

Our reference: COM574764502

Application number: 2023/2889

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

Name: Mrs CHILD

Address: 23 Copse Road, Cobham, Surrey, KT11 2TN

Comment type: You object to the planning application

Date of comment: 05 Jan 2024

Comment: My partner and I live at No.23 Copse Road. I bought the house in 2014 in part because of the privacy the garden and rear of the house enjoyed. The thick tall trees and foliage at the end of the garden harboured a lot of wildlife and prevented any overlooking from houses on Anyards Road and Portsmouth Road. We object to the application on the following grounds: overlooking - loss of privacy and visual amenity; loss of light and amenity; negative impact on parking; loss of trees and impact on wildlife; traffic generation; and effect on value of our reversion.

For us there is a clear significant and material loss of privacy. We could not see or be seen by the garages and bungalow on site until the site was cleared in readiness for the application. Since then people parking near the garages have congregated and been able to stare straight into our property, along with the caravan that was on site for a good period of time. Not to mention the noise caused when the site has been cleared late in the evenings and at weekends. Any development would have an impact. Do Plots 1-3, for example, meet the prescribed separation distance, which we would expect to be normally circa 20m for windows of habitable rooms in direct alignment? We note in their covering letter the proximity was a concern that had to be addressed but question whether enough has been done.

The proposed height and proximity of Plots 1-3 means there will be a considerable loss of light whether you consider the light enjoyed before or since virtually all the trees on the designated site were decimated and culled without warning. The shade created by the development will have a huge impact on our property, impeding the warmth and sunlight to the garden and rear extension, meaning we will lose around 2-3 hours of evening sun all year round.

There are numerous proposed apertures on the façade of Plots 1-3 at all levels facing directly into our property. Our main living space, bathroom and daughter's bedroom will be directly looked into by the entire terrace (first floor windows at least, if not from people opening & reaching out of any roof lights shown), and the garden completely overlooked too leaving no privacy at all. Mindful of DM2.1(e) and DM10(d)(ii) we ask that the proposed windows are removed, limited in number or relocated to other sides (or even just not permitted on this side). Even obscure glass glazing would arguably not provide a sufficient level of privacy to our property.

It is not clear what screening "enhancements" or boundary features ("buffer planting") are proposed to limit the overlooking from the garden backing onto our garden and we ask that this be taken into consideration too and be as high as possible.

Contrary to the Council's own policy (DM7 and DM9(a)(v)), the development will have a considerate impact in terms of vehicle and traffic nuisance. Parking is at a premium (not just because of the numerous various businesses on Anyards Road and Portsmouth Road). Mindful of DM7.8, the development still does not provide for sufficient parking which is likely to mean new residents and/or visitors resort to off-street parking in the surrounding streets, thereby exacerbating the existing problem (as shown by the recent water works) and further slowing traffic around the block which needs to navigate through the cars parked on either side of the streets. The increase

in vehicles and traffic caused by the new development would have a further material and detrimental effect on Anyards and Copse Road. Those roads, already used as short cut from the town centre to Portsmouth Road to avoid the congested route and roundabouts near Painshill, are often clogged at peak times and traffic dangerously speeds along Copse Road at all other times. Aside from the added noise, congestion and pollution caused, we fear for the safety of our children, others along the street and the nursery on Anyards Road especially. This also applies to Cobham Free School pupils and parents on Portsmouth Road, close to one key site entrance, and the tailbacks from ACS International School.

The drastic and severe loss of trees & habitats at the site & still distinct lack of sufficient replacements at the development is completely at odds with policy DM6.

Naturally we believe that Cobham has other areas more suitable for development. Other areas would allow for greater parking provisions & adequate garden and open spaces in line with Elmbridge's policies, which are not possible or provided for with this application which is still dense for the area in question. We hope that local interests are given priority to or at least greater weight & consideration than national policies that do not neatly fit this area.

Despite the exhibition & consultation at Church Gate House Centre it does not feel that the existing residents' concerns have been dealt with adequately. The ongoing delays with the site & application just exacerbate uncertainty & concerns about the development.