

Epsom Civic Society

shaping the future, safeguarding the past

26 November 2018

Mr Liam Fedden
The Planning Inspectorate
3G Hawk Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

PLANNING APPEAL APP/P3610/W/18/3208832
APPEAL BY Mr NEVIL TRUE
2 PINE HILL, EPSOM

This Society is the local amenity society for Epsom, founded in 1959 and with a current membership of over 1800. Our aims include the protection of the environment and the encouragement of high standards in planning and development.

You will have received my letter of objection dated 7 May 2018, addressed to the Head of Planning, Epsom and Ewell Borough Council. I am writing now to emphasise the main reasons why we believe that this proposal should not be permitted.

Pine Hill is part of the privately developed Woodcote Estate, which is well known for its distinctive and attractive character. Mr True is correct in saying that his house is substantial and is in a prominent position at one of the entrances to the estate. Its appearance fits in well with the overall feeling of the estate. Our strong objection to Mr True's proposal is the increase in bulk, which would remain a serious problem whatever detailed elevational design he selected as a reserved matter. The 25% increase in footprint and the very substantial increase in the top level, as shown on his drawings MC1003 and MC1003B, would change the character of the building to a totally unacceptable degree and would create an unfortunate impression on anyone entering Pine Hill from Woodcote Green Road thus reducing the attractiveness of the estate as a whole. These alterations would also cause serious overbearing and the lack of formal objection by the adjoining owner does not affect this.

There is indeed strong local objection to the fact that the house has become a run-down House in Multiple Occupation, but this is no justification for the proposed development especially as its present condition was created entirely by Mr True himself. In our view the building should revert to a single dwelling.

I therefore confirm that this Society strongly supports the refusal of planning permission and believes that the present appeal should be dismissed.

I am sending three copies of this letter as requested and shall be pleased to receive a copy of the decision in due course.

Yours faithfully

ALAN BAKER FRICS
Vice Chairman