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Justin Turvey BA(Hons), DIPTP, MRTPI
Interim Head Of Place Development
Epsom & Ewell Borough Council
Town Hall, Epsom

25th January 2024

Dear Justin,

Ref 23/01473/PDEAB Bunzl Epsom Chase, 1Hook Road, Epsom

OBJECTION

Epsom Civic Society are concerned that this application is being considered under the Permitted Development Class AB. This classification is appropriate for when new flats are being constructed above terraced buildings. This is obviously not the case as the base building is a freestanding office building not attached to any other building ie Not a terrace situation.

Class AB is appropriate for when new dwellinghouses on terrace buildings in commercial or mixed use Permitted development AB.-(1) Development consisting of works for the construction of new dwellinghouses immediately above the topmost storey on a terrace building to which sub-paragraph (2) applies, where that development comprises- (a) up to two additional storeys, in the case of an existing building consisting of two or more storeys.

We note that the Applicant's cover letter on page 5 refers to the highest part of the new roof exceeds more than 3.5m the height of the highest part of the roof of every other building in the row of terrace buildings of which it forms part. There is no **terrace** and their note is completely misleading!

Epsom Civic Society are concerned at the impact on the character of the immediately adjacent Adelphi Conservation Area. The extended roof height would lead to a domination of the nearby buildings, particularly the close by Fennies (Old School House) which is Grade

two listed. A full impact assessment should be undertaken to review the visual impact of such a development.

We are also concerned at the privacy challenges presented by the new dwellings overlooking the private residences in Hook Road as well as the Fennies Nursery premises.

ECS recommend that the impact of this application can only be assessed through a full planning application. There is no provision for any heritage impact under the permitted development criteria. It is therefore important that the validity of this application, under the provisions of Class AB, is further questioned.

Epsom Civic Society request that this application is refused and re-accessed in the future through a full planning Application.

Yours Faithfully,

Bob Hollis

(Vice Chair ECS)