

Our reference: COM572988278

Application number: 2023/2889

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

Name: Mr Irwin

Address: 132 Portsmouth Road, Cobham, Surrey, KT11 1HX

Comment type: You object to the planning application

Date of comment: 30 Dec 2023

Comment: I am strongly opposed to the planning application because:

Loss of light/ overshadowing

My Garden and vegetable patch will suffer greatly through out the year from reduced light/ overshadowing.

Overlooking / loss of privacy

We will lose privacy as some of the fronts , sides and backs of proposed blocks overlook our garden.

Hazardous Material / air pollution

I suffer with CUPD and my wife is severely asthmatic, the development will create long exposure to air pollution. It is a massive proposal in an enclave of 60 houses, this will close in and contain the pollution.

The developer has continued to remove trees from the property and the council has taken no action.

The roads around the development, Anyards and Copse suffer traffic and build up and long queues. the development will make this situation MUCH worse. Queues to get on the main road will be horrendous.

Parking

There is not enough parking. All the houses from 1 bed flats purchased by couples to 3 bed houses will require a minimum of 2 spaces per household. Cobhams parking standards are not appropriate for thjs development! The streets are always saturated with cars, there is no space in the side roads for parking.

Design, Appearance and Materials, Layout and density

The Design of the development does not match the surrounding designs of dwellings on Portsmouth Road, Anyards Road and Copse Road.

Firstly, all the surrounding properties have large gardens. The average garden is 100 metre squared and larger. Only 12 of the 26 properties have gardens which are tiny at 50-55 metre squared. This does not match the density of the surrounding dwellings; this is simply an attempt to flood the space with as many houses as possible to increase revenue and does not take into account the design and character of the surrounding dwellings.

Secondly, all the surrounding dwellings are 2- or 3-bedroom houses, not flats.

Thirdly, Shanly Homes have a very poor reputation for build quality. Independent existing home owner reviews online complain of poor build quality. Shanly homes were fined £10K in Redhill for wilfully damaging trees. The daily mail has also featured articles complaining about the developers

homes.

Local Policies - Referencing Elmbridge Local Plan – Elmbridge 2037

The development is not in keeping with principle 1. It will increase flood risk greatly which will not improve the boroughs resilience to climate change. It will increase traffic, pollution and emissions. The development is not in keeping with principle 2. It does not preserve or enhance out recognised heritage assets. The garden size and space proposed is a fraction of that of the traditional Victorian stock of houses surrounding the site. A key character of the local area are the large gardens and open spaces we enjoy.

Comment: The development is not in keeping with principal 5. The road infrastructure simply does not support a development of this size. Cobham Health centre is IMPOSSIBLE to get an appointment at already, the existing infrastructure cannot support a major development like this.