

Epsom Civic Society

shaping the future, safeguarding the past

22 January 2019

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

Dear Ruth

PLANNING APPLICATION 18/01474/OUT
8 ANDREWS CLOSE, EPSOM
DEMOLITION OF EXISTING HOUSE AND
ERECTION OF NINE 1-BEDROOM FLATS

This application follows a previous one (17/01085/OUT), to which we objected in our letter of 16 November 2017. A revised version provided seven 1-bedroom flats, one studio flat and seven parking places, 4 in front of the building and 3 at the rear. This was granted outline planning permission on 27 June 2018, although it is still our view that such a building is out of place here.

The present application has an additional unit situated in a new gabled second floor. This increases the height but is not, to judge from the submitted drawing, higher than the adjoining building and it adds to the interest of the elevation. We do not object to this addition but we are very concerned about the resulting changes to the parking arrangements.

The revised proposal removes the earlier drive to the rear parking and uses the space to create a wider building and a fifth parking space at the front. At the rear there is now only the existing garage, making a total of only six spaces. This does not meet even the Parking SPD minimum of one space for each flat, which itself would be inadequate in the congested space at Andrews Close.

This unacceptable parking situation outweighs any advantages of the new proposal and demonstrates that the site is unable to support a development of this size. We therefore believe that the current application should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors