

03rd October 2021

Mr.Veerakumar Krishnasamy & Mrs.Kavitha Chinnaswamy,1 Alpine Close,
Epsom KT19 9FL

Sub – Objecting the current planning application of 140 & 142 Ruxley Lane West Ewell
Surrey KT19 9JS Ref No – 21/01406/FUL

Dear Sir/Madam,

Me and my family are living in 1,Alpine close which is diagonally adjacent to the 140-142 Ruxley Lane rear side. The 3 storey 6 Flats rear block amended development plan and design which is against the characteristics of the local area and breaching key planning policy of sustainable development. Current area Schedule of the total development is 1308m² compare to refused previous planning area schedule of 1270m² which is again contradicting the reasons on refusal on previous planning proposal.

I'm writing to object the current planning proposal of 140 & 142 Ruxley Lane which is amended after the refusal of the previous application by the council and the planning inspectorate. The current plan is modified in a way that it still upholds its negatives that we appealed against last time.

For example, one the new modifications is that the rear block now has 3 storeys, sustaining our point (in the previous appeal) that it will cut out the natural light we are currently getting. Meaning it will have a dismissive impact on the mood of the houses surrounding the construction. This could really have an objection on the wellbeing of the neighbourhood and especially a downfall of privacy for us and the scale of the development seems to be over developed like flat no 15-76m², Flat no 18-83m² which seems to be the biggest flat in the entire development conflicting to the other developments in the area and the habitats.

Another reason that we appeal for the planning not to go ahead is that it will set a bad inspiration for other planning's in the future to continue with the trend of 2, 3 and 4 storey blocks around the whole community. Where the other recent development in Cox Lane have been sensibly developed in following the key planning policies as like with one main block and the car park on the front and keeping the entire back area for their garden and the amenity purpose and also protecting neighbouring peoples privacy and wellbeing.

We strongly object the current rear block design ,due to the reason the block's edge is the starting point of our house, current design shows the starting point is very close than the previous design version which means our values subject to previous objection is not considered. With the fact that the current block is 3 storeys compare to its previous version of 2 storeys, it will without a doubt block out all of the sunlight facing our front and back garden. With references to the designs, we can see that the rear block's edge astonishingly isn't 12m away from our boundary. We are disappointed with the fact that the building is breaching the council's planning policies. Also due to the reason, the building is diagonally very close not satisfying the 45 degrees away rule, we are

disheartened as the building will be built with a final side-effect that our property would be surrounded by concrete.

With greenery being very rare nowadays areas such as ours, we feel the need and emplacement of this new building will inspire a negative impact and example for possible future plans which will definitely disturb our area's nature quality in severely gloomy ways. For example, with some of the trees planned to be removed, we object the need to extract the habitats of some wildlife that is well known to our community. We feel that the mind-set of letting greenery staying green is a very substantial saying in this current era. And finally with a newly enforced plan that hasn't been seen before across this area, is inspiring our area in a negative way.

As well as the 3 story rear block we would like notify the 4 storey modified design of front block total front block area is reduced in current plan comparing to previous design and plan, those reduced m² is added in the rear block design it concludes the design projections are purely on the basis of financial/commercial consideration and not considering the national planning policy framework 2018(NPPF) key planning policy of sustainable development which obviously not considering well- being of the community.

Finally with a car park being placed, the chance of traffic going up is undoubtedly going to get high. This is because Ruxley lane holds the home of a church, multiple schools and an option to enter Epsom and Chessington. With many cars entering and exiting the building, pollution will be high. Impacts will majorly affect the students at the school which is just opposite to the new building. For instance the children's safety, cycling and walking past the building site, will have an impact.

In conclusion, we are truly afraid of what impacts the building could come with as we think the two blocks huge 3 storey rear block and 4 storey front block is unsatisfying the council's key planning principles. As above, we firmly object the current planning proposals.

Yours Faithfully

Mr.Veerakumar Krishnasamy

Mrs.Kavitha Chinnaswamy