

**Our reference:** COM573301902

**Application number:** 2023/2889

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

**Name:** Mr Barber

**Address:** 27 Copse Road, Cobham, Surrey, KT11 2TN

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

**Date of comment:** 01 Jan 2024

**Comment:** Comment: We object to the proposal on the basis that we believe it falls well short of the standards embodied in the Elmbridge Development Management Plan (EDMP), Supporting Design & Character SPD and other related Elmbridge documented policies, as follows:

1. Overdevelopment

The existing proposal is to provide 57.8 dwellings per hectare (dph). This considerably higher (by nearly 45%) than Elmbridge's target of 40 dph, as specified in the EDMP and supporting Design & Character SPD. As proposed, the scheme does not 'protect the unique character of the borough or enhance the high quality of the built, historic and natural environment', which (as paragraph 2.2 of the EDMP states), is one of the key objectives of the borough's Core Strategy.

It should be noted that the density of existing properties surrounding the site (excluding the development site itself) is approximately 41 dph, based on 65 residential properties spread over an area of approximately 1.6 hectares.

Additionally, we do not believe that the proposed development 'preserves or enhances the character of the area', as item b of DM2 - in particular, in terms of scale; height; levels and topography; prevailing pattern of built development; and separation distances to plot boundaries. These are all issues that are further expanded on below and have been raised by other residents in their objections to date.

Reducing the number of dwellings to meet Elmbridge's target of 40dph could easily mitigate most of these objections, in that by reducing the number of dwellings from 26 to 18 (40 dph), building heights could be reduced to one or two levels of accommodation (eg: single storey with or without roof space accommodation), less parking space is required, etc.

2. Overshadowing:

With the height of buildings on Plots 1 to 8 at 9.5 metres; our property will be overshadowed by the buildings on plots 1&2. Currently, there is only a bungalow on the Glenelm site, which does not overshadow any of the surrounding properties.

Our calculations (using 'SunCalc' software) show that our property will be overshadowed by the buildings on plots 1&2 from March to October, culminating in loss of a full 2.5 hours on the longest day of the year (21/22 June) to our outdoor areas, kitchen/dining area and master bedroom.

3. Loss of Privacy:

The proposed development is changing from a site occupied by a single bungalow which does not overlook any of the surrounding properties, to three levels of accommodation, the top two levels of which will give us no privacy at all.

Block 1, as planned, will directly overlook our kitchen/dining area and outdoor area at the rear of our property and will face directly into our master bedroom at first floor level.

#### 4. Ridge Heights of the New Buildings:

The vast majority of existing properties surrounding the development are two storeys and under 6.5 metres in height and only six of these have roof space accommodation. In contrast, all of the proposed buildings on Plots 1 to 8 of the proposed development comprise three levels of accommodation, height 9.5 metres.

This is out of keeping with the local environment and will alter the character of the area. We suggest this does not meet the objectives of the Elmbridge Development Plan or the companion design guides.

#### 5. Parking:

We note that the developer's application form, section on 'Vehicle Parking' refers to 41 no. proposed parking spaces. However, layout plans (eg: Site Layout Plan 1409/Pln/101A) show only 32 no. spaces. This is 8.5% short of the 38 spaces recommended by Table 1 of the Elmbridge 'Parking Planning Supplementary Document'.

Parking in Anyards/Portsmouth/Copse and Leigh Roads is already 'stretched to the limit' and this has resulted in at least two 'Parking Rage' incidents (where the police were called in) over the past two years.

#### 6. Transport:

Copse Road and surrounding roads are severely congested at various times of the day and night, particularly when there are problems on the M25/A3. The increased density of traffic due to overdevelopment (Item 1 above) will only make this worse.

#### 7. Garden Size and Space

The existing site comprises 1970 square metres of landscaped/grassed areas. The proposed development will reduce this to 12 small gardens, total approximately 600 -650 square metres square metres of green (not including patios, etc). The proposals do not provide adequate garden sizes and in the case of some of the flats, does not provide any outside space at all.

A key character of the local area is the large gardens and outside space that we all enjoy, which is ignored by the proposals and is therefore out of keeping with the area.

#### 8. Construction Standards

Additionally, we are concerned with various reviews of the developer, not in keeping with the standards we would expect of such a development in Cobham.