

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

28 January 2015

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

Dear Mr Berry

PLANNING APPLICATION 14/01442/FUL
54 ROSEBERY ROAD, EPSOM
DEMOLITION AND ERECTION OF FOUR SEMI-DETACHED HOUSES

54 Rosebery Road is a large detached bungalow. It has a wide frontage but is a substantial building and makes good use of the site. The proposal is to demolish the bungalow and build two pairs of two and a half storey semi-detached houses.

The character of the local area is residential and of mixed designs. In the immediate locality there are mainly moderate sized detached bungalows, chalet houses and two storey houses. The proposed development would be large semi-detached houses on two floors with further accommodation in the roofs. The height would be very slightly less than the apex of the neighbouring roof but the span would be much wider and the general effect would be heavy and overbearing. They would be a totally unacceptable imposition on the street scene.

In our view the proposal fails to comply with Policy CS1 of the Core Strategy in that it does not protect and enhance the natural and built environment; with Policy DC1 of the District Wide Local Plan in that it would cause serious harm to the character and appearance of the surrounding area; with Policy DC14 in that it does not maintain the character and appearance of the area; and with Policy DM9 of the emerging Development Management Policies Document for similar reasons.

For these reasons and in view of the nature, bulk height and appearance of the proposals, we consider that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman
cc Ward Councillors

