



15 January 2025

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

Dear Sir

Planning Application No: MO/2024/1957
Location: 78 Stag Leys, Ashtead KT21 2TL

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

We are aware of an ongoing difference of opinion with the neighbour at 77 Stag Leys as to whether the original decking at 78 Stag Leys was erected in accordance with planning application MO/2009/0950. Furthermore the Enforcement Officer was instructed last year under reference 2024/0110/ENF, but from the council website there is no indication of progress on this matter.

We have made a site visit at No. 77 to consider the decking and associate structure at No. 78. In doing so we appreciate the impact created through loss of privacy. Due to the slope at this part of Stag Leys, the garden level of No. 77 is terraced below of No. 78 which exacerbates the overbearing impact.

The occupiers at No. 77 have loss of privacy due not only to the line of sight from the deck into their sitting room, but also the inappropriate layout that has an adverse impact on the amenity of their garden. In endeavouring to lessen the affect the applicant has erected a temporary bamboo screen. The height of the screen appears to exceed planning regulation and in itself creates additional shade with it being located on the southern boundary.

We wish to object to the retrospective planning application since it is in contravention of policy **EN4 Character and Design** of the Mole Valley Local 2020- 2039 for the following reasons:-

- **Para Si** - The erection of the decking impacts upon the amenity of the occupier at No. 77 through overlooking, thereby causing loss of privacy
- **Para t** - The structure fails to take account of the suitability and compatibility and its adverse impact upon No. 77 through the layout and design
- **Para u** -The use of the garden at No. 77 is significantly affected due to the adverse impact from nearby use of the decking at No 78
- The current layout not only impacts upon the present occupiers at No. 77 but will similarly affect future occupants.

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

Yours faithfully

