

2 The Cressinghams  
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Senior Planning Officer  
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**21 January 2024**

Dear Sir / Madam

**Re: Planning Application ref: 23/01451/FUL**

**For:** Additional fourth storey to accommodate 3 x 2 flats

**At:** Friars Garth, The Parade, Epsom Surrey KT18 5DH

I am writing to formally lodge my strong objections to the proposed revisions to the new development at Friars Garth, which are in breach of the Council's Local Plan.

The additional fourth storey would breach Local Plan (S12.1a and S12.1d) by not respecting the scale and character of the local area, and by compromising neighbouring properties with loss of light with the height of the building and additional loss of privacy through overlooking windows.

The new proposal to build an additional storey will result in an overbearing structure that is significantly taller than other local buildings. An earlier application to build a property with 4 storeys (Reference 20/01229/FUL) was withdrawn by the previous developer as it was recognised that the height of the building would be out of keeping with the local area.

The current design for the new (partially constructed) development is already taller than the neighbouring town houses on The Cressinghams and other buildings on The Parade. An additional storey will make the new build even more out of keeping with the local area, which is located within very close proximity to two Conservation Areas and a Grade 2 listed building (the Pines). The plans of proposed elevations and street scene are not to scale so give a false impression of the height of the new proposal.

The addition of an extra storey will result in a greater loss of privacy and light for neighbouring buildings on The Cressinghams, which has already been significantly compromised by the new development. The increased density of occupation, from 9 flats to 12 flats will further impact on noise and disruption for existing residents.

The Local Plan (DM1 5.33) states that new housing will be required to provide good quality, private outdoor space. The current development already breaches this requirement as it has no outdoor green space. The provision of amenities, including parking, bike storage and waste disposal, has been designed for 9 flats. There are no plans for additional facilities for the additional 3 flats and this will impact on the quality of life for residents of the new flats as well as local residents.

No additional parking provision has been made for the additional 3 flats so there would only be an allocation of 9 parking spaces for 12 residential flats (many of which are 2 or 3 bedroom). This will lead to additional cars trying to find parking spaces on the Parade, The Cressinghams and other neighbouring roads.

The proposed revisions to the development will have further exacerbate the issues with traffic and parking on The Parade. The road is already very busy with traffic for the existing flats and houses, plus the nursery. The Parade is a popular road for people walking into Epsom town centre and there will be a detrimental impact on pedestrian safety of the additional traffic associated with this proposal.

It is very disappointing that the development company that bought the Friars Garth site with the approved planning permission to build 9 flats over 3 storeys have stopped construction to submit this new application. Residents from The Cressinghams met with the current developer on 14 December with the understanding that he would listen to our concerns. It was disappointing to learn later that he had submitted the application for the additional storey before his meeting with the local residents. I hope the Planning Committee will actually listen to the concerns of local residents, rather than just paying lip service to stakeholder engagement, and that the Committee will reject this application.

I would be grateful if you could please acknowledge receipt of my letter and keep me informed of the decision making process as it proceeds.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Sharron Bawden