

Epsom Civic Society

shaping the future, safeguarding the past

epsomcivicsociety.org.uk

Mr Mark Berry, BA(Hons), MRTPI, DMS,
Head of Place Development,
Epsom & Ewell Borough Council,
Town Hall,
The Parade,
EPSOM, KT18 5BY,

22, Devitt Close,
Ashted KT21 1JS

22 August 2016

Our Ref: ECS/RHA/16-01

Dear Sir,

16/00589/FLH: Caithness Cottage 60 Worple Road Epsom Surrey KT18 7AG. First and second floor flank infill extension. Enlargement of rear dormer windows.

Caithness Cottage is a typical Victorian double-fronted house on Worple Road in the Worple Road Conservation Area. The major part of the application is for the construction of an infill extension above an existing ground floor extension which is of a more modest scale than the remainder of the house.

It is difficult from the drawings and details submitted to assess fully the impact of the proposal. However, the proposed infill does not mirror the proportions or scale of the existing house. A string course is shown at the same level as that of the existing house, but the eaves and ridge heights of the proposed extension are lower. No side elevation is shown.

Although in the past the house appears to have been the subject of various additions and alterations, the proposed extension would not enhance the property and is likely to have a detrimental effect on both itself and the street scene undermining the quality of the conservation area. The Society feels that these matters are such that the application should be refused on grounds of non-compliance with Core Strategy Policy CS5 and Development Management Policies DM8 and DM10.

Yours sincerely,

Robert Austen
for Epsom Civic Society

