

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
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25 May 2016

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

Dear Mr Berry

PLANNING APPLICATION 16/00213/FUL
LAND REAR OF 23A-33 LINKS ROAD, EPSOM
ERECTION OF FOUR 5-BEDROOM HOUSES

This application relates to land lying behind 23A-33 Links Road and apparently in the same ownership as No 27. It extends to the rear garden boundaries of houses in the Higher Green Conservation Area. It is grassed over and contains a number of protected trees; whilst not at present part of a domestic garden, in planning policy terms the proposal is clearly backland development. We are not in a position to comment on statements made in relation to this and the earlier withdrawn application (14/01374/FUL) about the circumstances under which many trees had previously been removed from the land or wildlife discouraged, except to say that, if true, such actions are totally unacceptable.

The application proposes four large 5-bedroom detached houses in a contemporary design approached by way of an existing narrow drive between Nos 27-29 Links Road. No garages are provided but there are spaces for three cars in each plot.

The contemporary design is out of keeping with other houses in this area and is therefore inappropriate even though it would be barely visible from the road. As backland development the proposal should comply with the requirements of Policy DM16 but fails to do so in that it is hardly modest, it is likely to have an adverse impact on neighbours, the access road is narrow and between two existing houses and the proposed houses are not more intimate in scale or lower than the frontage properties. It also fails to comply with Policy DM8 by not conserving or enhancing the adjoining Higher Green Conservation Area and with Policy DM9 by not enhancing the Borough's visual character and appearance. Similarly it does not satisfy Policy CS5 which seeks to reinforce local distinctiveness.

We are not happy with the lack of garages; the outlook from some gardens must be adversely affected by the number of cars parked around the new houses. In terms of the site layout Plots A and B are too close to each other in the context of this location. If development of this land were to be contemplated it should be limited to three houses, should comply with Council policies and should be the best design that fits and enhances the local environment and the adjoining conservation area.

For these reasons we are unable to support this proposal and consider that the application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors