

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: Mr Christopher Tulloch

Address: 52 Crane Road Twickenham TW2 6RY

Comments

Type of comment: Object to the proposal

Comment: Re: 19/0646/FUL Response to consultation on proposal to redevelop the Greggs site.

I object to this planned redevelopment based on the nature of plans being proposed. I do not object to the principle of the site being redeveloped.

The grounds for my objection are as follows:-

The impact of 116 residential units with an estimated 326 new residents, including 108 children is an overly dense-urban development, completely unbalancing the existing area of narrow streets, which are already filled to over-flowing with cars, and with van & lorry deliveries.

The design of the development is such that all the dwellings (three storey) are higher than the existing terraced houses. Yes, many of those houses have extended into the roof space, but they are still in effect 2-story houses. In fact Planning Requirements stipulate that any change of roof-space must not be higher than the existing roof. Therefore most of these extensions have roof lights facing skywards. The new development parallel to the length of Crane Road are a full 3 stories, with windows facing outwards, overlooking the back gardens of the existing terraced houses.

At the end corner of Crane Road & Gould Road, the suggested development includes buildings whose height totally dominates and overshadows the houses in Crane Road. Building F, in particular, is 5 stories high PLUS the height of a roof; this is completely out of scale and completely out of place for the existing area, a real blot on the face of the new development.

This whole development is totally out of character for an area that is 99% 2-storey. Planning Policies require buildings to match & sit appropriately within the local context. None of the new development achieves this.

There has been no indication that the existing sewage systems, to which the new development will have to connect, will be adequate

As regards vehicle use & parking, with less than 1 space per unit there is bound to be a knock-on effect throughout the local area; the local area is already filled to overflowing with parked vehicles especially outside the CPZ hours of 8:30am – 6:30pm.

Although allegedly the new development will not have access to the existing CPZ, there is no stipulation that this will never happen. As it is, the present hours of the CPZ could mean that any overflow (night-time visitors?) from the new

development will spread to the existing congested streets, making parking for the current inhabitants impossible.

At the present time, residents of the area often have to park many streets away from where they live, especially after 6:30pm; it can be disconcerting to have to walk a long way late at night particularly for women who might return home from having worked late.

The existing roads are narrow & have tight constricted corners.

Once the development is completed, the volume of traffic generated will naturally be higher with 326 new inhabitants, their cars & deliveries. The new development is to have two entrances; one at the corner of Gould Road & Crane Road, the other in Edwin Road. Lack of any turning space in the through-site road will mean a continuous flow of vehicles in an already busy run of narrow streets. This is bound to have a knock-on effect in streets already housing families with young children.

The density of development of the site reflects a medium to high-density urban development and in no way reflects the low to medium density nature of the existing suburban environment.

I strongly object to this development.