

**Our reference:** COM567984857

**Application number:** 2023/2860

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

**Name:** Mr Nason

**Address:** 30 Severn Drive, Esher, Surrey, KT10 0AN

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

**Date of comment:** 08 Dec 2023

**Comment:** Apart from the development having no design merit there are several areas where it does not meet the Elmbridge Design Guidance so I doubt that the submitter has read or cares about meeting standards.

- 1) The guidance says that any development should not add to surface water run off and I don't see adequate plans for dealing with the increase hard standing being put down. Simply saying it will be addressed is insufficient at the planning stage.
- 2) A three bedroom house should have at least 60 Sq Metres of outdoor amenity space.
- 3) Plot 1 is proposing windows at less than 22 metres from the adjacent property.
- 4) The bulk and massing of properties is out of character with the area.
- 5) The access to the property requires the removal of a kerb side cherry tree which is part of the character of the road. The gap will change the look of the road.
- 6) Sneaking in a third level in the sharply angled loft space does not match the Character of the area. The roof should follow the normal designs in the area.

In addition the choice of access (12 Claygate Lane) could not be worse. It spills traffic out to a school road where you want passing motorists to be looking at the opposite pathway for school children.