



Email: planning@ashteadresidents.org.uk

19th February 2025

Mole Valley District Council
Pippbrook
Dorking
Surrey
RH14 1SJ
For the attention of Donna Bulbeck

Dear Ms Bulbeck ,

Planning Application No: MO/2025/0088

Location: 83, Links Road, Ashtead, Surrey, KT21 2HL

I write on behalf of the Ashtead Residents' Association with regard to the above planning application, recording our objection to the proposals.

The proposed development as stated on the planning web site, involves the demolition of existing bungalow and erection of 1 No. two storey dwelling. However, the submitted plans show a three storey development with effectively a large flat roof enclosing a second floor that is referred to as a loft level, but which is in fact a complete second floor.

The design form of the proposed replacement building would appear to constitute overdevelopment and would be out of keeping with the massing and scale development within the area.

A further consideration relates to the small but accessible balcony indicated, but not described, on the Loft level Plan, Drawing number 75_PL_003 A.

The Mole Valley Local Plan 2020 to 2039, Policy EN4, Character and Design, Design Requirements makes reference to addressing overlooking and potential loss of privacy.

We therefore believe that the proposal would not respect the character of the area which would be in conflict with Mole Valley Local Plan (2020-2039) policy EN4 and polices AS-H5 and AS-En3 of the Ashtead NDP.

We therefore would object to the proposed development.

Yours faithfully

[Redacted Signature]

[Redacted Name]

ARA Planning Officer

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