

Our reference: COM572920490

Application number: 2023/2889

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

Name: Ms Pope

Address: 148 Anyards Road, Cobham, Surrey, KT11 2LH

Comment type: You object to the planning application

Date of comment: 30 Dec 2023

Comment: There were 80 objections to the previous application for this site (2021/3243) which was withdrawn in 2022.

The 2021 proposal was for seven two-storey buildings housing one commercial unit and 25 residential units with associated parking.

This current proposal is for 26 residential dwellings – even more than the last one – plus parking for 40 vehicles.

There are currently two residential properties on the site, including the empty number 160 Anyards Road, and one retail outlet, Sheargolds.

My objections are as before but I repeat them here: There are 60 homes surrounding the Glenelm bungalow and garages. Construction of 26 new dwellings will increase the number of properties in the same area by approximately 42%. That volume of traffic, noise, strain on the infrastructure etc. is more than the area can absorb.

Shanly Homes proposes replacing single storey buildings – flat roofed garages and a single storey bungalow – with two storey buildings. I cannot find the proposed heights of the buildings but plots 1 and 2 have a ground, first and second floor. This development will negatively impact views, depriving us of light, sunshine and privacy.

Parking

The parking situation has got progressively worse since the council began charging for car parks in Cobham resulting in workers parking here during the day to save money. Now that the garages have been decommissioned, more vehicles have been forced to park on neighbouring roads. Additional road markings have further reduced the amount of space available. This will inevitably lead to additional vehicles trying to park in roads already saturated with parked cars.

Road access

While I cannot find the specifics about access among the many documents provided, the only access points are from/onto Copse Road and the one-way section of Anyards Road, both of which are already congested. Firstly, these access points are not appropriate for heavy lorries delivering building materials and secondly, the increase in local traffic from the development is a recipe for gridlock.

The current level of traffic means that the exit from Copse Road onto Portsmouth Road is

effectively one way during busy times. Traffic attempting to turn into Copse Road is held up for long periods.

These proposals have been conceived by people who clearly have no idea what it's like to live on, attempt to park on and navigate the surrounding roads on a daily basis. The one way section of Anyards Road is a rat run for people cutting down to the High Street and Copse Road is frequently jammed because the Anyards Road one way system forces Portsmouth Road traffic to exit that way.

Effect on the character of the area

Anyards Road is predominantly Victorian character homes. The current proposals are not in keeping with the area's character and will be detrimental to its charm and personality.

To conclude, this proposed development is much too large for the area and needs to be revised and scaled right down. The proposals need to do much more to address the road access/parking situation and to protect current residents' privacy and light.