

**Our reference:** COM616789552

**Application number:** 2023/2889

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

**Name:** Ms Cobham and downside residents association

**Address:** Desswood Sandy Lane, Cobham, Surrey, KT11 2EP

**Comment type:** You would just like to comment

**Date of comment:** 22 May 2024

**Comment:** Dear Sir or Madam,

CDRA wishes to raise further concerns regarding this amended application.

- The amended design of 19 - 26 creates overdevelopment of the site in which it sits with a very high built form to plot ratio leaving no amenity space for its residents or for significant boundary planting to increase biodiversity, wildlife corridors or trees for the benefits they would bring to residents. It would not allow spacing for soakaways to reduce potential flooding from rainfall.
  - The height and bulk creates a monolithic out of character structure to the surrounding victorian properties, which will dominate the corner of a very busy junction which is not as open as the street scene suggests.
  - The increased ridge ht would overshadow the surrounding properties and create a sense of enclosure negatively impacting the use of their garden amenity space, especially no.100 Portsmouth road
  - The design of the rear elevation would introduce an out of character element negatively impacting the outlook of amenity garden space of neighbours, particularly of 100 Portsmouth road, not to healthy living design standards.
  - The large communal bin store next to a kitchen and bedroom could be a potential health hazard, creating noise and air pollution
  - The outlook from rooms at the rear of the block is poor, negatively impacting on the well- being of future occupiers. Use of obscured glass at the rear to combat privacy over neighbours gardens would also negatively impact the use of habitable rooms for future occupiers.
  - The balconies on the side elevation would create a loss of privacy or perceived loss of privacy to neighbours rear gardens in anyards road
  - There is no space for parking on the site. The plot is on a busy corner with portsmouth road and on the corner of the entrance to the present garage block behind anyards and copse road. There is no space for on street parking as it is already taken up with cars for residents in anyards road. This section of the of the application should be considered as a separate entity to the proposed garage block development.
- Thank you for consideration of these points.