

**Our reference:** COM616424246

**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:** 21 May 2024

**Comment:** In response to revised plans which show minimal if any alterations my objections from Jan 2024 remain valid with some additional points noted.

#### Loss of light and overshadowing

The orientation, height and proximity of development will have a significant impact. 3 storey properties (Plots 1-8) constructed 11m from our boundary will cause significant loss of light/overshadowing. We will lose around 2-3 hours of afternoon/evening sun alone all year round. We have lived here for 21 years and are aware of the 'right to light' law and the protection it affords us.

#### Overlooking/Loss of privacy

The revised plans indicate rear windows of 3 storey properties on Plots 5, 6 and 7 (and to some extent 1,2,3,4,8) will face into our garden and rear rooms resulting in us being completely overlooked with total loss of privacy. A significant number of large trees were felled in 2021 with no warning and since then our property has had no screening/privacy. Pictures attached show impact in terms of loss of privacy and the extent we will be overlooked by proposed development. First picture on the right shows the current state following tree felling with the bungalow now clearly visible which it has never been in 21 years. The other two pictures depict the impact from our upstairs window. The proposed landscaping is completely inadequate and does not address our loss of privacy.

#### Building Layout, Height and Density

The proposed 9-9.5M height of buildings is much higher than existing 1-story building and surrounding properties. Development of 26 properties of housing amidst traditional Victorian dwellings is out of keeping, formidable in appearance and the density an extreme departure from existing build density.

#### Adequacy of parking/loading/turning

There is insufficient parking for 26 dwellings as only 41 spaces 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. Removal of garages for the development has exacerbated this problem and the development will aggravate this to an intolerable level.

#### Highway safety and traffic generation

Copse Road and the surrounding area is under a significant amount of stress from congestion which has become 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 when Copse Road is used even more frequently as a cut through. The addition of 26 dwellings with associated vehicles will exacerbate traffic congestion and pollution to an intolerable level.

#### Noise, smells and disturbance

We are concerned about the noise, smell and disturbance during construction periods, especially as many people (including myself) now work from home. We are concerned about the impact on 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 completely surrounded by existing dwellings.

#### Flooding

The plans state the site is not in a high flood risk area. However the existing bungalow has always been in a high risk area. There is also an underground stream running along the boundary wall of the bungalow. Since the removal of the mature trees in 2021 this has 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 with proposed extent of concrete/ buildings and lack of landscaping the risk of flooding and plans to mitigate has not been sufficiently considered.

#### Landscaping, loss of trees and biodiversity

A significant number of trees were felled in 2021 with no consideration of the impact including on the site's biodiversity. Plans indicate remaining landscaping will be replaced with concrete and dwellings with a total lack of adequate gardens, open space and landscaping which is out of keeping with the surrounding area.

#### Local and national policies and guidance

We note that, in our view, proposed development does not appear to be in keeping with Elmbridge's Local Plan - Elmbridge 2037. Specifically:

Principle 1 - Tackling climate change (increase of traffic, emissions, flooding risk posed by proposed development))

Principle 2 - Protection and enhancing the quality of the environment (garden size / space much smaller than surrounding properties)

Principle 5 - Providing infrastructure and connectivity - road infrastructure does not support development of this size