

2020/791, 96 Westhall Road, Warlingham, Surrey, CR6 9HB

Dear Humphrey Mpezeni,

Warlingham Parish Council strongly objects to this application which would replace a single detached two storey building and double garage with a single building of significantly greater mass. This would result in overdevelopment and intensification of the site due to the scale, form, bulk and height of the development. The proposal therefore fails to reflect the prevailing character and setting of the area.

The proposed development would have two full storeys, with habitable accommodation in the roof space, giving the appearance of 3 storeys. With the level of the land on which the development would sit being high on the hillside and the greater overall bulk, the development would be dominant in the area and result in harm to the visual amenity of the residents of Coneybury Close who would view the mass of the north-west elevation of the building on the wooded hillside. The proposed development therefore generally fails to recognise the wooded landscape and would result in harm to the visual amenity of the site and the wooded hillside.

The level of the land and the layout, design and orientation of the development would result in a loss of privacy for the residents of Coneybury Close. The windows of habitable rooms at second floor in the north-west elevation of the development would be 7m from the shared boundary and only 15m from the rear of the adjacent properties in Coneybury Close, resulting in overlooking of adjoining gardens and the properties themselves.

The use of vehicles by 10 flats entering and leaving the site close to the boundary of the adjacent property at 2 Landscape Road would be unneighbourly and result in disturbance to the residents of that property.

Access to the property is via a long drive that joins Westhall Road at the corner of Landscape and Westhall Roads on a 90 degree bend. Warlingham Parish Council considers that the increase in the number of vehicles entering and leaving the site at this junction would present a highway safety hazard for both future residents of the development and other road users.

The application proposes 15 parking spaces for 10 two bedroom flats, with no visitor spaces allocated. This will inevitably lead to further overflow parking onto Landscape and Westhall Roads, which have severely limited capacity due to an adjacent flatted development, parking restrictions and week-day commuter parking, resulting in a further loss of amenity for existing residents.

We request that Tandridge District Council refuse this application.

Best regards

Simon Bold

Clerk, for and on behalf of Warlingham Parish Council