

Epsom Civic Society

shaping the future, safeguarding the past

Customer Services
Town Hall
EPSOM
KT18 5BY

Dear Sirs

Ref - PLANNING APPLICATION – The Lodge, West Street, Ewell 19/01604/FUL

OBJECTION

We understand that this Planning Application 19/01604/FUL is an update of the previous Planning Application 19/00801. This initial application was refused by the Council and is now the subject of a Planning Appeal.

We have reviewed the revised drawings and proposals and note the following :-

1. Car parking spaces have been increased to 7 and should now comply with DM37.
2. There are still 2 houses and 3 flats. Albeit that the ground floor flats are smaller.
3. The blocks are still 3 storey height

Therefore, our objections raised in our letter of the 21st August 2019 still apply. We have reviewed the Council's Refusal decision letter for the original scheme and fully agree with their reasons for refusal.

We continue to object to the development on this Phase 2 of the site.

This application represents a continuation of design specifications for the proposed flats and houses.

The application includes for the demolition of the park's lodge. Although not a historic building it is a local landmark and defines the entrance to the Gibraltar Recreation Ground.

This further proposed development alongside the 3 new houses (Phase 1) will cause an over development in the locality and is not compatible within this area. The units are condensed into the footprint of the site area and give minimal garden, amenity space and parking areas. New residents and their visitors would park in West Street, which already is congested with commuters to Ewell West Station.

The proposed site is located within the delightful Ewell Village Conservation Area. We note that the proposed demolition works and new build conflicts with the requirements of Schedule 4, mainly regarding the view fronting the highway. The proposed design fails to preserve or enhance the character and appearance of this Conservation Area. We note that the CA is 'At Risk' and such proposals can only cause further harm.

We are also concerned about the safety of the pedestrians accessing the park. At present there is a wide clear entrance with clear sightings. The proposed new units will restrict this view and along with additional car parking could cause a safety issue. This could be a danger to the many children entering and exiting the park. Many of The Glyn School pupils use this park entrance on route to the station.

There will be a distinct effect on the local landscape, going from 'green' gardens, trees and shrubs to a solid residential block.

In summary, we strongly object to this revised application and suggest that the previous adjacent (Phase 1) approved application should represent the conclusion of the building works on this narrow stretch of land.

Yours sincerely

Bob Hollis (On behalf of The Epsom Civic Society)

