

Our reference: COM572533303

Application number: 2023/2889

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

Name: Mr Tuffin

Address: 124 Portsmouth Road, Cobham, Surrey, KT11 1HX

Comment type: You object to the planning application

Date of comment: 28 Dec 2023

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

1. There will be significant loss of light and overshadowing in my back garden for a significant part of the year. My garden and the rear of my property (2 out of the 3 of the bedrooms) will receive no natural light in the winter and the immediate back garden adjacent to the boundary will receive no natural light all year round.

2. There will be significant loss of privacy with properties overlooking my back garden and the rear of my property, again 2 out of the 3 of the bedrooms will be overlooked by the proposed new properties.

3. Inadequate parking availability on Anyards road which accommodates parking from houses on Portsmouth Road. The Parking Standards are not adequate, home owners will have multiple cars with not enough parking spaces for multiple car owner homes.

4. Access to the development will be close to the junction of Anyards Road/Portsmouth Road and as this is a traffic heavy junction & blind (from the East on Portsmouth road) the access 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.

5. 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 to adjacent properties.

6. 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. Many people now working from home will be subjected to noise and air pollution. There is no way to protect people from pollution in their gardens from such a huge project in such an existing tightly constructed community.

7. 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.

8. Shanly Homes have a very poor reputation. I refer you view the trustpilot reviews from shanly

homeowners ([www.uk.trustpilot.com / review/www.shanlyhomes.com](http://www.uk.trustpilot.com/review/www.shanlyhomes.com)) and reviewcentre (www.reviewcentre.com)

the developers poor reputation has also been in the press and this poor 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.