



9 April 2024

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

Dear Sir

Planning Application No: MO/2024/0415/PLAH
Location: New Bungalow at the rear of 106 Barnett Wood Lane,
Ashtead KT21 2LS

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

In response to application MO/2024/0049 to erect a double garage in the place of parking bays the applicant has endeavoured to resolve the reasons for refusal. However, once again we must stress that after protracted negotiations to erect a rear bungalow on the site of 106 Barnett Wood Lane, due consideration was given to protect the occupants of 1 Aston Close located on the boundary.

The alterations by way of lowering the height of the roof with a reduction in the angle of the fully hipped roof fails to resolve the impact of the structure upon the adjoining dwelling at 1 Aston Close. Therefore, we repeat our objection to the previous application, namely: -

- The proposed double garage by reasons of its form and size constitutes overdevelopment of the site involving an undesirable increase in building mass to the detriment of the adjoining dwelling
- The proposed layout by reason of disposition about the site is considered unsatisfactory and would be detrimental to the amenities of the locality including the adjoining property through loss of light

- The application fails to conform to The Ashtead Neighbourhood Development Plan policies AS-H5 and AS-En3

Furthermore, it is noted that planning application MO/2023/1549 to amend condition 2 of approved planning permission MO/2022/1670 for changes to parking bays was refused for various reasons.

Accordingly, we recommend the application as submitted should be refused.

Yours faithfully

