

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

21 April 2017

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

Dear Mr Berry

PLANNING APPLICATION 17/00002/FLH
145 GROSVENOR ROAD, EPSOM
ROOF EXTENSION AND LOFT CONVERSION

This is the third attempt to develop this four-bedroom bungalow at the end of Grosvenor Road. The previous proposal for a pair of semi-detached houses was grossly excessive; it was refused and an appeal dismissed. This application is a greatly improved proposal, consisting of the creation of an upper floor over the rear part of the existing T-shaped bungalow, providing two further bedrooms with ensuite bathrooms. To achieve this the roofs of the rear parts, which are now lower flat roofs, would be raised to the height of the main ridge, with dormer windows to provide lighting.

In our opinion this would still create unacceptable problems. The bungalow is at a higher level than adjoining property and is therefore more prominent. Raising the height of the roof would therefore have an unfortunate effect on its appearance, the street scene and the area generally. It would also still have an adverse effect on the adjoining premises, No 143B. Any permission should also contain a condition that the trees which form an important background to the area and are part of an area of landscape importance should not be damaged or otherwise affected, and this does not seem possible. For these reasons the proposal would be contrary to Policies CS5 and DM10.

To sum up, we believe this to be an improvement on earlier proposals, but still to contain unacceptable features. We therefore consider that planning permission should not be granted.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

