

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

27 July 2015

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

Dear Mr Berry

PLANNING APPLICATION 15/00529/FUL
39 MANOR GREEN ROAD, EPSOM
DEMOLITION OF DOUBLE GARAGE AND ERECTION OF BUNGALOW

This is now the sixth attempt to build in the back garden of 39 Manor Green Road and claims to deal with the reasons for the Planning Inspector's reasons for dismissing the appeal against the refusal of the previous application. We do not, however, believe that this is so.

The siting of this tiny one bedroom bungalow to the rear of the existing building would still introduce an alien element into this road and would not reflect the established layout and special character of the area. Although it is not now proposed to have parking in front of the building, the effect of this small stretch of railing and garden at this point in the road would look odd. It is therefore contrary to Policy DM10 of the Development Management Policies Document.

The only amenity garden area is to the North of the bungalow and is shown to measure just over 5m in width and still does not comply with the Single Plot Residential Infill Development SPG referred to by the Inspector, which requires a minimum of 12m.

For these reasons, and because of the proposed development's generally unsatisfactory nature, we consider that the amended proposal is still unacceptable and that the planning application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

