

Our reference: COM491504429

Application number: 2022/3796

Application address: 16 Oatlands Drive, Weybridge, KT13 9JL

Name: Mr Bamforth

Address: 21 Oatlands Chase, Weybridge, Surrey, KT13 9RH

Comment type: You object to the planning application

Date of comment: 27 Feb 2023

Comment: I object to the proposed new housing development at 16 - 18 Oatlands Drive.

The scale, character, density and minimal parking provision means the proposal to construct 33 flats, replacing 2 detached houses, should not be approved, as outlined below:

Inconsistent with Character of Area

The proposed over-development of the site is clearly inconsistent with the Elmbridge Borough Residential Design Guidance, specifically:

- To ensure that all development contributes to local distinctiveness and character.
- Respect and be sympathetic to the character of the area in which it is situated – despite redevelopment further along Oatlands Drive, this stretch retains its own distinct character, which would be destroyed by the imposition of these blocks of flats.
- Avoid unreasonable overlooking and loss of privacy or amenity – the loss of privacy to surrounding properties is unacceptable.
- Avoid dominating the plot, taking full account of its mass and height in relation to adjacent development and also the space to surrounding buildings and boundaries. The elevations of the proposed blocks of flats are significantly higher than both the buildings they replace and all the adjacent properties.
- Avoid a cramped form.
- Environmental impact, with removal of important trees, resulting in a failure to integrate with surrounding area. This is combined with increased pollution due to removal of existing green spaces and increased congestion on Oatlands Drive.

I therefore believe the proposal conflicts with numerous policies within the local Development Management Plan.

Lack of on-site amenities / greenspace

The proposal makes no allowance for any greenspace for the residents and has no on-site provision for children & teenagers as per the Elmbridge Core Strategy. The development has removed virtually all grassed area to maximise flats within the plot, unlike other flat developments in the area.

Increased Congestion

The location of the development, close to the already heavily congested Oatlands Drive / A244 junction will significantly increase the problems already experienced at this junction during the day and especially during the morning and afternoon rush hours.

Lack of Adequate Parking Provision

While the proposal provides the minimum amount of parking space as required by the Development Management Plan, that is what it is – the minimum. This is impractically low given current levels of car ownership and use in the area. This proposal will clearly result in permanent on-street parking by residents and visitors in nearby streets, to the detriment of other residents.

No Provision for Affordable Housing

The proposal makes no provision for affordable housing – this is clearly against Elmbridge planning requirements given the number of dwellings proposed.