

**F.A.O Epsom and Ewell Borough Council
Friars Garth, The Parade, Epsom, Surrey, KT18 5DH**

Weldin Builders Ltd

Project Site Address –
Friars Garth
Epsom

PRA - Ref: 0157
Date: 29.11.2023

Rev – 02

STATUS -
PLANNING ISSUE

This planning application seeks to add a fourth floor to the as approved planning scheme. This simply moves the building up by one floor. The architectural design is retained following the previous planning approvals.

The proposal seeks approval to add architectural design value to the properties as well as adding value to the local area of Epsom.

We believe the proposed design provides a contemporary yet sympathetic architectural design that relates back to the neighbouring properties and surrounding area with appropriate façade treatment along with the design still being in keeping, and well proportioned, to reduce any impact on neighbours and the street scene.

The design positively respects the neighbouring properties with regards to heights, outlook and right to light.

The proposal is a modern and functional design, which is sympathetic to the existing area. The scheme will improve the street scene and create a better environment, with capturing the varied property heights and character.

The scheme is believed to be designed in line with national, regional and local planning policies. We feel the scheme enhances the site and responds architecturally with regards to the surrounding neighbourhood.

The adopted Development Plan comprises the Epsom Ewell Borough Council Core Strategy (2007) and the Development Management Policies Document (2015).

The proposal also follows the Epsom and Ewell Local Plan 2022-2024, in particular town centre allocation including Policy S2 and S3 Making efficient use of land.

The site sitting within the Parade has been adopted for three and four storey developments with new development opportunities as shown within the local plan.

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We believe the scheme does not have any adverse effect on the land and neighbouring properties and follows both design guidance and policy.

The application has not included the following reports as the planning approved scheme holds planning condition discharges and has started construction works. As such we believe these are not required based on the proposal and history of the planning approval holding these reports.

- Arboricultural
- Archaeology
- Vehicle movement
- Ecology
- Transport

The application documentation holds the following:

Architectural Reports

- 0157 – Planning, design, access and heritage statement

Architectural Drawings

- 0157-P-001 Existing Location Plans
- 0157-P-002 Proposed Location Plans
- 0157-P-003 Existing Planning Approved Plans
- 0157-P-004 Existing Planning Approved elevations
- 0157-P-005 Proposed Plans
- 0157-P-006 Proposed Plans
- 0157-P-007 Proposed Elevations
- 0157-P-008 Comparison Elevations

We trust we have provided all the required information for this proposal to be processed.