

# Epsom Civic Society

shaping the future, safeguarding the past



2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

8 October 2013

Mr Mark Berry BA(Hons) MRTPI DMS  
Head of Planning and Building Control  
Town Hall  
EPSOM  
KT18 5BY

Dear Mr Berry

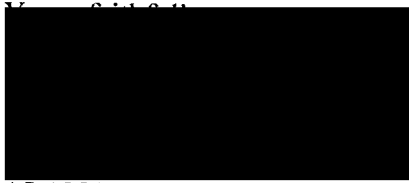
PLANNING APPLICATION 13/00475/FUL  
LAND BETWEEN 70A & 72-74 TEMPLE ROAD  
NEW DETACHED HOUSE

72-74 Temple Road is a large house on the corner of Temple Road and Pound Lane, of interesting architectural design and believed to be used at present as students' accommodation. 70A Temple Road is a more modern detached house, possibly built in the former garden of Nos 72-74. Between the two is a paved drive leading to garages which seem to belong to Nos 72-74. The frontage of these numbers is defined by a good brick wall and the drive is separated from the main garden by a mature privet hedge.

The proposal is to demolish the garages and build a detached house on the site between the existing houses, with three parking spaces on the existing front garden of Nos 72-74, involving demolition of part of the wall and the setting back of the hedge.

The width of the site shown on the block plan is no more than some 9m, taken to the corner of the existing house but leaving no room for access to the outdoor staircase leading to the first floor balcony. In our opinion the proposed building would be serious cramming and overdevelopment, overbearing on the existing house, and distorting the street scene to an unacceptable amount.

Whilst having in mind the advantages of providing additional housing units, we do not believe that planning permission should be given for overdevelopment such as this which would be contrary to the Policies of the District Wide Local Plan and of the Core Strategy..



ALAN BAKER FRICS  
Vice Chairman

Cc ward councillors