

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

15 February 2018

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

Dear Mr Berry

PLANNING APPLICATION 17/01352/FUL  
5 CHUTERS GROVE, EPSOM  
DEMOLITION OF BUNGALOW AND ERECTION OF FOUR-BEDROOM HOUSE

Our attention has been drawn to this application which was validated on 15 December 2017, but does not seem to have been recorded in the online Canary, and is still awaiting decision. It proposes the demolition of the existing bungalow at 5 Chuters Grove and the erection of a four-bedroom house with a basement and two upper floors.

The design for the proposed house has a number of interesting features, but is unfortunately not suitable for this location. In his DA statement the architect says the aim was to respect the privacy and amenity of the nearest adjacent houses. The strong and detailed objections from three adjoining neighbours clearly shows that this aim has not been achieved. In particular the size, height and mass of the building would have an unfortunate impact, and the contemporary and unusual nature of the design would not sit well with the general appearance of this area. For these reasons the proposal would fail to satisfy Policies CS5, DM9 and DM10. We are also most interested in an apparently anonymous objector's reference to a Basement Impact Assessment. We were not aware of a requirement to submit such an assessment, but it is clearly necessary to ensure that Policy DM19 and all structural requirements are fully complied with.

In the circumstances we support the local objections and consider that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors