



Email: [plans@ashteadresidents.org.uk](mailto:plans@ashteadresidents.org.uk)

3<sup>rd</sup> February 2025

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

Dear Ms Bulbeck ,

**Planning Application No: MO/2024/2124**

**Location: 153, Barnett Wood Lane, Ashtead, Surrey, KT21 2LR**

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

The proposed work, involves a significant extension of the property and conversion from a nursing home to provide 5 residential apartments over 3 floors. The plans include the provision of new windows at first floor level and new dormer windows in the roof in the side elevations. The new windows potentially overlook the neighbouring properties and gardens.

We note that the new windows at first floor are stated on the submitted planning drawings to be provided with obscured glazing. Those at second floor level, in the roof, do not have the same "obscured glazing" annotation although they are larger dormer windows with vertical glazing. We note that 3 of the dormer windows are to bathrooms, the other 3 serve the living room and bedroom of the second floor, 3 bedroom, apartment.

A further consideration relates to the significant increase in bulk and mass of the rear elevation. Whilst there are currently existing first floor bedroom windows in the rear of the property these

are set back in relation to the rear building line of the neighbouring properties. The proposals extend the first floor to align with the adjacent rear building line. The new windows proposed in the living room spaces being much further back results in an increased risk of overlooking of the neighbouring gardens.

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.

“Amenity

s. Ensure the amenity of future occupiers and of residents occupying properties in the surrounding area is not significantly affected. If the amenity effects of the proposed development can be made acceptable by mitigation measures, then the Council will seek these measures. Amenity can be significantly affected by:

i. Overlooking, causing a loss of privacy;”.

Given the impact on the neighbouring properties and the proposed increase in bulk and mass of the large rear first floor and roof extension, we are concerned that the proposals represent overdevelopment of the plot.

In addition, the mix of units proposed does not appear to meet the MVDC Local Plan 2020-2039 Section H9 requirements. The local plan target mix is for 25% 1 bed, 45% 2 bed and 20% 3 bed accommodation with 10% also recommended for 4 bed dwellings. The application does not provide any 1 bed accommodation.

This application does not meet the requirements for 1 bed units stated in the Ashtead Neighbourhood Development Plan (ANDP), Policy AS-H2.

The mix of 2 and 3 bed accommodation applied for includes a proposal for 8 off street parking spaces. This would need to be increased to meet the minimum standards set out in the MVDC Local Plan 2020-2039, Appendix 13. Should the mix of units also be amended the parking provision would also need to be increased, and also consideration should be given to the provision of accessible parking space(s).

Parking in Barnett Wood Lane is already challenging and adding more off-street parking through insufficient parking provision would only exacerbate the problem.

Yours faithfully



**ARA Planning Officer**