

6 Burgh Heath Road, Epsom, Surrey, KT17 4LJ

Viv Evans  
Head of Planning  
Epsom & Ewell Borough Council  
Town Hall  
The Parade  
Epsom  
Surrey KT18 5BY

5 February 2021

Dear Ms Evans

**Your Ref: 21/00031/FUL**

I am writing to voice my objection to the planning application ref 21/00031/FUL for the property Epsom Lodge, 1 Burgh Heath Road.

I object principally to the appearance and size of the development. Both are out-of-keeping with the immediate area.

In August 2010 Epsom Council commissioned a paper entitled 'Character Appraisal and Management Proposals' on the Burgh Heath Road Conservation Area. The Chairman of the Council's Policy Committee and the Head of Planning introduced the paper stating "*The Burgh Heath Road Conservation Area is an attractive residential area of mainly late 19th or early 20th century buildings. ... Overall, the lavish planting and the large gardens provide a sylvan quality to the conservation area which is further enhanced by the very high quality of some of the houses. ...*

*It is our duty as Local Planning Authority to ensure, in our decision-making, that this special character is not only preserved but, wherever possible, enhanced. It is vital for those drawing up development proposals to understand the character of a place, and for decision-makers to ensure that proposals are in keeping. It is also important for the local community to understand how those changes which they wish to make to the physical fabric of their properties can significantly affect the visual appearance of the area."*

The current building, Epsom Lodge, is a house built in similar period style to many of the characterful houses in the area; red bricks, gable roofs, soffits. Additionally it has a special and period architectural feature in the large stained glass window, visible to all.

The plans submitted and under consideration in this application betray the August 2010 paper and if permitted will show a lack of understanding of the character of the place. The development is over large compared to both the buildings neighbouring it and in the surrounding area and is not in keeping. The stained glass window will no longer be visible to be replaced by an extensive side wall, heavy in character.

Whilst the plans indicate use of red bricks on the extension the image from the plans also indicates a building of modern build with its square design, square roof line, large plate glass windows, garage entry and more. Its frontal elevation is fundamentally at odds with the area.

The referenced paper refers to small items such as satellite dishes as affecting 'the visual appearance'. This proposed development is far more dramatic and imposing. In my mind it is ugly, but accept that this is a personal viewpoint.

Further the proposed garage exit will be an unattractive gash in the sightline of all who pass. The small roundabout I perceive already causes issues with cars regularly performing 360 degree turns, in a space often too small to do so. Further the bus is too large to navigate the corner swinging across the road. It would be a dangerous exit with cars also exiting at an angle where pedestrians may not be visible on the pavement.

I encourage you to read the Councils own report referenced above that is available at <https://www.epsom-ewell.gov.uk/sites/default/files/documents/residents/planning/historic-environment/BurghHeathRoadCAFinal.pdf>.

I oppose this development.

Yours sincerely



Tony Gibson