

# Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

20a Langton Avenue  
Ewell Epsom  
KT17 1LD

20 January 2022

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

Dear Sir,

## **Planning application 21/01762/FUL land to the rear of 23a-29 Links Road**

Epsom Civic Society has viewed the details of the application for the development of this site with three houses.

1. ECS notes with concern a new application for approval to develop this site despite previous refusals having been dismissed at appeal.
2. Although the new application reduces the number of houses from four to three the total footprint is only marginally reduced with a very large house which incorporates a detached outbuilding.
3. The Inspector commented in 2020 that the application was a dense form of backland development. The new application differs little from that.


Member of



- 4 The Society contends that the application is contrary to DM16 – development of domestic back gardens - and if allowed would negate the open and sylvan setting that properties in both Links Road and Higher Green enjoy.
- 5 The application, if permitted, would be out of keeping with the character and setting of the area

In view of the foregoing coupled with previous refusals of applications and upheld at appeal, refusal is requested.

Yours sincerely,



Michael Arthur MBE FCIQB FCMI

c.c. Ward Councillors

Member of

