

**Our reference:** COM570927661

**Application number:** 2023/2889

**Application address:** Land Off Anyards Road and Copse Road Cobham Surrey KT11 2LH

**Name:** Mrs A Bennett

**Address:** 118 Portsmouth Road, Cobham, Surrey, KT11 1HX

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

**Date of comment:** 20 Dec 2023

**Comment:** I would like to put forward the reason as to why I object to the planning application of 26 properties.

The building.

I am greatly concerned over the impact that this development will have on my property. My main concern will be the loss of light and overshadowing that will be caused by the proposed development. Plot 9-12 with the boundary 2.8m from our south facing garden will have huge impact on our right to light. There will be a considerable impact on the light entering my garden due to the layout, size, height, and proximity of the proposed development which will also result in being overlooked by the two side windows. I feel this is a complete loss of privacy and limits our right to light. In the winter seasons when the sun is at a lower level our access ability of light will be compromised considerably.

Natural and Historic environment.

I have noticed that mature trees have already been felled, which I find has an impact on the environment. The application has not been accepted and yet the trees have already been cut down.

Impact of the development.

Having lived and worked in Cobham over the past 20 years I have noticed how busy and built-up Cobham has become. It is already impossible to get parking. I can understand the need for housing; however, I feel in this situation the location of the proposed site will have a detrimental effect on the local environment for the following reasons.

The development will have its own parking, for up to 40 spaces. My concern is when people visit, they will be parking on the surrounding roads causing more congestion and lack of parking for our residents. The access to the cars coming out of the proposed application I feel will cause a highway safety issue. Cars coming off the Portsmouth Road and entering Anyards road sometimes at speed. There is a very sharp corner when you enter Anyards road and when leaving the proposed development, I am concerned for the safety of the public and car drivers as you cannot always see the cars.

Local amenities.

The local doctors and dentist, it is very hard already to get appointments, with an increase of an additional 26 properties will put even more pressure on the local amenities.

There will be an increase in noise, and car pollution from the additional cars parked to the back of our property and side roads. The increase in traffic generation will have a huge impact on the local community. We have local schools with children walking past the site, again my concern is the volume of additional cars coming and going from the site and entering Anyards and Copse Road. As I said before I totally understand the need for housing but feel strongly that the outlined site will have a negative impact on our property and the local community.