	59 Ashley Road Epsom Surrey KT18 5BN	College	1	6	5	Redevelopment
18/00801/FUL	Demolition of the existing detached garage and erection of 2 chalet bungalows with associated new vehicular access, parking and landscaping.	2	Small windfall	86 Reigate Road Ewell (note 2 parcels of 2 units each in this location)	Nonsuch	0	2	2	New build
18/01248/FUL	Erection of detached bungalow .	1	Small windfall	Land Adjoining 50 Woodlands Road Epsom	Stamford	0	1	1	New build
18/01298/FUL	Formation of 2 one bedroom apartments in existing roof space and addition of small dormers and conservation rooflights.	2	Small windfall	Victory House 23 West Street Epsom	Town	0	2	2	Conversion
18/01496/FUL	Construction of a two storey residential dwelling house with an integral single garage and associated parking.	1	Small windfall	New Development On NESCOL Agricultural Land Reigate Road Ewell Surrey	Nonsuch	0	1	1	New build
18/01574/FUL	Erection of a 2 bedroom detached dwelling on the land adjacent to 10 Lansdowne Court Road. Proposed hip to gable loft conversion incorporating rear dormer, to host property at no 10 Lansdowne Court Road.	1	Small windfall	10 Lansdowne Court The Avenue Worcester Park	Cuddington	0	1	1	New build
19/00681/FUL	The erection of 2 new chalet bungalows with associated parking and landscaping.	2	Small windfall	86 Reigate Road Ewell (note 2 parcels of 2 units each in this location)	Nonsuch	0	2	2	New build
19/01721/FUL	Erection of roof extension to create 1 x 1, 1 x 2 and 1 x 3 bedroom flats, new façade to existing building and associated additional car parking	3	Small windfall	27 Alexandra Road Epsom	College	0	3	3	Extension
20/00240/COU	Change of use from storage/distribution buildings (Use Class B8) at land at Hook Road (R/O 2 Chase Road) to create 1 x 2 bedroom residential unit (Use Class C3)	1	Small windfall	plot 1 R/o 2 Chase Road Epsom	Town	0	1	1	COU
20/00424/FUL	Erection of a two bedroom detached dwelling	1	Small windfall	1 Chestnut Avenue Ewell	Ewell Court	0	1	1	New build
20/00665/FUL	Demolition of existing dwelling and and the erection of 9 new dwelling units (2x1B, 2x2B,2Hx4B 1Hx 3B)	8	Medium windfall	91 Chessington Road West Ewell	West Ewell	1	9	8	Redevelopment
20/00675/FUL	Provision of nine dwellings, a vehicular access from Old Malden Lane, associated external works, car parking, associated landscaping and a pedestrian footpath.	9	Medium windfall	Land Access Adjacent The Lodge, Old Malden Lane, Worcester Park	Cuddington	0	9	9	New build
20/00721/FUL	The conversion of upper floors 1, 2 and roof level to 11 flats.	11	Larger windfall	42 High Street Epsom	Town	0	11	11	Conversion
20/00858/PDCOU	Prior Approval for change of use from offices to 18	18	Larger	457 Kingston Road Ewell	Ewell Court	0	18	18	COU

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	residential apartments.		windfall						
20/01310/FUL	Redevelopment of the site for 17 apartments with car port, car parking, cycle store, bin store and associated external works.	16	Larger windfall	57 Salisbury Road Worcester Park Surrey KT4 7DE	Cuddington	1	17	16	Redevelopment
20/01468/FUL	Mansard roof extension to provide an additional self-contained flat unit, and amendments to layout of first floor flat.	2	Small windfall	78A East Street Epsom	Town	1	3	2	Extension
21/00754/RES	Reserved Matters Application (Landscaping) for the construction of a terrace of 3 three-bed houses and access road following the demolition of two outbuildings, following Outline Application (Access, Appearance, Layout and Scale) 18/00429/OUT allowed at a	3	Small windfall	289-291 London Road, Ewell, Surrey KT17 2BZ, Ewell Surrey	Stoneleigh	0	3	3	New build
21/01919/FUL	Change of use of first and second floors from a casino (sui generis) to 1 no. one bedroom flat and 1 no. four bedroom flat, involving the erection of a second floor extension above an existing first floor flat roof. Alterations to existing ground floor fe	2	Small windfall	72 High Street, Epsom	Town	0	2	2	COU
22/00272/FUL	Erection of 1 x 3 bedroom detached bungalow including associated external works and parking	1	Small windfall	9 Cudas Close Epsom Surrey KT19 0QF	Auriol	0	1	1	New build
22/01322/FUL	Erection of two storey dwelling on land to the side of 1 Oakhurst Road	1	Small windfall	1 Oakhurst Road, West Ewell, Surrey, KT19 9SF	West Ewell	0	1	1	New build
22/01966/FUL	The construction of a three-storey end of terrace block with a ground floor under croft and 2no. 1-bed flats above	2	Small windfall	Land At 336 To 368 Kingston Road, Ewell, Surrey, KT19 0DT	Ewell Court	0	2	2	New build
23/00257/FUL	Additional detached two-storey house with associated vehicular access; new vehicular access at No.15.	1	Small windfall	15 Boleyn Avenue, Ewell, Surrey, KT17 2QH	Nonsuch	0	1	1	New build
23/00915/PDCOU	Prior Approval Schedule 2, Part 3, Class MA: Change of Use from Commercial, Business and Service (Use Class E) to Residential (Use Class C3) to create 2 flats	2	Small windfall	Admark House,2 West Street,Ewell,Surrey,KT17 1UU	Ewell Village	0	2	2	COU
23/01176/FUL	2 x 2 bed semi-detached dwellings with new access from Harding Road and landscaping following demolition of existing garages. Revision to approved scheme Ref. 20/00962/FUL with minor alterations (retrospective).	2	Small windfall	Land At Garage Court, Harding Road, Epsom, Surrey	Woodcote	0	2	2	New build
23/01209/FUL	Conversion of semi-detached house to form an adjoining 1 bedroom dwelling	1	Small windfall	250 Kingston Road, Ewell, Surrey, KT19 0SH	Auriol	0	1	1	New build
23/01504/FUL	Full Planning Application for the erection of 4 x two-bedroom dwellings.	4	Small windfall	Garages Rear 35, Ebbisham Road, Epsom, Surrey.	Woodcote	0	4	4	New build
24/01455/CLE	Lawful Development Certificate - Existing Use: Conversion of property into 2 x 2 bed self-contained residential units	1	Small windfall	3 Hazon Way, Epsom, Surrey, KT19 8HD	Town	1	2	1	Subdivision