

Our reference: COM572448405

Application number: 2023/2889

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

Name: Mr Scianna

Address: 130 Portsmouth Road, Cobham, Surrey, KT11 1HX

Comment type: You object to the planning application

Date of comment: 28 Dec 2023

Comment: Christmas is the busiest time of year & many people are away, this does not give people ample time to raise their concerns. Trying to contact the council on the number provided in the letter is not possible as your offices are closed over Christmas and until the 2nd of January. The submission date for comments stated on the letter is the 1st of January and anyone without a computer cannot call for assistance or guidance!

I am strongly opposed to the planning application, I have detailed why below:

Loss of light /Overshadowing

To present a picture of the impact, on 22 December (shortest day), the plots will cast a 35m shadow even when the sun is at HIGHEST (midday). This means some gardens will receive no natural light through the darkest months at any time

On 20 June (longest day) the plots will cast a shadow of 5m when the sun is at its highest (1pm) meaning (due to boundary proximity) the end of some gardens will receive NO natural light ALL YEAR ROUND

Overlooking / Loss of Privacy

Plots 7 & 8 are 3-storey buildings which will overlook gardens. With side, rear & front second & third storey windows overlooking gardens of Portsmouth Road residents including mine.

Plots 9-12 are 2-storey buildings which will overlook gardens. With side & rear second storey side windows overlooking gardens of residents including mine.

Adequacy of Parking/ Loading/Turning

Access to the development will be from Anyards Road. This is a traffic heavy junction & blind (from the East). The road is not appropriate for Heavy load traffic. A significant amount of material will need to be delivered, whilst a considerable amount of disposal will be required.

Parking is at a premium & difficult to find at the best of times, the development has already removed 44 garages from use by local residents & this additional traffic has spilled onto local streets. This will be further exacerbated by the new development.

The Parking Standards are not adequate. Cobham has excellent road links & is very poorly

serviced by public transport (Road & rail). Therefore home owners will have multiple cars. Single bedroom flats will likely be purchased by couples (each with/ needing a car).

Highway Safety /Traffic

Copse Road has become a traffic blackspot. Queues onto Portsmouth Road regularly backup round Copse Road & even into Anyards road. Small roads with a lack of parking and vehicles parked on both sides often only leave space for 1 way traffic (at a time) further exacerbating this issue.

Additional stationary traffic forcing residents to close windows due to combustion fumes/ pollution. This is already an issue and will get worse.

Noise, Smell & Disturbance

The proposal to replace 1 Bungalow and set of garages with 26 homes will create a huge amount of noise and disturbance. The smell caused by the construction will be unbearable, at a time when the Government advises us to keep houses well ventilated due to Covid, this will not be possible with this huge project.

Many people now working from home (including myself) will be subjected to noise and air pollution.

Hazardous Material /Air Pollution

Replacing a Bungalow and garages with 26 homes is a huge construction project surrounded tightly by 60 houses and gardens where people congregate, & children play. The nature of the tightly surrounded site means there will be minimal movement of air and dispersion of pollutants. There is no way to protect people from pollution in gardens from such a huge project.

Flooding/Drainage

The plans state the site is not on a high flood risk area. However, the existing bungalow has always been on a high-risk area. The surrounding houses are on a medium flood risk and there is also an underground stream running along the boundary. Since the removal of many mature trees from the site this has increased flooding in gardens.

The current site is 1970m² of landscape /grassland which has the ability to soak up water. To replace this with 12 small gardens totalling 650m² will impact flooding.

Design & Materials, Layout & density

All the surrounding properties have large gardens. The average garden is 100m squared and larger. Only 12 of the 26 properties have gardens which are tiny at 50-55 metre square. This does not match the density of the surrounding dwellings

Shanly Homes have a very poor reputation. I refer you to the following independent reviews from homeowners

[Trustpilot.com](https://www.trustpilot.com) & [Reviewcentre.com](https://www.reviewcentre.com)

the developers poor reputation has also been in the local and national press

We are a proud village with an excellent stock of historic and well-built properties. The developers reputation must be taken into account. Independent reviews from existing Shanly Homes owners highlights very poor build quality and many issues with the developer, this would not be in keeping with the surrounding robust housing stock.