

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Victoria Potts BA(Hons) DIPTP, MRTPI
Head Of Place Development
Epsom & Ewell Borough Council
The Town Hall
Epsom
KT18 5BY

28th June 2022

Dear Vicki,

Ref Planning Application 22/00660/FUL 25 Links Road OBJECTION

The Epsom Civic Society are concerned at this proposal to construct a new three storey house in the garden of 25 Links Road. This follows the demolition of the double garage of that property. The site sits adjacent to the narrow access roadway to the newly approved but not yet constructed dwellings on the 'backlands' area.

There are many reasons for objection but our key concern is that the design and proposed location of the house is completely inappropriate to the road and its setting. The idea that houses in this delightful location can demolish adjacent garages and replace with 'tight' frontage detached dwellings is wrong.

The proposed plot size is restricted to 8m width, with the ground floor plan shown as 6m width with the south elevation immediately adjacent to the proposed access road to the rear 'backlands' development. This is too tight a layout and presents many safety issues to traffic using the access road and the donor house (25 Links Road). The new foundations at the south flank will need engineering designs for the trafficking loads on the side access road.



The design of the elevations presents a 'terracing' affect to the properties on the east side of Links Road, whilst the flat roof proposal is wholly at odds with the traditional sloping roofs of the road. The character of the house is completely different to all houses in Links Road and the surrounding estate.

The design pays scant reference to the sustainable requirements of The Epsom & Ewell Core Strategy 2007, Policy CS6. An attached sustainability statement should demonstrate how the principles of this policy are achieved. There is also no evidence on how the design meets the requirements of the Epsom & Ewell Climate Change Action Plan (2019).

This proposal would constitute very poor design and would result in harm to the character of the area and the street scene. This would fail to accord with Policy CS5 (The Built Environment) and Policies DM9 (Townscape Character and Local Distinctiveness)

We note that there is a TPO (396/T7) for a May Head false Acacia tree at the front of the plot. There is no evidence that this tree remains and therefore due allowance must be made for its replacement in the landscape design.

The application fails to include a highway footpath crossing required by the donor property.

The position of the new layout adversely affects 2 dwellings i.e 25 & 27 Links Road. The former dwelling, although possibly 'donating' the site ends up with a poor access driveway, overlooking privacy intrusion, shadowing from the south elevation and restricted landscaping. The 27 Links Road dwelling will also be affected by the new unit i.e privacy intrusion & access restrictions.

The garden area is severely restricted and does not meet the requirements for amenity space. The front area leaves insufficient space for car parking and does not meet the Council's requirements.

In conclusion, this proposal is completely inappropriate for this location and completely spoils the sylvan aspects of the road and the surrounding estate. We understand that during recent years the area has been under consideration for being awarded a Conservation Area status. We request that the Council refuse this application.



Yours Sincerely,

Bob Hollis (Vice Chair of The Epsom Civic Society)
Cc Ward Councillors



