

From: vijji korlipara [REDACTED]
Sent: 29 March 2024 21:59
To: Clare Adamson; Town Planning; Peter Brooks
Subject: Objection to Planning Application 2024/0189

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RE: Objection to Planning Application 2024/0189

I am writing to formally lodge my **objection** to the above planning application referenced above for the proposed demolition and new build of the current Heath building development in Oxshott High Street. I acknowledge the need for renovation and upgrades to the existing structure, but I believe it is crucial to maintaining the current size, character, and charm of our village.

This application is an **amendment of previous application 2023/1026** to which I strongly objected with several concerns. This application was **rejected** as per your recommendation as well as the committee as the proposal failed to meet several planning policies. This amended application is very similar to the previous and the developer has not addressed the previous concerns.

Firstly, I object to the **misrepresentation of data** in the proposed development as well as the plans. I notice a major technical inaccuracy where the submitted plans show that the tree baseline is above the ground level of the High Street. This has been brought to my attention by the community as well and this is technically inaccurate. The trees are 5m below and these plans are misleading.

In addition the initial idea of renovating the High Street has now evolved into an extensive demolition and rebuild, resulting in a multi-storey building. The applicant is claiming that they will reduce the encroachment and replace with pillars with terrace on top which still impacts the community space as that space under the pillars will not be usable by the public. After all, who want to stand or socialise under pillars. It is still encroachment and this is unacceptable and not materially different or impactful. I strongly believe that such **loss of community space** is misrepresentation and should be addressed, as it could have a detrimental impact on the High Street's and surrounding buildings' character.

Secondly, the **size, scale, massing, and bulk of the proposed development is excessive and imposing**. The applicant claims that this amended application is reduced in size and height but this is surface level, in fact there is minimal **reduction in the overall height, no reduction in floor space**. In fact the **difference in the height is minuscule (<2m)** and this is achieved by changing the roof shape from pointed to slightly flatter. This is not a material change and the building will still be **too big and bulky**.

I would like to add that a demolition and construction of a building of this magnitude would disrupt the community and potentially have adverse effects on the overall area. It is important to consider the potential disruption and negative consequences of such a large-scale project on the existing infrastructure and residents' well-being.

Furthermore, the proposed development **fails to align with the architectural style of the High Street and Oxshott**. It lacks the visual coherence and character that are unique to our village. Preserving the distinct identity of Oxshott is paramount, and any new construction should blend harmoniously with the existing structures. I urge the planning authority to consider the importance of maintaining the architectural heritage and character of our community.

Another crucial concern relates to the **trees in close proximity to the proposed development**. Some of these trees have Tree Preservation Orders (TPOs) in place, indicating their significance and the need for their protection. The extensive and healthy roots of these trees, where the Root Protection Area (RPA) should be safeguarded. Excavation work, especially if it extends deeper than the current level, may negatively impact the health and stability of these trees. I feel the planning authority needs to conduct a comprehensive assessment by an independent arboriculturist to evaluate the potential impact on the TPO protected trees. It is essential to implement appropriate measures to preserve these trees in accordance with the regulations set forth by the TPO.

Additionally, the proposed building's windows, doors, and terraces are positioned in a manner that directly overlooks our property, including our garden, outdoor seating areas, conservatory, windows, and bedrooms. This **invasion of privacy** greatly concerns me and would significantly impact our quality of life and enjoyment of our property. I strongly object to this intrusion and respectfully request that the design be modified to address these privacy concerns adequately.

Moreover, the proposed development would result in a **substantial reduction of natural light into our property at Midgarth**, which our property has enjoyed for over 20 years. This reduction in sunlight would have negative consequences for our well-being and the liveability of the residents. I urge the planning authority to thoroughly **evaluate the impact of the development on sunlight access to neighbouring** properties and ensure that appropriate measures are taken to mitigate any adverse effects.

Lastly, I am concerned about the safety and security **risks posed by the proposed demolition's close proximity to our property. If the trees are uprooted or damaged during the construction process, there is a potential for tree felling and other hazards.** It is crucial to address these concerns and implement appropriate safety measures throughout the construction phase to safeguard neighbouring properties and the community at large.

While I support the concept of renovating and improving the current Heath building, it is **imperative to address the aforementioned concerns.** I kindly request the planning authority to reconsider this amended planning application as it does not address the major concerns that was previously objected. The amended proposal **does not make any "material amendments"** to effectively address these issues.

Striking a **balance between progress and the preservation of the existing community's well-being and environment** is of utmost importance.

In conclusion, I **strongly object on the same grounds as before** . I trust that the planning authority will take my concerns into careful consideration as a directly impacted neighbour and member of the community when evaluating this amended application.

Thank you for your attention to this matter. I kindly request to be kept informed of any developments or decisions regarding this planning application.

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Kind Regards
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