

14 January 2026

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

Dear Sir

**Application No: MO/2025/02761
Location: 57 Ottways Lane, Ashtead KT21 2PS**

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

We appreciate the applicant has endeavoured to overcome the reasons for their previous planning application MO/2025/0732 being refused. However, we have an additional concern due to the raising of the ridge height to the extended annexe that remains a detached self-contained unit.

We wish to object to the planning application for the following reasons being in contravention of **MVDC Local Plan 2020-2039 and Ashtead Neighbourhood Development Plan (ANDP):-**

- The separation and extension of the existing annexe is out of character with the locality by way of intensive residential overdevelopment through the subdivision of an existing curtilage. Furthermore, the proposed annexe extension is detrimental to the character of the area.

MVDC Policy EN4 Design Requirements Para 3 f & g. ANDP policies AS-H5 and AS-En3

- Residents occupying properties in the surrounding area appear to be significantly affected through overdevelopment and the impact of the raised ridge roof height.

MVDC Policy EN4 Amenity Para S i. ANDP policies AS-H5 and AS-En3

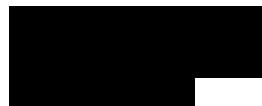
- Overdevelopment of the site by way of the proposed annexe extension will give rise to loss of privacy for the occupants of adjoining dwellings

MVDC Policy EN4 amenity Si

- We see evidence that vehicles appear to be capable of entering and exiting the site in forward gear. However, the long narrow access to No. 57 seems inadequate to accommodate the anticipated increase in traffic movements

In the circumstances we recommend that the application should be refused.

Yours faithfully

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Planning Officer