

**Our reference:** COM562448245

**Application number:** 2023/2860

**Application address:** Land at 12 and Land West of 10 to 26 Claygate Lane Esher Surrey KT10 0AQ

**Name:** Mr Haig-Brown

**Address:** 53 Heathside, Esher, Surrey, KT10 9TD

**Comment type:** You object to the planning application

**Date of comment:** 16 Nov 2023

**Comment:** The area subject to this application is devoid of any significant built development and its current, undeveloped nature contributes to its character. The visual quality arising from the trees and vegetation and the considerable distances between the backs of the houses provides a distinct and important resource to the area, the surrounding residents and wildlife.

This proposal is a source of the undermentioned harms:

- The siting of the structures within the characteristic open gap between the properties, would eliminate a wildlife corridor, compromise the sense of space and openness between these dwellings and interrupt the established rhythm of development in the area.
- Although the architectural design of the structures may be acceptable per se, the siting and layout of the development proposed, in failing to provide sufficient amenity space for future occupiers of plots 6 & 7, fails also to promote or reinforce the distinctive characteristic of the area, which in this case is formed by a ring of large, detached houses within relatively long plots.
- The additional structures on the site would be reached via a private, shared drive, situated within an existing plot and accessed between two buildings. It is not a cul de sac and, the site's immediate surroundings, are not characterised by cul-de-sac layouts.
- The proposal does not amount to a subservient form of development in this back land location, thereby impacting negatively, respect for the prevailing pattern of development and the street scene.
- The orientation of plots 3, 4 and 5 fails to align with one or other of either Manor Road North, Claygate Lane or Cumberland Drive, with the result that the block does not sit comfortably in its surroundings.
- This incongruous development will be out-of-keeping and harm adversely the character and appearance of the area.

Whilst the site may benefit from a sustainable location, good design is a key aspect of sustainable development and on the basis of the harm to the character and appearance of the locality, the proposal would not amount to sustainable development as envisaged by the NPPF. It follows therefore that there is a conflict with the NPPF which requires high quality design that responds to the character of the area.

The poor design of this contrived proposal is a source of material harm to the area's distinctive characteristics, since it fails to promote or reinforce the pattern of development of the locality, and as a consequence, fails to preserve or enhance the prevailing character of the area, all contrary to the NPPF, Policy DM2 of the Elmbridge Local Plan Development Management Plan August 2015,

Policies CS8 and CS17 of the Elmbridge Core Strategy 2011 and the Design and Character Supplementary Planning Document Companion Guide: Thames Ditton, Long Ditton, Hinchley Wood & Weston Green, April 2012.