

Our reference: COM574270329

Application number: 2023/2889

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

Name: Mrs hewett

Address: 156 Anyards Road, Cobham, Surrey, KT11 2LH

Comment type: You object to the planning application

Date of comment: 04 Jan 2024

Comment: 1/ loss of light / overshadowing .

The building that you have proposed adjoins my property it is a monstrosity . According to research from suncalc.org / I will be severely impacted by loss of light from plots 9-12 and plots 13-17. The sun rises in the east , and severe shadows will be cast over my garden removing hours of much needed sunshine . My immediate neighbours and myself have invested heavily improving our properties and in particular my garden . I am a widower , and spend a huge amount of time in my garden . I have large tropical plants that only survive in the sunlight , NOT shadow . This awful structure will have a detrimental effect on my life and we should be able to enjoy our property . It is horrifying to note that at 6am , 60 metres of shadow , 7am , 30 metre shadow , 8am 18 metre and 13 metres 13 metres . I will be in darkness !. Plot 9-12 with the boundary 2.8m will have a major impact on our RIGHT TO LIGHT . I feel this is a complete loss of privacy , in the winter months when the sun is at a lower level our access ability of light will be compromised considerably. This is disgraceful , in the original planning this area was designated for parking , as it is already a carpark please do not change it . The development proposal is far too high in density for the area of Victorian cottages which have generous sized gardens , there is insufficient landscaping and gardens for groundwater drainage.

2/ Overlooking / Loss of Privacy.

All surrounding residents will be severely impacted by overlooking and definite compromise to privacy.

Blocks 13-17 and Plot 8 are 2 storey buildings which will overlook gardens , with front , side and rear second storey windows overlooking Anyards Road.

3/ Adequacy of Parking/ Turning/ Loading

Anyards and Copse are already over trafficked junctions , the proposed entrance at Anyards so close to the Portsmouth road cut through is an accident waiting to happen . Elmbridge council is aware that 46% of households have 2 vehicles , the development simply does not have enough parking and the saturated roads cannot accommodate the current load , let alone more .

The council must initiate residents parking in this area as a matter of priority.

This development is close to Cobham Free School and construction traffic will heighten to children especially on Anyards/Copse.

The area of Copse and Anyards has become a traffic blackspot , small roads with a lack of parking and the endless repairs to gas and water mains have led to huge delays onto the portsmouth Road . Again this highlights the need for residents parking generally .
26 new houses will add hugely to this problem

4/ Elmbridge allowed the previous owners to fell the beautiful trees that provided such a beautiful back drop . Replacing the landscape with 26 homes makes a mockery of Elmbridge Core Strategy .

The current site is 1970 m² of landscape/ grassland. The developments intention is to replace this with 12 small gardens @ 650 m² !

3/ Noise Smell & disturbance

It goes without saying that in this confined area and poor road access , noise and pollution and disturbance will be intolerable . The nature of the tightly surrounded site means there will be minimal air movement and dispersion of pollutants . There is no way we can be protected from such pollution.

4/ Design

The design does not match the surrounding designs of the surrounding dwellings . ie low rise Victorian .

5 / Final comments

The development is likely to increase flood risk greatly and not improve the boroughs resilience to climate change . It will increase traffic, pollution and emissions.

The development does NOT preserve or enhance our recognised heritage assets . The key character of the local area are the large gardens and open spaces we enjoy , these plans in no way embrace this.

The road infrastructure does not support a development of this size. Traffic is already a serious problem , this is such an important factor that has to be considered.

SIAN HEWETT