

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

11 September 2017

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

Dear Mr Berry

PLANNING APPLICATION 17/00678/OUT
2 PINE HILL, EPSOM
EXTENSION TO PROVIDE 10 FLATS

2 Pine Hill is a large prominently situated house at the entrance to the Woodcote Estate, which has a consistent character of high quality two-storey detached houses on private well landscaped roads. It is not a Conservation Area but an Environmental Character Study recommends that its character should be retained and enhanced. Regrettably the application house has been allowed to become a 10-bedroom House in Multiple Occupation, which is causing great concern in the area.

The current proposal is to enlarge it to provide 10 2- and 3-bedroom flats with 14 parking spaces. Neither the text nor the outline drawings are very clear but indicate a 25% increase in the footprint and a third storey; the appearance is described as being in Georgian or Victorian style. All these ingredients are totally unacceptable in the context of the Woodcote Estate; the size and height of the enlarged building would be excessive for the site and there would be no space for landscaping.

The proposal is contrary to policies CS5 in that it does not reinforce local distinctiveness or complement the attractive characteristics of the Borough, DM5 in that trees and landscape will not be protected or enhanced, DM9 in that it is not compatible with local character and DM10 because it does not contribute to any of the listed aspects of local distinctiveness.

The highly undesirable nature of the present state of the house does not justify the present proposals and we consider that this application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

