

# Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

11 December 2019

Ruth Ormella, MRTPI  
Epsom & Ewell Borough Council  
Planning Department  
Town Hall  
EPSOM KT18 5BY

Dear Ruth,

## **Planning application 19/000988/OUT 7 Chase End Epsom**

Epsom Civic Society has viewed the website details of this application for the demolition of one half of a semi-detached house to access for the construction of two new semi-detached houses in the rear garden followed by the building of a new replacement semi-detached house as No.7, albeit with differing elevations by virtue of allowing limited access to the rear proposed properties.

The applicant's revisions submitted in November 2019 are not conducive to any mitigation or amendment to the on line comments made from the Society on 30 August 2019. Indeed, the latest amendments raise new issues of concern to the now changed elevation proposals to the road frontage of the new No.7 and the ground floor living accommodation shown

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is odd shaped and tiny. It would appear likely, if built, it would give rise to a further application to extend rearwards, adding to an already, narrow-gutted extended ground floor plan.

Chase End is a short cul-de-sac with houses set around a symmetrical layout and is entirely inappropriate for a single plot isolated backland redevelopment.

Notwithstanding the current situation of seeking higher density in the built urban area, the existing policies of CS5 and DM 16 should not be set aside. Indeed, the later 2019 NPPF, paragraph 127 in addition, emphasizes that development should function well, be sympathetic to the local character and add to the quality of the area. This application certainly does not do that.

We also repeat our previous observation that the access to the rear development site is via a garage door of limited width and height and would seem to be in contravention of fire safety rules regarding emergency access to occupied housing.

As presented, the application is deficient for the reasons stated and cannot be supported.

Yours sincerely,

Michael Arthur, MBE, FCIQB, FCMI.

cc. Ward Councillors

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