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Katrina Sullivan-Watkins
Planning Department
Mole Valley District Council
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7 September 2020

Dear Ms Sullivan-Watkins

MO/2020/1269 PLAH – Little Acre, Milton Street, Westcott

I refer to the application above and write in my capacity as the lead for planning matters for Westcott Village Association (WVA).

You may be aware that the WVA occasionally makes representations on behalf of the Westcott community, principally with regard to compliance of applications with the Westcott Neighbourhood Development Plan (WNDP).

On this occasion WVA is focussing its attention on potentially inappropriate development in the Milton Street Conservation Area. This Conservation Area has no less than ten listed buildings within it. There are a greater number of listed dwellings when one considers the sub-division of these listed buildings.

The WVA has now met to review this application and we have also considered the three letters of objection which you have so far received from residents, together with the supporting advice to one of them from subject matter experts.

The WVA does not have the resources to seek independent advice but we share the concerns raised by residents and the specialist advisers. We would therefore urge the Council to review its planning history for Little Acre and to consult with its Conservation Officer to review the valid concerns raised.

WVA is particularly concerned by the proposed scale, form and massing of this proposed extension. This follows a replacement stable permitted in 1989, the permission for the conversion of this stable to a dwelling in 2012, the 2017 “minor material changes” which then increased floor area via a roof infill and then the subsequent variance of conditions in 2018. We are also concerned by the apparent lack of consideration for the architectural vernacular of Milton Street Conservation Area and the close proximity of the proposed development to the Grade II listed property, Little Brook.

We urge you to refuse permission for this application.

Yours sincerely,

James Leaver

Planning Lead, Westcott Village Association