

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

22, Devitt Close,
Ashtead, KT21 1JS

Head of Planning,
Epsom & Ewell Borough Council,
Town Hall, The Parade,
Epsom, Surrey, KT18 5BY

28 January 2014

Contact Officer: John Robinson

Our Ref: ECS/RHA/13-15

Dear Sir,

13/01222/FUL. 6 Rosebery Avenue Epsom Surrey KT17 4LB. Demolition of bungalow and erection of 2 three bedroom semi-detached houses, 1 four bedroom house and associated parking.

The application site is currently occupied by a small bungalow of undistinguished design. Rosebery Road itself is unadopted and is unsurfaced and lacks footpaths and, it is thought, has no formal surface water drainage. Other houses on the road are, for the most part, two-storey semi-detached dwellings and are of similarly unremarkable design. Rosebery Road lies within the Burgh Heath Road Conservation Area, but contributes little to the character typical of the area, which is essentially late Victorian and Edwardian with a variety of building size and style; trees are a dominant feature.

Although the loss of the existing bungalow would not, in itself, cause an adverse impact on the Conservation Area, it is difficult to see how the proposed three new dwellings will either “enhance the Borough’s heritage assets” as required by Core Strategy Policy CS5, or are “designed in a manner sympathetic to the scale, siting, form and materials of adjacent buildings, and to preserve or enhance the character or appearance of the area in general” (retained policyBE4). It is proposed to build three houses on the site, the detached four bedroom house being of three stories. The new buildings will dominate the street scene and will have a significant impact on the houses behind the site, facing onto Burgh Heath Road. The Design and Access Statement is silent on the materials to be used, merely stating that the elevations will be faced in “dual materials”. While the gross internal area of the semi-detached houses would meet typical recommendations, the four bedroom detached house is too small at 95 sq m, whereas 106-113 sq m is recommended.

Overall, it is difficult to avoid the conclusion that this proposal would result in an overdevelopment of the site, with overbearing buildings crammed onto the site, dominating the street scene to the detriment of the Conservation Area and, sadly, missing a golden opportunity of significant improvement to the area.

Yours faithfully,

For Epsom Civic Society
Robert Austen

cc College Ward Councillors
ECS Architecture Panel

