

# Epsom Civic Society

shaping the future, safeguarding the past

25<sup>th</sup> June 2019

John Robinson  
Case Officer  
Town Hall  
Epsom  
KT18 5BY

Dear John,

**Ref - 1 Higher Green, Ewell Planning Application 19/00758/FUL**

We strongly object to this Planning Application for the erection of a detached 2 and a half storey house within the garden of 1 Higher Green. This application is an update of a similar scheme 05/00581/FUL which was refused in 2005.

The site is located within the delightful Higher Green/Longdown Lane Conservation Area and closeby to Wallace Fields School.

We have reviewed this particular application under the following matters listed within the scope of Planning Control :-

- **This Proposal conflicts with planning policies** – This is a major landscaped area located within the Conservation Area. The Townscape and local distinctiveness considered under DM9 is severely affected. When reviewing the constraints of this Conservation Area (January 2009) and the particular requirements of the Article 4(2) direction, it is apparent that this application severely infringes these conditions.  
There would be a loss of 390m<sup>2</sup> of garden area along with trees and shrubs. Thus changing the distinct sylvan nature of this westerly corner of the Conservation Area.
- **The appearance and size of the new building** – The proposed new house is not in keeping with other houses as it contains a roof mansard 3<sup>rd</sup> floor occupied area.
- **Adjoining Residents** – Whilst assuming that the existing residents of 1 Higher Green are satisfied with the proposed scheme, it can not be taken that there is not a change of occupation and that they would be severely affected by the works and the proximity of the new dwelling.
- **Proposed Use** – The present site is one of tranquil peace with a substantial detached house amongst a spacious garden, which provides a wildlife habitat. The proposed development changes this into 2 tight sites with limited garden areas and substantial extra car parking hardstandings.

- **Visual effect upon the landscape** – This is of major concern. This delightful Conservation Area is severely impacted by the reduction of the trees and shrubs and replaced by a tightly fitted in house and car parking oversite.
- **Impact on the Conservation Area** - The application proposals severely effect the nature of the conservation area. The area strives to achieve an excellent wildlife habitat, good landscaping although of minimal architectural interest.
- **Traffic/Parking arrangements** – The proposed new vehicle access and crossover is too close to the corner of Higher Green and Wallace Fields. We note that at school afternoon pick up times there are many cars and children in this vicinity. Close attention would be required by drivers accessing the new property.

Whilst considering the new construction works and the proximity of the Wallace Fields School, it would be prudent to restrict all truck deliveries to avoid school start and finish timings and any other associated works that may affect the safety of the children.

In summary, we are concerned about this application and object to it in the strongest terms. What is the point of having these Conservation Areas, if we allow such applications to ignore all the aims of these delightful retreats.

Yours sincerely,

Bob Hollis (On behalf of The Epsom Civic Society)

cc College Ward Councillors

