

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

7th July 2022

Euan Cheyne, Planning Officer
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY

Dear Euan Cheyne

Planning application 22/00695/FUL 39 Manor Green Road

Epsom Civic Society has viewed the details of the application for the Change of use of Gym/Yoga studio to residential create a 1 Bedroom Dwelling with associate garden and parking.

1. Notwithstanding previous applications and the Inspector's decision for this site and their refusals, this application should be treated afresh.
2. The proposal to create a new stand alone dwelling in the rear garden of 39 Manor Green Road and having frontage to Hamilton Close is not considered acceptable for the reasons below.
3. The requirements of DM 10 clauses (i) to (vii) inclusive, relating to essential design elements, would not be met. The proposal is at odds with the ethos to incorporate principles of good design and harmonisation with local distinctiveness. Despite the last Inspector's decision, ECS consider local distinctiveness important and still maintain that opinion.

Member of



4. A one bedroom house fronting Hamilton Close would be entirely out of keeping with the prevailing development typology of house types and sizes.
5. The proposed amenity space on the north side of the building does not relate functionally to the living accommodation it does not address the inherent problem with the siting of the building which renders the rest of the amenity space of very limited value. There is therefore conflict with Policy DM 12 which seeks to ensure amenity space which is usable, functional and orientated to take account of shading. The proposal would also be contrary to Policy CS 5 which seeks to ensure functional private environments.
6. The donor property, a 3/4 bedroom family house, would be left with an extremely small garden and amenity space, again at odds with the surrounding townscape, and of what is right for the area.
7. By sub-dividing the existing property it would lose its existing off street car parking space. This would be contrary to the requirement of DM 37 and its attendant parking standards document. The Highway Authority regularly refers to the extreme pressure of on-street parking in the Borough, grant of approval would exacerbate that pressure, already high, in this location.

In view of the foregoing, refusal is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

Cc Ward Councillors

Member of

