



12 March 2024

Chief Planning Officer
Mole Valley District Council
Pippbrook
Dorking
Surrey
RH14 1SJ

Dear Sir

Planning Application No: MO/2024/0223/LBC
Location: 46 The Street, Ashtead, KT21 1AZ

On behalf of the Ashtead Residents' Association I refer to the above planning application.

Within the Design Statement we appreciate the applicant has endeavoured to respond to the reasons for refusal of planning application MO/2022/0972. However we do not believe the bulk, scale, and design of the first floor extension has been resolved and therefore we wish to object for the following reasons:-

- The proposal by reason of bulk, scale, and design of the first floor rear extension would result in a dominating and cramped development and cause harm to the character and appearance of the site
- The proposed layout of the extension is considered unsatisfactory and would be detrimental to the amenities of the locality including adjoining properties and future occupants of the dwellings comprised in the proposal in view of the site adjoining the Leg of Mutton and Cauliflower public house
- Due to the scale and bulk and design of the first floor extension it would appear to result in a loss of privacy to the neighbouring properties
- We are of the opinion that the application is in conflict with Ashtead Neighbourhood Development Plan Policy AS-H5 : Maintaining Build Character - namely developments must visually integrate with their

surroundings and design to have regard to the character of the area and street scene

- The previous application failed to demonstrate to County Highways that parked vehicles within the curtilage could enter and access the car park in forward gear. On this occasion the applicant is claiming a “Car Free Scheme” due to its town centre location. This is a weak excuse, there is no public transport after 18.30hrs through Ashtead and the site is nearly a mile from Ashtead Station. Therefore the application fails to meet policy AS-H6 of the Ashtead Neighbourhood Development Plan that stipulates one parking space per 1 and 2 bedroom units

In the circumstances we recommend that the application as submitted should be refused

Yours faithfully

