

# Epsom Civic Society

shaping the future, safeguarding the past

Gemma Paterson  
Principal Planning Officer  
Epsom & Ewell Borough Council  
Town Hall

19<sup>th</sup> October 2021

Dear Ms Paterson

## **Ref - Planning Application 21/01287/FUL - 81 College Road OBJECTION**

The Epsom Civic Society are concerned at this proposed application to construct a new dwelling in the rear garden of 81 College Road. The scheme is for a 2 storey house which would front onto Copse Edge Avenue. This site therefore poses two location concerns ie a backlands development to 81 College Road and the frontage to the private unadopted Copse Edge Avenue.

The existing aspect of Copse Edge Avenue is very much of a sylvan character with open green pavements and tree lined. The existing houses are generally 1930's with face brick facades, pitched roofs and open front gardens. The view from College Road is concealed by the detached houses situated on the north side of the road. The site is close by to the College Road Conservation Area and continues the general character of this CA. This development would have a materially harmful impact on the character of the area and would be contrary to Core Strategy CS5 and Development Management Policies DM9,10,11 and 16.

The proposed design is for a flat roof, 2 storey building with brick and ceramic facades. The 3 bedrooms located on the 1<sup>st</sup> floor suggests that it would very much be a family home. We are concerned that this design is at variance to other houses in Copse Edge Avenue. Whilst appreciating that the face brick specification could work, the ceramic panels are not evident in the other houses. There are no other flat roof houses in the road! DM10 requires that the development contributes to the character and local distinctiveness of the road and general area. This scheme fails to comply on housing type, scale, layout, roof form, plot width and typical details. The proposed scheme is stark and completely dissimilar to all surrounding dwellings.

We are concerned that there is minimal private amenity space shown on the layouts. The minimum requirement is 70m<sup>2</sup>, which has not been provided. Thus, achieving a 'jammed in' house on a restricted site. This fails to comply with Policy DM12.

Whilst reviewing the proposed scheme as a frontage to Copse Edge Avenue there is also the need to consider it as a Backland Development to College Road. The loss of the majority of the existing back garden to 81 College Road is of great concern and affects the green nature and biodiversity of the area and the close by CA. This is contrary to DM16 and the protection of our backlands.

Our Society are very much concerned with the confirmed effects of Climate Change and any adverse conditions that such a new development could achieve. This development would replace the established lawn with a concrete oversite and thus increase off-site drainage discharge and the possibility of flood risk. This is contrary to DM19 and CS6 but will certainly be non-compliant with the anticipated Epsom Plan. We note that there would be insufficient ground space to provide a ground source heat pump system when considering the latest Government directives on replacing the need for gas boilers.

We have reviewed the onsite parking provision for 2 cars. This is however dependant on vehicle access from Copse Edge Avenue. This access requires the permission from the Copse Edge Residents Association for the construction of a verge and pavement crossover. SCC have stated that this provision is not their responsibility and must be addressed by the resident's association. ECS suggest that should this approval not be forthcoming then the Application is doomed.

It is obviously important that the goodwill of The Copse Edge Residents Association is sought by the Applicant. At present, we feel that there has been no attempt to comply with housing designs, density, environmental considerations, parking access of this private road. We suggest that this application is withdrawn and reconsidered in compliance with the nature of the other dwellings and neighbourhood.

In conclusion we consider that this is a poorly conceived and planned scheme, with the main objective being to maximise the financial benefit of building on a large rear garden. Many of our local policies have not been adhered to whilst the sylvan and quiet nature of the private road has been ignored.

Yours Sincerely,

Bob Hollis (Vice Chair of ECS)

