

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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17 March 2023

Dana Nickson
Case Officer
EEBC Planning Dept
Town Hall Epsom
KT18 5BY

Dear Dana Nickson

Application No. 23/00036/FLH Alterations to the existing outbuildings to provide ancillary residential accommodation at 49 Lower Hill Road Epsom KT19 8LS

The Society has viewed the documents and has objections to the proposals as being unsuitable for the grant of approval.

1. The application seeks to provide ancillary sleeping accommodation to the main house/bungalow within the designated plot boundary. Such use is not permitted under rules for garden outbuildings.
2. To provide additional accommodation for the property, this should be achieved by a suitable and approved extension to the existing building.
3. Garden buildings are for the purposes of supplementary daytime enjoyment to the main house, not to provide and include overnight sleeping accommodation.
4. The application, if granted, would purport to the provision of an additional self-contained dwelling within the property curtilage.
5. Such use at 4 above is clearly not desirable or permitted.
6. Granting of this application would create a serious precedent for other properties to be granted the same approval, clearly, this would be entirely inappropriate.
7. Refusal of this application is requested.

Yours sincerely

Michael Arthur MBE RetFCIOB FCMI

Cc Ward Councillors

