

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

30 December 2016

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

Dear Mr Berry

PLANNING APPLICATION 16/01325/FUL
13 ASHLEY ROAD, EPSOM
DEMOLITION AND REDEVELOPMENT

13 Ashley Road is a 2-storey traditional house divided into two 2-bedroom flats. It immediately adjoins the Town Centre boundary. An application (13/00109/FUL) proposing a contemporary designed 3-storey block of 9 flats was refused in November 2013, and an appeal dismissed, for reasons of design, scale, massing and harmful effects on the street scale and local character.

The present application is for a more traditional design building with five flats. It is intended to deal with the reasons for refusal of the previous proposal. It is an improvement in many ways but issues still arise.

The building now proposed has three storeys plus a semi-sunk car park raising the structure to an effective three and a half storeys. Its scaled height is a little over 14m to the eaves with the roof adding a further 3m. As it is outside the Town Centre this height infringes the 12m limit (Policy DM13). The top of the second floor is approximately level with the eaves of the adjoining Ashley Court and the 3rd floor penthouse therefore has the unfortunate effect of looking top heavy. The part of the building adjoining Ashley Court is reduced in height to 2 storeys in order to reduce the impact on that building. The result is an ugly building the main causes being lack of symmetry and the huge cat-slide roof.

The minimum parking requirements for this building with 2 2-bedroom flats and 3 3-bedroom flats is 6.5 units. (Parking Standards for Residential Development SPD). Only 5 spaces are provided and although the site is close to the Town Centre, we believe that at least the minimum requirements should be met.

We are also still concerned about the increase of traffic at this difficult location, close to the junction of Ashley Road and Ashley Avenue.

For these reasons we do not consider that all the issues involved in developing this prominent site have been adequately dealt with. The scheme as presented infringes Policies CS1, DM10, DW13 and the Parking Standards SPD. We therefore believe that the application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors