

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

26 January 2014

The Planning Inspectorate
3/20 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

PLANNING APPEAL APP/P3610/D/14/2211881
39 MANOR GREEN ROAD, EPSOM
DEMOLITION OF DOUBLE GARAGE AND ERECTION OF CHALET BUNGALOW

This Society is the local amenity society for Epsom, founded in 1959 under the name of the Epsom Protection Society, with a current membership of close to 2000. Our aims include the protection of the heritage and the encouragement of high standards of new planning and development.

The application under appeal is the fourth attempt to develop this back garden to have been refused, a fifth having been withdrawn. One of these was dismissed at appeal (APP/P3610/A/09/21111430). Previous proposals have also included land behind 41 Manor Green Road. We understand that No 39 has changed hand; the present scheme being limited to this single unit is therefore on an even more restricted site. I enclose for your information a copy of our letter of objection dated 22 November 2013.

We consider that the proposed building would be cramped, with very restricted floorspace, and that the design is out of character with the other houses in this road. The front dormer window would be out of proportion with the size of the building. The use of the grass verge for part of the parking bay is unacceptable. We also strongly support the objections of neighbours that the proposed vehicle access so close to the corner in this narrow cul de sac would create serious problems.

We have reached the conclusion that the series of failed applications for this site have proved that the land is quite unsuitable for development. We support the Borough Council's refusal of this application and consider that for the reasons stated this appeal should be dismissed.

I am sending three copies of this letter as requested and shall be pleased to receive a copy of the decision letter in due course.

Yours faithfully

ALAN BAKER FRICS
Vice Chairman