

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

15 September 2015

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

Dear Mr Berry

PLANNING APPLICATION 15/00214/OUT
LAND REAR OF 12 & 14 GROSVENOR ROAD, EPSOM
ERECTION OF DETACHED BUNGALOW

2-16A Grosvenor Road are on the north side of the road and adjoin Langley Vale Farm to the rear. A number of dwellings have already been built in back gardens. The present application proposes a further bungalow to the rear of numbers 12 and 14. This would increase the density excessively, would have an unsatisfactory access and unacceptable parking arrangements. It would adversely affect the amenities of adjoining properties to a substantial extent. It is also to be noted that the layout plan gives a distorted impression of this quite narrow site compared with the OS extract.

In our view the proposal fails to comply with the requirements of Policy CS1 or of Policies DM10 and 11 in relation to density, layout, plot format, details of key features, and the maintaining and enhancement of the visual character of the area.

In the circumstances we support the objections of neighbours and consider that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors