



15 October 2025

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

Dear Sir

Application No: MO/2025/O2338

Location: Glenthornley, 24 Broadhurst, Ashtead KT21 1QD

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

In essence we are looking at two specific aspects of planning within the same application and for ease of presentation will comment upon them individually.

Raise the roof at 24 Broadhurst to accommodate a first floor extension with 4 front dormers and 4 rear. Erection of ground floor extension.

We wish to object for the following reason:-

- The design of the proposed extension with 4 front dormers and 4 rear dormers would be out of keeping and not harmonise satisfactorily with the existing dwellings and detrimental to the visual amenities of the area. Contrary to MVDC Local Plan 2020-2039 policy EN4: Character and Design – Local Character and Amenity Para sii. Additionally contrary to Ashtead Neighbourhood Development Plan (ANDP) Policies AS-H5 and AS-En3 -Maintain Build Character.



Detached annexe to the rear

We wish to object for the following reason:-

- The proposed development would result in an undesirable intensification of residential development in backland form through the sub-division of an existing curtilage and detrimental to the amenities of adjoining properties by reason of loss of privacy/overbearing impact. Contrary to MVDC Local Plan 2020-2039 Policy EN4 Character and Design - Amenity Paras si & sii.
Additionally contrary to ANDP Policy AS-En3, Retain Character

Whilst we have commented upon each aspect of the application we recommend refusal as submitted.

Yours faithfully

Planning Officer