

**Our reference:** COM573137215

**Application number:** 2023/2889

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

**Name:** Mr Killeen

**Address:** 25 Copse Road, Cobham, Surrey, KT11 2TN

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

**Date of comment:** 31 Dec 2023

**Comment:** I am writing to object to Planning Application 2023/2889.

I reside at 25 Copse Road; the road behind the proposed development site.

I wish to object to the aforementioned application on the following grounds:

1) Overlooking

The proposal would lead to my previously private garden being overlooked. The site is being proposed to change from a single bungalow dwelling, which does not overlook any surrounding properties, to houses with three levels of accommodation. The top two levels of the proposed houses will overlook our property, and will give us no privacy. The block closest to us will directly overlook our rear garden and into the back of our house, including the bathroom, a bedroom and our main living area.

2) Overshadowing

The dwelling situated on the proposed development site (a single bungalow) does not currently overshadow our property, or any of the surrounding properties. Calculations using SunCalc software demonstrates that with the height of the proposed blocks, our outdoor space and kitchen dining area will lose a full 2.5 hours of sunlight on the longest day of the year. Also of concern is the fact that Blocks C and D will add to this obstruction in spring and autumn.

3) Parking

Parking in the vicinity is already very problematic, with residents of Portsmouth Road and Anyards Road often being forced to park on Copse Road and Leigh Road. This is already leading to neighbourhood disputes and causes tension. If allowed to progress with the current plans, the development would reduce the parking capacity in the area by 19 spaces. Our concern is that other spaces in Anyards Road may also need to be removed to allow for access to the proposed development.

In conclusion, we strongly object to the current proposed development.

Yours sincerely,

Mr and Mrs Killeen