

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

26 September 2018

Ruth Ormella
Head of Planning
Town Hall
EPSOM
KT18 5BY

Dear Ruth

PLANNING APPLICATION 18/00486/FUL
1 WHITMORES CLOSE, EPSOM
REDEVELOPMENT WITH BLOCK OF SIX FLATS

This is a further example of an existing house being replaced by flats, in this case by demolition and the building of a new block of six flats – one three-bedroom, three two-bedroom and two one-bedroom. It is the practice of this Society to consider each of such proposals on its merits.

The present instance is in a small development of similar houses. Whilst attempting to match the typography and materials, the proposed building is of considerably greater bulk and extends well beyond the Dorking Road building line. This is partly hidden by trees and other foliage, but the building would be a serious intrusion at a very visible junction with Dorking Road. The development is also close to a Grade II listed wall and care would need to be taken to avoid damage.

4 parking spaces are proposed, which is far less than the 61/2 standard required, which is itself a minimum and less than the likely demand from the six flats plus visitors. The detailed parking analysis attached to the application suggests road-side parking but we are not convinced that this would be desirable or available. The site would be too small to support the parking required and this reinforces our opinion that the development is excessive for this location.

In the circumstances, we are unable to support the grant of permission for this application.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

