

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

<mailto:marthur20@gmail.com>

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Support Group Requests
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY fao Katie Smith

Dear Sir/Madam

Planning application 23/00457/FLH at Brackenlee Woodcote Side Epsom KT18 7HJ

Epsom Civic Society has viewed the proposed details within the application for the construction of a detached outbuilding at the end of the plot garden involving excavation of ground to create a basement space and incorporating loft space to be used as a granny annex and recreation rooms.

1. The only change to the recently refused application and dismissal on appeal for a similar proposal appears to be a reduction in the overall height.
2. Notwithstanding, the application remains entirely unacceptable and against the plan policies to promote maintaining and enhancement of the quality of life of the Borough.
3. It fails the tests even if it could be described as a garden room by virtue of its size, height, closeness to the site boundaries and providing living accommodation.

Member of



4. The drawings state that the ground level to the front elevation will be raised by 922mm. There are no further details about this. This aspect is also unsatisfactory. It would seem improbable to achieve as being at odds with fencing, **adjoining ground levels outside the site boundary.** **Simply, the general ground datum** cannot be altered in isolation of one plot, taking into account of its built property and surroundings.
5. The proposal will have a serious and unacceptable effect on the close property in Oakmead Green.
6. The proposal of three floors with its staircases hardly seem appropriate to the buildings use of a “granny annex” which usually pertains to one level floor accommodation.
7. It is the accepted norm that an addition to a property for a granny annex should be an extension to that building within policy compliances and not free standing. The application is not.
8. The application is entirely inappropriate and refusal is requested.

Yours sincerely,

Michael Arthur MBE RetFCIOB FCMI

c.c. Ward Councillors

Member of

