

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

25 February 2016

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

Dear Mr Berry

PLANNING APPLICATION 15/01663/FUL
WILSONS AUTOMOBILES LTD, 101B EAST STREET, EPSOM
NEW CAR SHOWROOM

Planning permission was granted on 9 January 2015 (14/01228/FUL) for the demolition of the existing car showroom at 101B East Street and its replacement with a new car showroom and associated works. This has not been implemented and the present application is for an amended scheme. The main amendments are limited to an addition of the extent of the building at the corner of East Street and Kiln Lane and the addition of a third floor.

The amendment at the corner extends the building by a diagonal joining the front and rear parts. This increases the showroom space and improves the visibility of the display. It would, however, limit the vehicle movement space from the new entrance across the pavement, which has been brought closer to the corner to an undesirable extent.

The applicant claims that the completion of the adjoining flats in East Street will allow additional height and mass of the showroom building to be accommodated without detriment to the street scene. It is also claimed that the third floor accommodation would increase the viability of the showroom and enhance the flexibility of the building and required by policy DM25. We do not accept either of these arguments and consider the proposed third floor to be a most undesirable addition to the previous design. As shown on the drawing of the proposed south east elevation it is indeed detrimental to the street scene and the whole of the showroom should be stepped down towards the corner.

We previously expressed our objection to the continuation of a car showroom on this prominent corner and, whilst our objection is now limited by the grant of permission for the earlier scheme, we find the present additions, particularly the third floor, unacceptable. Aspects of a development which are otherwise undesirable cannot be justified by claimed additional viability and we consider that the application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors