

Our reference: COM573328247

Application number: 2023/2889

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

Name: Miss Spicer

Address: 9 Copse Road, Cobham, Surrey, KT11 2TN

Comment type: You object to the planning application

Date of comment: 01 Jan 2024

Comment: Re: 2023/2889 Planning Application

I am writing to strongly object to the proposed development 'Land Off Anyards Road and Copse Road Cobham Surrey KT11 2LH' by Shanley Homes on the following grounds:

Loss of light and overshadowing

The orientation, height and proximity of the development will have a significant impact on properties on Copse Road. 3 storey properties proposed only 11m from our boundary will cause significant loss of light and overshadowing to our property. We understand that we will lose around 2-3 hours of afternoon/evening sun alone all year round.

Overlooking/Loss of privacy

The proposed plans indicate all rear windows of 3 storey property Plot 6 (and to some extent 5,7,8) will face directly into our garden and rear rooms resulting in us being completely overlooked with total loss of privacy. I note with some irony the tree protection plan given that in July 2021 a significant number of trees were felled with no warning. Our property has had no screening or privacy since that time. One of the trees felled was a very large and old cherry tree and pictures overleaf show the impact in terms of loss of privacy as well as indicating the extent to which we will be overlooked should the proposed development go ahead. First picture on the right shows the current state following tree felling with no screening and the bungalow now clearly visible which it has not been for the previous 20 years. The other two pictures depict the impact from our upstairs window. The proposed landscaping seems completely inadequate and does not address our current significant loss of privacy.

Building Layout, Height and Density

The proposed 9-9.5M height of buildings are much higher than the existing 1 story building and surrounding properties. The development of 26 properties of housing in the middle of traditional Victorian dwellings is out of keeping with the surrounding properties and formidable in appearance.

Adequacy of parking/loading/turning

There appears to be insufficient parking for 26 dwellings as 41 spaces in total including visitor spaces are proposed. Elmbridge Parking SPD notes that 46% of households own more than 2 vehicles and allocating 1 space per bedroom will clearly not be sufficient (especially given lack of public transport options) resulting in an overspill into surrounding roads. On street parking is already a significant problem in Copse Road, Anyards Road and Leigh Road. The removal of 44 garages for the development has exacerbated this and the proposed development will aggravate the existing problem to an intolerable level.

Highway safety and traffic generation

Copse Road and surrounding area is under a significant amount of stress from congestion which has grown much worse in recent years. Stationary traffic routinely backs up from the Copse Road and Portsmouth Road Junction all the way back to Anyards Road. It is particularly severe during rush hour, school pick up, and any time there are problems on surrounding highways, (made worse by current works at M25/A3 junction/ongoing works for water company) when Copse Road is used even more frequently as a cut through. The congestion is exacerbated by the one way nature of Anyards Road and the fact that Copse Road is still 2- way. The addition of another 26 dwellings with associated vehicles will exacerbate traffic congestion to an intolerable level and produce even more pollution/fumes.

Noise, smells and disturbance

We are concerned about the noise, smell and disturbance during the construction period, especially as many people (including myself) now work from home. We are concerned about the impact on both the physical and mental wellbeing of local residents.

Hazardous material and air pollution

We are very concerned about the impact of the likely air pollution and hazardous materials that will result from the proposed development of 26 dwellings in such a small area which is completely surrounded by existing dwellings.

Flooding

Plans state the site is not on a high flood risk area. However the existing bungalow has always been on a high risk area and surrounding houses are on a medium flood risk. There is also an underground stream running along the boundary wall of the bungalow. Since the removal of many mature trees in 2021 from the site this caused flooding both in my garden and others, the severity of which has not been seen in the past 20 years. Pictures attached illustrate the extent of flooding. We are concerned that given the proposed extent of concrete and buildings and lack of landscaping the risk of further flooding and plans to mitigate has not been sufficiently considered.

Landscaping or loss of trees

A significant number of trees were felled in July 2021 with no consideration of the impact. Plans indicate remaining landscaping will be replaced with concrete and dwellings and what would appear to be a total lack of adequate gardens and open space and landscaping which is out of keeping with surrounding area.