

Our reference: COM616199797

Application number: 2023/2889

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

Name: Mr Tuffin

Address: 124 Portsmouth Road, Cobham, Surrey, KT11 1HX

Comment type: You object to the planning application

Date of comment: 21 May 2024

Comment: I am strongly opposed to the planning application and have detailed why below:

1.Loss of light / Overshadowing / Right to light Law.

There will be a significant loss of light and overshadowing in my back garden for a considerable part of the year. My garden and the rear of my property (2 out of the 3 of the bedrooms) will receive no natural light in the winter and the immediate back garden adjacent to the boundary will receive no natural light all year round. The property has had continuous light for over 20 years and as such is protected by the 'right to light' law. The windows and rooms affected by this would be 2 bedrooms on the first floor on the rear of my property and the sun room on the ground floor at the rear of my property. Plot 7 and plot 8 would cause the blocking of the light into my property.

2.Overlooking / Loss of privacy.

There will be a significant loss of privacy with properties in plot 8 overlooking my back garden and the rear of my property. The windows and rooms affected by this would be 2 bedrooms on the first floor on the rear of my property, the sun room and dining room on the ground floor at the rear of my property.

3.Highway safety / traffic.

Inadequate parking availability on Anyards road which accommodates parking from houses on Portsmouth Road. The Parking Standards are not adequate, home owners will have multiple cars with not enough parking spaces for multiple car owner homes.

Access to the development will be from Anyards Road and as this is a traffic heavy junction & blind (from the East) the road is not appropriate for Heavy load traffic. A significant amount of material will need to be delivered, whilst a considerable amount of disposal will be required.

4.Flood risk

The surrounding houses are on a medium flood risk and there is also an underground stream running along the boundary. Since the removal of many mature trees from the site this has increased flooding in gardens. The current site is 1970m² of landscape /grassland which has the ability to soak up water. To replace this with 12 small gardens totalling 650m² will impact flooding to adjacent properties.

5.Noise and disturbance

The proposal to replace 1 Bungalow and set of garages and multiple homes will create a huge amount of noise and disturbance. The smell caused by the construction will be unbearable. Many people now working from home will be subjected to noise and air pollution. There is no way to protect people from pollution in their gardens from such a huge project in such a existing tightly

constructed community.

6.Design, material, layout and density - Objection.

The proposed development would be out of character with this area of Cobham, the proposed buildings would be of a different style, material and higher than the surrounding buildings. All the surrounding existing properties have large gardens. The average existing garden is 135 - 165 square meters. The proposed properties have no gardens at all or very small gardens, this higher density housing and smaller gardens would change the character of the area forever.