

Comment on a planning application

Application Details

Application: 19/0646/FUL

Address: GreggsGould RoadTwickenhamTW2 6RT

Proposal: Demolition of existing buildings (with retention of single dwelling) and redevelopment of the site to provide up to 116 residential units and 175sq.m commercial floorspace; landscaped areas; with associated parking and highways works and other works associated with the development.

Comments Made By

Name: Ms Felicity Counsell

Address: 92 Colne Road Twickenham TW2 6QE

Comments

Type of comment: Object to the proposal

Comment: The proposal for 116 dwellings on this site is disproportionate and an over-intensive use of the space available, which would have a detrimental effect on the quality of life for both the current and the new communities.

Most buildings' elevation is higher than existing buildings in the neighbourhood, leading to overshadowing and loss of light and privacy for residents abutting the site, not least residents at the Gould Road end of Crane Road, where the impact would be significant due to their immediate proximity to the tallest buildings (A, E & F), which, at up to 5 storeys, are much taller than their 2-storey neighbours and whose design and scale are not at all in keeping with the character of the neighbourhood.

There is very little outdoor space for each of the 46 mews houses, intended for 6-7 person occupancy, or much recreational space for the estimated size of the new community.

Quite apart from the construction traffic, 116 dwellings are likely to generate at least 116 additional vehicles in the area, adding to congestion and pollution. Although the traffic plan states the road has been designed for 2-way traffic, it also give the impression that in reality, it will be limited to one direction with places to turn or pass. This type of traffic movement is only likely to increase pollution at peak times as there is quite tight access in and out of the site, or during deliveries, eg from supermarkets, as there do not appear to be any on-street parking options.

Parking will also be an issue; with no on-street parking within the development or provision of visitor parking, there will inevitably be an overspill to outside the development and add to existing parking pressures.

I sincerely hope the garages in the D-type houses have been designed to be big enough to accommodate large 4x4-style vehicles or MPVs, which seem to be the 'typical' family car these days – particularly likely as those houses are designed for 6-7 occupants. Otherwise there is no point having a garage, so parking issues would just be further exacerbated for the rest of the community.