

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

19 March 2015

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

Dear Mr Berry

PLANNING APPLICATION 14/01766/FUL
72-74 TEMPLE ROAD, EPSOM
TWO STOREY EXTENSION FOR STUDENT ACCOMMODATION

This application follows the refusal of an earlier scheme and the dismissal of an appeal. The existing building is an interesting example of the Arts and Crafts style dating from 1916, now used for student accommodation. The previous proposal, for the demolition of garages and the erection of a separate house fronting Temple Road, was refused and dismissed as overdevelopment of a cramped site having an adverse effect on the character and appearance of the surrounding area.

The present application is a greatly improved concept of an extension in the same style as the present house. It is at an angle to it, a little less than a right angle, and connected to it by way of a circular structure behind the junction. A new timber staircase would lead to an existing balcony on the front elevation. The extension has a front gable reflecting one on the existing house and is at an acceptable distance from the neighbour. On the whole this creates a pleasing appearance, and is an improvement on the present wide drive leading to garages at the rear of the site,

The only drawbacks we see are the extent of the development on this restricted site and the location of parking places in the front garden which could be dealt with by careful landscaping.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

