

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

20a Langton Avenue
Ewell Epsom
KT17 1LD

13 February 2021

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

Dear Sir,

**Planning application 21/00110/FLH - Holland House
Mospey Crescent KT17 4LZ**

Epsom Civic Society has viewed the details of the application for the installation of a 1.8m steel fence along the front and part side boundary and extension of dropped kerb.

We comment as:-

1. There is no concern about the widening of the vehicular crossover.
2. The proposal for the addition to construct a 1.8m high steel paling fence is of concern.
3. The change to the street scene and the potential effect to the entrance to the pleasant suburban residential road of Mospey

Member of

Crescent is entirely unacceptable. Furthermore, it would be highly visible to passers-by using B284 Burgh Heath Road.

4. Mospey Crescent as a whole was developed in the 1970s with open, American ranch style, front garden layouts and being conspicuous by its absence of front fencing to both back of footpath and dividing side fencing. That design, in this setting, has worked well and the Society sees no reason for that policy to be changed.
5. The appearance of a steel palisade and possibly spiked-topped 1.8m high fence is more akin to that bounding the premises of an industrial estate and an airport perimeter fence. It is certainly not suitable for Sylvan South Epsom.
6. Importantly, the applicant property abuts to the Burgh Heath Road Conservation Area. The commencement of the fence on Burgh Heath Road is judged to be within 25m of the boundary of the Burgh Heath Road Conservation Area. Certainly, that would cause harm and seriously detract the view into the CA.
7. Reference to the Environmental Character Study (2007) and it being an important "tool" in assessment of applications, quotes, relative to Mospey Crescent -

"A characteristic of this area is front gardens without boundaries...which gives an open feel and merges private and public space"

"At Mospey Crescent and Burghfield this is particularly successful where well ordered and larger front plots extend into the streetscape with street trees (ornamental) and shrubs form a positive and varied street element"

"The area east of Burgh Heath Road (Mospey Crescent and Burghfield) is of a higher quality in terms of build, materials, individually and has a medium-high townscape quality"

8. The fence proposal is considered to be contrary to plan policies, **DM 10** (requiring development of good design and contributing to

the character and local distinctiveness). To **CS 5** (development to integrate well into existing neighbourhoods). To **NPPF 130** (permission should be refused for development of poor design and fails to take opportunities for improving the character.....) And to the **Character Study** as quoted in para 7.

9. A precedence may be taken from a recent Epsom enforcement notice, upheld on appeal, relating to an out of character 1.8m high boundary fence located in a comparable situation, being on the corner of Jackson Close with Avenue Road. Fortunately amendments were made to comply with the ruling.

Refusal of the application is requested based on rationale advanced.

Yours sincerely,

Member of



Michael Arthur MBE FCIOB FCMI

c.c. Ward Councillors

Member of

