



WESTCOTT VILLAGE ASSOCIATION

Westcott Village Association

Westcott

Dorking

Surrey

contact@westcottvillage.com

Planning Department
Mole Valley District Council
Pippbrook
Dorking
RH4 1SJ

31 January 2025

Dear Sirs

MO/2025/2042/AC

The Vicarage, Guildford Road, Westcott, Dorking, Surrey, RH4 3QB

Discharge of details pursuant to conditions 4 and 6 of planning permission MO/2021/1744 for the conversion of existing vicarage to a pair of semi-detached dwellings, including demolition of side extension, conversion of outbuilding to a studio dwelling, construction of detached dwelling and construction of a new detached vicarage.

We write to share some observations on this application, having previously written on 13 December 2024 in relation to MO/2024/2040 in relation to Condition 5 (materials for construction and external surfaces) which was subsequently refused. This letter is attached.

There are 16 conditions for the applicant to discharge which are associated with the MO/2021/1744 permission and many of them are inter-related.

We have chosen not to comment on MO/2025/0023/AC which is to discharge Condition 8 only (highways) and which was registered on 7 January 2025

We think it is premature to consent MO/2025/2042 for Condition 4 (boundary treatment) and Condition 6 (Hard Surfacing) without a resubmission of materials for construction and external surfaces (Condition 5) at the same time. And given the requirement for sustainable surface water drainage we think Condition 11 should also be considered at the same time as well.

Our observations generally are that the Applicant's approach to the reserved matters for this planning application is too piecemeal which in turn makes it more difficult to follow and understand.

This is of significant importance given the proposed retention of the existing Vicarage on the site and location in Westcott Conservation Area.

We trust Mole Valley planning will take these observations into account when determining this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Leaver', written in a cursive style.

James Leaver
Planning Lead, Westcott Village Association

Enc WVA letter to MVDC dated 13 December 2024