

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

18 August 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/00651/OUT
HADDAD HOUSE, 91 EAST STREET
REDEVELOPMENT WITH SIX FLATS IN TWO BLOCKS

The previous scheme for this redevelopment (13/00562/OUT) was refused for a number of reasons but the subsequent appeal was dismissed for the sole reason that the rear block impacted unsatisfactorily on houses in Middle Close. We were surprised that the Inspector was not prepared to accept the planning policies on affordable housing without detailed reasons relating to this specific site.

In the present application the rear block has been set back in response to the Inspector's criticism, otherwise the design is the same. We remain of the of the opinion that this proposal is overdevelopment and that there should be a single block set back from the East frontage in line with adjoining properties. However, we recognise that refusal would be impracticable for any of the features which the Inspector found satisfactory. We do not feel able to comment on whether the affordable housing problem could be supported by the level of explanation the Inspector seems to require.

To conclude, therefore, it seems that if the set back of the rear block is sufficient to avoid undue impact on Middle Close and affordable housing details worked out, there is little justification for refusal, although we are still not satisfied that this is a good development.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

Cc ward councillors

