



Kate Walker
1 The Cressinghams
The Parade
Epsom KT18 5DJ

FAO: Justin Turvey
Interim Head of Place Development
Place Development Service
Epsom & Ewell Borough Council
The Old Town Hall
The Parade
Epsom
KT18 5BY

09 January 2024

RE: OBJECTIONS to planning application reference 23/01451/FUL seeking to amend approved planning application 21/00701/FUL dated 14.02.22 by adding an additional fourth floor to the partly constructed new building at Friars Garth, The Parade, Epsom Surrey KT18 5DH

Please see my objections below:

Adverse Visual Impact– The flats are going to change my outline from my house, which are proposed to be much taller than The Cressinghams. This would really affect the visual impact not only to me but the whole road. The landscape will completely change to a much dense one with less greenery, more traffic.

Contrary to Local Plan Policies – The first application for 4 storey block was refused planning permission due to it being overbearing and not in harmony with surroundings. Precedent should be set. The planning should be in keeping with buildings by the flats, with maximum height of The Cressinghams which is already over without these new plans.

Design –New design is far too tall and overbearing. It will look out of place and not in keeping.

Generation of Noise and Disruption –Building the flats so far has caused us noise and disruption. We have been happy to put up with this as there will be end. This s now come to a complete stop due to the new plans. Our outlook on to a building site is not nice and no boundary wall has been put up at the back, so houses look directly on to the site. The builder did promise this would be done so whatever happens now we are looking at a building site for several months if not longer.

Impact on Character – As mentioned before the new drawings will be taller than other buildings along the south side of the Parade. This impacts the character of the road and Epsom as a whole.

Impact on Drainage, Flooding etc – More flats will mean increased drainage and questions if this has been looked into.

Impact on Ecology/Wildlife etc – All the trees from this site have been removed, more flats add to the pollution. More trees are needed to bring back the wildlife that already been taken away but more people means less space to do this.

Impact on Neighbour Amenities – These proposed plans will harm the amenity of The Cressinghams through the increase of people and overbearing building it will mean more noise, being overlooked, overshadowing, increased pollution, loss of daylight, loss of privacy.

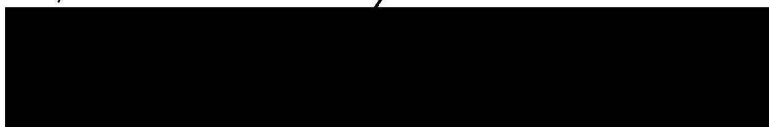
Loss of Light/Overbearing- The height of the proposed building would take away my property's privacy, the flats at the top looking straight into my house. The loss of light to my house would be dramatic change with the very high building blocking the light.

Loss of Outlook- All the trees which we normally looked out to have gone and building is already much much higher than the house Friars Garth there before, so my outlook has already been changed considerable. Adding a fourth floor would completely change my outlook and light to my house.

Traffic/Parking Implications - Traffic in The Parade is already at a high volume; these additional flats will add to this issue. The Parade has assisted living for elderly often requiring an ambulance needing to get down the road. Parking in the plan is not enough for the number of flats let alone visitors to the flats. I feel the increase traffic would also have an impact on pedestrians, making the road unsafe especially for children walking to the nursery on the road and the houses for the blind close by.

For all the reasons mentioned above, I urge that this application be refused.

Kind regards,

A large black rectangular redaction box covering the signature area.

Kate Walker

1 The Cressinghams