**The Planning Officer,**

**Elmbridge Borough Council,**

**Civic Centre, High Street, Esher, Surrey KT10 9SD**

Dear Sir/Madam,

**Planning Application 2016/4126 – Clive House, Queens Rd, Weybridge, Surrey, KT13 9XE**

**I object to the above planning application for the following reasons:**

1. The proposed development**-** a flat roofed, monolithic 4-storey block of flats- would dominate the area. Situated in a village –like local centre, it would be of a mass and density (100+ dwellings per hectare) more appropriate to a major conurbation. It would dwarf the elegant Salisbury House and detract from the visual impact of the United Reform Church. It would tower intrusively over neighbouring residential properties in Princes Road and York Road, compromising their privacy and access to light. The building and associated parking would fill the site, leaving virtually no outdoor amenity space.
2. The development would breach the existing building line created by Woodview Court and Manby Lodge School, undermining the current arrangement where the north side of Queens Road has a ‘hard edge’ with buildings close to the pavement and the south side is set back to create a sense of space. It would create a ‘canyon’ effect, exacerbated by prominent balconies thrusting the building line even further forward.
3. The developers use national over 65 data to justify under provision of on-site parking. The likelihood is that people aged 60, often with younger partners, would be active economically and professionally and would be likely to have more than one car. No provision has been made for visitors, deliveries or, for the older residents, carers. Should the development be approved, the considerable burdens of traffic flowing in and out of the building and of the additional parking would fall on York Road, (south)and Princes Road, both already high stress parking areas with no additional capacity.

A substantial part of the additional traffic would pass the rear entrance of Manby Lodge School- already very busy with parents dropping off and collecting their offspring - which would be highly undesirable in safety terms.

 **This application should be rejected**.

Yours faithfully,

**Name:**

**Address:**

**Date:**