

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

26 January 2018

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

Dear Mr Berry

PLANNING APPLICATION 17/01414/FLH
17A WOODCOTE CLOSE, EPSOM
2-STOREY REAR EXTENSION

17a Woodcote Close is a 2-storey detached house similar in design and appearance to the other houses in this private road close to the town centre. It is situated on the curved end of the cul-de-sac. Woodcote Close is an estate of substantial houses with a consistent and well-maintained character. No 17A is a relatively recent addition built on land adjoining No17 and is not shown on the plan attached to the Guidance Note to the adjoining Woodcote Conservation Area when it was designated in 1982.

The present application proposes the demolition of the existing rear conservatory, the erection of a rear extension on ground and first floors, and a loft conversion. This would involve a substantial increase in the mass of the building and the rebuilding of the roof. The slopes would be increased from the present 43° to 55°, seriously affecting the daylight to the adjoining houses and the general appearance and street scene.

These results would be unfortunate and would be contrary to Policy CS5 by not reinforcing the local distinctiveness, to Policies DM9 and 10 by being incompatible with local character, not following prevailing typology, scale or roof forms, and to the Householder Applications SPG para 8 by failing to follow the daylight angle rules.

We believe that these failings have serious effects on the neighbouring properties and on the general street scene and that this application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

