

# Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

28 May 2021

Support Group Requests  
Epsom & Ewell Borough Council  
Planning Department  
Town Hall  
EPSOM KT18 5BY

Dear Sir,

***Planning application 21/00528/FLH -  
Madan Cottage Avenue Road KT18 7RD***

Epsom Civic Society has viewed the details of the application for the erection of a two storey side extension.

This house is in a prominent location abutting the footpath which is a continuation of Madans Walk a well-used route from Woodcote, including the hospital to the town centre via the attractive Rosebery park.

The house previously been extensively extended at ground floor level. The proposal is to build a second floor above the former extension to form a five bedroom dwelling.

There is a considerable elongated effect of the previous extension which is built up hard on the boundary against the footpath, it is proposed to build another story perpendicularly above.

Member of



The design guide for house extensions requires first floor eaves level to be inset 1 metre to prevent a terracing effect. This proposal does not provide that.

As proposed the effect would present a tunneling and darkening effect on the footpath which is much narrower at this point and also has extensive vegetation on its opposite side.

Modification to the application should be sought to lessen the impact of the proposals being overbearing to users of the footpath.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

c.c. Ward Councillors

Member of

