

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

16 November 2017

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

Dear Mr Berry

PLANNING APPLICATION 17/01085/OUT
8 ANDREWS CLOSE, EPSOM
DEMOLITION AND ERECTION OF 8 1-BEDROOM FLATS

8 Andrews Close is a substantial 2-storey 4/5-bedroom pre-war house now vacant and in poor condition. Although it is in a residential cul-de-sac containing houses with a mixture of ages and styles, it is somewhat incongruous due to its design and size.

The proposal is to demolish the house and erect a 2-storey block of 8 one-bedroom flats and in visual terms it would not seem entirely out of place. The applicant also argues that this number of units should be seen as contributing towards the demand revealed in the current Local Plan consultation.

There are, however, faults with the proposal. It fails to comply with policy DM22 in that it does not provide the proportion of 3-bedroom units required and also fails to provide any affordable units. In each case reliance is placed on lack of viability. Eight on-site parking spaces are provided. Four will be in front of the building and four at the rear, but these have unsatisfactory access by a narrow lane from College Road. This number complies with parking policy but is unlikely to be sufficient for all residents and visitors. Even with the proposed restriction of parking to residents only, roadside space would be difficult, and when recently seen was filled with parked vehicles. We also have sympathy with residents who believe that this type of development is out of character with the quiet residential nature of the road.

We support the need to find ways of increasing housing numbers, but on balance consider that this proposal is unsatisfactory and should not be supported.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

