



10 September 2025

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

Dear Sir

Application No: MO/2025/02058

Location: 70a Links Road, Ashtead KT21 2HW

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

We have taken note of the declarations in the accompanying Planning Report from ET Planning in support of the application for Certificate of lawfulness for existing use in respect of the occupation of a building as an independent dwelling for more than 10 years. However we should like to challenge the following statements:-

- Para 3.9 – It is stated that in 2014 the garage was converted into independent habitable accommodation. According to our research we cannot find evidence of a planning application in 2014 to substantiate change of use
- Paras 3.19/23 – In response to planning application MO/2020/1338 we wrote on 16 September 2020 as follows :-
“We note the Design and Access Statement from the applicant acknowledges that a separate detached building exists in the rear garden with an existing egress/cross over to provide access. However, looking at past planning applications we are unable to locate one that refers to the erection of a detached dwelling. The nearest description we can locate is an approved application 2008/0135 for the erection of a two storey rear extension. Therefore, we are concerned that it appears we are looking perhaps at a

retrospective application to legalise what has already taken place.
Furthermore, we are aware that planning application 2018/1176 for the erection of three bungalows in the rear garden was refused".
Since planning application MO/2020/1338 was subsequently withdrawn we challenge Paras 3.19/23. Whilst documents submitted incorporated a floor plan showing the garage converted to living accommodation this could not act as Prima Facie evidence of change of use as claimed. Since the application was withdrawn we assume it would not have received due diligence from the MVDC Planning Officer.

We are of the opinion there is no evidence to substantiate authorised occupation of a building as an independent dwelling for more than 10 years and in the circumstances recommend that the application should be refused.

Yours faithfully

A black rectangular box redacting the signature of the Planning Officer.

Planning Officer

