



WESTCOTT VILLAGE ASSOCIATION

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Planning Department  
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21 November 2023

Dear Sirs

**MO/2023/1689 PLAH – 1 Logmore Green Cottages, Logmore Lane, Westcott**

I refer to this application for the “erection of a side and rear extension to the existing house and associated works” 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 (W NDP).

I regret WVA failed to comment earlier this year on MO/2023/0917 for the erection of side and rear extension to existing house with glazed link to the adjacent outbuilding.

It is noted that this application was refused in September with the Officer's grounds for refusal as follows:-

1. The site is situated within the Metropolitan Green Belt and the proposal is inappropriate development harmful to the Green Belt in conflict with policy CS1 of the Mole Valley Core Strategy and Government advice contained in the National Planning Policy Framework'.
2. The proposed extension would result in a disproportionate addition over and above the size of the original dwelling, which would detract from the scale and character of this dwelling and the openness of the area in conflict with the advice in the National Planning Policy Framework and Mole Valley Local Plan policy RUD7. There are considered to be no very special circumstances that clearly outweigh the harm caused by reason of inappropriateness and any other harm.

With respect to MO/2023/1689 we note that there is no significant change to the scale and massing of the proposed extension other than the removal of a small glazed link and we therefore believe the same grounds for refusal should continue to apply.

This property was significantly extended in 2009 with a replacement double garage, studio and office. MO/2009/0140 refers.

Yours sincerely,



James Leaver

Planning Lead, Westcott Village Association