

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

31 August 2018

Ruth Ormella MRTPI
Head of Planning
Town Hall
EPSOM
KT18 5BY

Dear Ruth

PLANNING APPLICATION 18/00432/OUT
74 EBBISHAM ROAD, EPSOM
ERECTION OF A TWO BEDROOM DWELLING HOUSE

This application proposes the erection of a small house in the back garden of 74 Ebbisham Road. It would have a frontage to Ruthen Close using an existing access to a detached garage. The house would be occupied in the first instance by a family member but, as an independent building, its location and design should conform to the relevant Development Management policies.

The most important of these are DM10, relating to typology and massing, and DM16, containing the requirements for backland development and the impact on neighbours. The applicant's architect, in his letter of 11 July, has highlighted a number of features of the proposal but it would be difficult to see how this application fully meets policy requirements without some further explanation or amendment to justify the construction of a two-storey building on this site.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

