



10 March 2026

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

Dear Sir

**Application No: MO/2026/00200**

**Location: 57 Caen Wood Road, Ashtead KT21 2JE**

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

The proposed detached dwelling positioned at the rear end of the garden up to adjoining boundaries is inappropriate backland development representing a subdivision of curtilage and out of character with the locality. Therefore, we wish to object for the following reasons being contrary to MVDC Local Plan 2020-2039 Policy EN4: -

**Local Character** – The proposed development is out of keeping with the locality and is of poor design

**Design Requirement paras g & j** – Fails to achieve appropriate spacing between the boundaries with adjoining dwellings

**Amenity** – Future occupiers and residents occupying properties in the surrounding area will be significantly affected by: -

Para si - Loss of privacy

Para sii - Unacceptable visual impact

In addition, the proposed development fails to adhere to the Ashtead Neighbourhood Development Plan (ANDP) Policies AS-H5 and AS-En3 – Maintain and Retain Character.



No reference has been made towards the need for addition parking and therefore fails to meet ANDP policy AS-H6.

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

Yours faithfully

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

Planning Officer