

# 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 18/00723/FUL  
EAST LODGE 117 EAST STREET  
REDEVELOPMENT WITH 3-STOREY BUILDING CONTAINING 7 SELF CONTAINED  
FLATS

This application proposes the demolition of the present two-storey pitched roof house and the erection of a three-storey building containing seven two-bedroom affordable flats.

There have been several applications recently for the provision of flats in place of a private house, by either conversion or redevelopment, and each case must be considered on its merits. East Street has many examples of flat developments and the provision of affordable flats is desirable, but in this location North of Kiln Lane and considering its immediate neighbours, we believe that the replacement of the house by new flats would be unfortunate.

We place great importance on good design and find the square flat roof appearance of the proposed building unacceptable. It also fails to satisfy both national and local planning policies, including CS5 – should complement the attractive characteristics of the Borough, DM9 – should make a positive contribution to the Borough's visual character and appearance and DM10 – be required to incorporate prevailing development typology. In the last case the immediately prevailing typology is pitched roof two storey houses.

In our view, the proposal should for these reasons be refused.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors