



11 June 2025

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

Dear Sir

Application No: MO/2025/0784

Location: 19 Woodfield Lane, Ashtead KT21 2BQ

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

Woodfield Lane is a Conservation Area of low density housing with spacing to encompass the character of the area. **Policy EN6**

We note the application to extend and increase the accommodation within No. 19 Woodfield Lane incorporates an addition footprint of 6sm and an increase in the floor space by 35sm. The greatest impact appears to be the first floor extension above the garage on the norther boundary. Currently there is adequate spacing with No. 21 but with the raising of the flank wall and an additional hip roof such openness will be eroded.

In the circumstances we wish to object to the application for the following reasons in contravention to **MVDC Local Plan 2020-2039** :-

- The extension fails to achieve appropriate spacing between No. 19 and 21 Woodfield Lane. **Policy EN4 Design Requirements - Relationship to Existing Built Development and Features Para 3 g**

- The additional bulk of the extension is likely to lead to loss of daylight and overshadowing. **Policy EN4 Design Requirement - Amenity Para 3 siii**

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