

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

<mailto:marthur20@gmail.com>

27th September 2022

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

Dear Euan Cheyne

Planning application 22/00959/FUL - 124 Hook Road

Epsom Civic Society has viewed the details of the application for the erection of a 2 bed detached house with car parking in the existing rear garden

1. By sub-dividing the existing garden of the property it would lose its existing off street car parking space(s).
2. There is a further application No. 22/00817/FLH for the formation of vehicular access and crossover (involving dropping of kerb) for the purpose of utilizing front garden parking. This has been submitted concurrently with the above, and currently is at the stage of "awaiting a decision". The Society has written about this application objecting to the loss of greenery at this location particularly the front hedge and two fine lime trees within the site which are at threat if this application is granted. Furthermore it is considered these trees are worthy of being listed with a TPO to be served.

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3. It is considered that the two applications should be treated together as they are interlinked, and really should have been submitted as one package proposal.
4. ECS believes that the application for development at the rear to be inappropriate with Policy DM16 relevant, setting out criteria for Backland Development. The follow sub clauses are pertinent:-

(2) Impact on neighbours. The proposals set the building too close to No.124 and 126 Hook Road with consequent overlooking, particularly Aviary Court in Miles Road . The latter was originally built as offices but with grant of approval **17/01758/PDCOU** changing to residential existing windows which are located hard on the boundary of the footpath alongside the proposed development and Aviary Court, are extremely close. Noise and light spillage are also risk factors to occupants of all of these existing buildings.

(3) Vehicular access or car parking. The proposed access is via a long (c.330m), very sub-standard, overgrown, unkempt and rough track serving rear access to properties fronting Hook Road (east side) and situated between the footpath (Hook Road to Blenheim Road) to Longmead Road. Furthermore, this access/egress must be unacceptable on highway safety grounds as it joins the Hook Road onto the zig-zag lines of a Toucan Crossing at the junction of Pound Lane with Hook Road. This location is always busy with traffic on the feeder B284 road into/out of Epsom Town and is exacerbated at school times.

The long access would be contrary with this management policy that “unnecessarily long access roads will not normally be acceptable”. Pedestrian access is shown via the footpath linking Hook & Blenheim roads. This is not satisfactory.

Overall, access is extremely poor for pedestrian and vehicular movements.

(4) Trees and wild life habitats must be retained or re-provided. The site contains a fine row of evergreen trees which offer some screening to the existing rear garden from the footpath and Aviary Court building. The drawings shown minimal removal of these trees, but, it is considered, in the reality of building construction of the property and/or during early

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occupation these tree will be removed by being considered as overpowering/overshadowing.

5. Refuse and recycling provision and collections. No details are given despite what is said on the application form. The requirement to service these via the long track and/or the footpath is not convenient or satisfactory.

In view the foregoing, refusal is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

Cc Ward Councillors

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