

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

<mailto:marthur20@gmail.com>

23 March 2022

Euan Cheyne, Planning Officer
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY

Dear Euan Cheyne,

Planning application 22/00133/FUL 39 Dorling Drive

Epsom Civic Society has viewed the details of the application for the demolition of house and replacement with new.

1. ECS notes with concern the total demolition and replacement with a new 2-storey house with roof accommodation, tantamount to a third floor, resulting in an increase of 212.13% of the current floor area. The storey heights proposed are above normal for this location.
2. The proposal would result in a building overlarge relative to its plot size and particularly out of keeping with the locality of the estate of Dorling Drive, St John's Avenue and Wallace Fields. This was a themed development of late 1950's/early 1960's of a distinctive style and having support of a pleasant and well built estate supported in the 2008 Environment Character Study.

Member of



3. A strong precedent must be set by the recent (8/12/2021) decision to refuse application 21/00094/FLH relative to the adjoining property of 37 Dorling Drive, albeit for the less draconian action to extend the existing house, which would have resulted in an over development. The listed reasons for that refusal are perfectly valid for this application too.
4. Cognizance must be given to the AECOM study (The Carbon and Business Case for choosing refurbishment over new build, June 2020) indicates that about 60% of the embodied carbon of a building comes from the substructure (foundation, frame floors and roof). As such, the carrying out of modest alterations and extension where increased accommodation is sought means that a significant amount of carbon emissions can be avoided. This would be in the spirit of recent COP26 to reduce carbon emissions and the ethos to Reduce, Recycle, Regenerate, Reuse, rather than wholesale demolition.
5. The Society contends that the application is contrary to:-

DM9 – Character and Local Distinctiveness

DM19 – Sustainability in new development (minimizing resources)

CS5 – To seek to enhance the Borough’s assets and reinforce local distinctiveness

NPPF 8c – Environmental objective and towards low carbon objective

NPPF130 (a) Will function well, & (c) sympathetic to local character

NPPF 187- Not an acceptable use of land.

In view of the foregoing, refusal is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMl

c.c. Ward Councillors

Member of

