

Our reference: COM616447149

Application number: 2023/2889

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

Name: Mr Cole

Address: 119 Anyards Road, Cobham, Surrey, KT11 2LJ

Comment type: You object to the planning application

Date of comment: 21 May 2024

Comment: I object to the planning proposal

The same issues exist as in my original objection.

Plots 9-26 Issues

Revision plan B drawn at the same time deem less intense and have fewer objections. Dates 2.10.23 at the same time not from consideration of local responses.

1409/Pin/109

Plots 13-17 seem to still have Right of way issues across front gardens and right up to front doors.

Traffic & Parking

From my vantage point on junction 119 Anyards Rd

The potential Loss of possibly 8 places street parking on copse Rd Anyards Rd to allow for sight lines entering development into Copse Rd?

Current Parking reduces flow to single slow of traffic

35 parking spaces on site for 26 dwellings when people usually have 2 cars and may have visitors?

Parking for plots 19-26 seems to be 3 +2 visitors It may have 8-16 cars spilling into Anyards?

Layout and density of the building

My concern: Higher than roof lines of adjacent existing buildings.

Overdevelopment of that plot.

8 residences developed from 1 home and 1 commercial premises.

The building:

Design, appearance and materials

They are higher than the surrounding buildings

Overlooking, overshadowing, privacy and daylight and sunlight are the main planning considerations where neighbours are involved.

Overlooking/loss of privacy

Reduced privacy from overlooking windows of development.

Loss of light or overshadowing

Gardens of 112-134 Portsmouth Rd will have more shadow over gardens .

Natural & historic environment:

landscaping or loss of trees

Trees were felled before applications so not to gain a preservation order!

Impact of the development:

adequacy of parking/loading/turning highway safety or traffic generation

Parking of all contractors whilst working will be greatly increased and spill into neighbouring streets.

Noise, smells and disturbance

This will have noise for all the neighbours but a particular worry for children who attend the pre school/nursery.

Previous planning decisions (including appeal decisions)

I enclose some of the Traffic response and my comments at the end

STAGE 1 RSA RESPONSE

5. Swept path analysis drawings have been re-provided to indicate that all movements are still possible even when accounting for cars parked along both Anyards Road and Copse Road. Visibility splays have also been shown to the centre of the carriageway as requested with all necessary visibilities achievable.

6. Swept path analysis should be reassessed, assuming vehicles enter and exit from the centre of carriageways. Account should be taken of on-street car parking and waiting restrictions proposed to improve access for service/refuse vehicles and improve visibility.

7. "Continuous pavements" style accesses should be considered at the junctions to Anyards Road and Copse Road, as recommended within the SCC Healthy Streets Guidance. Continuous pavements (often called Copenhagen crossings) | Healthy Streets for Surrey (surreycc.gov.uk). These have been added to plans to encourage vehicles to give way to any pedestrian already on the footway crossing the access point.

8. A stage 1 Safety Audit is required prior to planning permission..

STAGE 1 RSA RESPONSE

Stage 1 Road Safety Audit, Designers Response 26/04/2024

It is not considered that the the current application and current proposals fully and adequately provide for the recommendations made previously for development of the site.

Problem 3.1.3

Response comments from document:

"It's worth noting that this access arrangement is proposed to only serve 11 parking spaces, and therefore the number of vehicle movements through this access are very low. In fact, this is a betterment over the existing situation as this access currently serves 24 garages so the number of vehicle trips expected for the proposed scheme would in theory be less.."

"It is worth highlighting that as part of the development, extended white lining will be provided across the access mouth preventing vehicles from parking immediately around the access area, ensuring that visibility is achievable."

They note 24 garages but provide 35 parking spaces to active residences - the existing garages are often used as stores or non daily use garages, so Im not sure this argument holds.

My Comments:

My concern is that sight lines are based on Fire and Bin Lorries not the larger Construction vehicles through the building phase accessing via copse Rd will a danger to other road users, cyclists and pedestrians - particularly those going to the pre school in Copse Rd.

Construction workers to the site may need to park from early hours in surrounding streets. Whilst the site provides excellent potential, a more reasonable redevelopment matching surrounding property housing and density would be preferential.

Elmbridge and Surrey need to fully consider all neighbourhood off street parking and the strain of possibly two major developments happening simultaneously

Regards