



15 October 2025

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

Dear Sir

Application No: 2025/MO20156

Location: 153 Barnett Wood Lane, Ashtead KT21 2LR

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

Following the refusal of planning application MO/2024/2124 for various reasons we note from the design statement the applicant has endeavoured to placate various objections previously raised. In particular with the reductions in bedrooms parking now appears to conform to the Mole Valley Local Plan 2020-2039 and that of The Ashtead Neighbourhood Development Plan (ANDP) Policy AS-H6 with sufficient off-street parking. Furthermore, the Vehicle Analysis Statement details how vehicles will enter and exit the site in forward gear.

However, we remain concerned about two aspects of the design notwithstanding alterations that have been made to the roof layout. Therefore, our objections can be summarised as follows:-

- The proposed development comprises an undesirable overdevelopment of the site and therefore out of keeping with and detrimental to the character and appearance of the area. Contrary to MVDC Local Plan 2020-2039 EN4 Design Requirements Para f and ANDP Policy AS-En3 Retaining Character and ANDP Policy AS-H5 Build Character
- Form size and mass would result in an overbearing impact and unacceptable level of noise resulting from intensification of use of the site on neighbourly amenity and loss of privacy. Contrary to MVDC Local Plan 2020-2035 Policy EN4 para si and ANDP Policy AS-En3



Unfortunately, the applicant has failed to sufficiently downsize the impact the development will have upon adjoining dwellings. In the circumstances we recommend that the application should be refused.

Yours faithfully

Planning Officer