

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
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KT18 7QZ

23 June 2015

Mr Mark Berry BA(Hons) MRTPI DMS
Head of Place Development
Town Hall
EPSOM
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 15/00228/FUL
LAND AT LORD ROSEBERY LODGE, 6 ELM GROVE, EPSOM
ERECTION OF 2 SEMI-DETACHED HOUSES

Planning permission for the development of Lord Rosebery Lodge, including affordable housing in Elm Grove, was granted on appeal in 2007. The former 6 Elm Grove was demolished but this part of the development was found to be unviable and has not been implemented. The vehicle entrance to Lord Rosebery Lodge and to its car park has been constructed on part of the site and the remainder is unused apart from a contractor's hut and some rubble. The present application proposes the erection of a pair of semi-detached houses on this vacant land.

Elm Grove is a short cul-de-sac of detached houses and No 6 was of similar style and size. The remainder of its site is in need of development but its size limits this to a small detached house, designed to be in keeping with the neighbouring houses. The proposed pair are too large for the site, would be over-development and out of character, both in architectural style and by being semi-detached. They would be contrary to policies CS1, BE1, DC1 and DM9.

In circumstances we support the objections already submitted by many local residents and consider that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

