

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

13th January 2022

Dear Ms Parsons

Ref: Appeal Reference APP/P3610/W/21/3279703 6 The Grove, Epsom

The Epsom Civic Society wish to confirm our Objection to Planning Application 20/01855/FUL, which has been refused by Epsom & Ewell Borough Council. A very similar recent Planning Application (20/00313/FUL) was also refused and dismissed at Appeal (Conducted by Robert Parker). Both applications relate to the demolition of the existing house and the construction of a new 3 storey block of flats. A parallel Planning Application (18/00647/FUL), which allows for the conversion of the existing property into flats, has been granted by the council.

Our main concerns for objection are :-

- 1) Harm to the Conservation Area – The property is situated within the delightful Church Street Conservation Area. This proposal fails to preserve or enhance the character or appearance of the CA. The design should complement the other dwellings in The Grove located in the CA and not the adjacent flats positioned outside of the CA.
- 2) The scale of the proposed development relating to height, depth and bulk affects the living conditions and privacy of the adjacent neighbours especially No 7 The Grove.
- 3) The Design is poor and does not reflect or complement the style of the existing houses in The Grove. These are generally similar in nature and promote a good architectural design.



- 4) The landscaping design is completely unacceptable and is detrimental to the nature of the site. Currently it is a well wooded and grassed plot with an abundance of wildlife including badgers. The proposal shows a concreted front area for parking and the removal of trees and shrubs to the rear. The design pays no attention to sustainability or Climate change and does not show electrical charging point provisions.
- 5) The quality of life for any new occupants would be poor. The proposal is for 7x2 bed flats and 2x3 bed flats. There are no outside play areas or amenities or visitors' parking spaces.

In conclusion, we are concerned that the latest scheme does not suitably address the concerns raised by The Planning Inspectorate stated in the previous refused Appeal. We request that this latest revision be refused.

Yours sincerely,

Bob Hollis (Vice Chair of The Epsom Civic Society)



