

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

9 May 2016

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

Dear Mr Berry

PLANNING APPLICATION 16/00117/FUL  
145 GROSVENOR ROAD, EPSOM  
CONVERSION AND EXTENSION OF BUNGALOW TO FORM 2 SEMI-DETACHED TWO  
STOREY HOUSES

145 Grosvenor Road is a detached bungalow. It is the last property at the eastern end of Grosvenor Road and adjoins Epsom and Walton Downs. The proposal is to extend the building and add a first floor to create two two-storey houses, one of three bedrooms and the other of 4 bedrooms. This is similar to a previous application (15/01583/FUL) which was refused on 29 March. The alterations in the present application are no doubt intended to deal with the reasons for refusal but in our view they fail to do so.

The height and appearance of the proposed building is quite unsuitable for its location, for its effect on the street scene, on neighbouring buildings and from the Downs. The additional car parking at the end of a road already having extensive roadside parking and having no turning space would be unacceptable.

In our opinion the proposal fails to comply with Policy CS1 because it does not protect and enhance the natural and built environments of the Borough; with CS5 because it fails to reinforce local distinctiveness or complement the attractive characteristics of the Borough; with Policy CS16 because it neither provides effective parking provision nor ensures that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems and Policy DM10 where it fails to meet requirements including those on design, scale, height, layout and character.

We therefore consider that the proposal is unacceptable and that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors

