



11 June 2025

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

Dear Sir

Application No: MO/2025/0732

Location: 57 Ottways Lane, Ashtead KT21 2PS

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

The application states the existing attached garages will be demolished. The replacement is a single storey extension to the existing annexe that will be detached from the principle dwelling thereby representing overdevelopment of the site.

We wish to object to the planning application for the following reasons being in contravention of **MVDC Local Plan 2020-2039** :-

- The separation and extension of the existing annexe is out of character with the locality by way of intensive residential development through the sub-division of an existing curtilage.
Policy EN4 Design Requirements Para 3 f & g
- Future occupiers and residents occupying properties in the surrounding area appear to be significantly affected.
Policy EN4 Amenity Para S i
- Currently there is a long narrow access to No. 57 that seems inadequate to accommodate a potential increase in traffic movements

ASHTEAD RESIDENTS' ASSOCIATION
Founded 1945
www.ashteadresidents.org.uk

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

Yours faithfully

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

Planning Officer