

# Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

9 January 2020

Ruth Ormella, MRTPI  
Epsom & Ewell Borough Council  
Planning Department  
Town Hall  
EPSOM KT18 5BY

Dear Ruth,

## **Planning application 19/01668/OUT - 2 Pine Hill Epsom**

Epsom Civic Society has viewed the website details of this application for the demolition of the existing detached house and the redevelopment of the plot by the construction of two detached 4-bed houses and two semi-detached 3-bed houses.

It is considered this proposed development would result in a cramped site not providing sufficient garden and amenity space for each of the respective dwelling houses.

It would be contrary to the Council's current plan policies and particularly the NPPF para 127 (all sub paras).

Member of



Refusal is requested to this application in its current form.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

Cc Ward Councillors

Member of

