

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

18 November 2016

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

Dear Mr Berry

PLANNING APPLICATION 16/00826/FUL  
41a ALEXANDRA ROAD, EPSOM  
PROPOSED SECOND STOREY

This application has been drawn to our attention locally as we did not find it reported in the online canary.

It proposes a second storey addition to the existing bungalow at the corner of Kingsdown Road. The existing single storey building is described as a single dwelling currently vacant, but local information suggests that it is in multiple occupation by care workers for the applicant AIM. Similarly, the proposed use of the upper storey is described as a three-bedroom dwelling but its use by AIM is thought to be likely. The question of use needs to be clarified.

Two previous applications to extend the property to the east have been refused because they would have extended into the root protection area of the nearby protected copper beech tree. The present proposal does not extend beyond the footprint of the existing building but as it is for an additional storey the possibility of damage to the tree should be fully investigated.

Car parking is also an issue and the application seems to contain no proposals for this. The Parking Standards for Residential Development SDP would require 1.5 units for each of the 3 and 4+ flats, but if there is indeed multiple occupation the requirements should be much greater and any grant of permission should ensure proper provision is made. There is already much local concern about excessive parking in Kingsdown Road.

Considering the building itself, the intention is to provide an elevation to Alexandra Road matching the adjoining houses but is not clear enough from the drawings that the heights are to be equal. The building also extends further back into Kingsdown Road and therefore is much bulkier and of an unsatisfactory appearance.

In conclusion, therefore, we are far from happy that permission should be granted for this proposal unless the matters mentioned are investigated and fully dealt with.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors