

RE: Planning Application 19/0646/FUL

08 April 2019 15:30

From:

Sent: 04/April/2019 20:40 (BST)

To: envprotection@richmond.gov.uk

Subject: Planning Application 19/0646/FUL

Stuart Wilson

41 Crane Road, Twickenham, Surrey TW2 6RX

30/03/19

Environment Directorate/ Development Manager

London Borough of Richmond upon Thames

Civic Centre

44 York Street

Twickenham

TW1 3BZ

Ref 19/0646/FUL

Dear Environment Directorate/ Development Manager:

I'm writing to voice my concern about the proposed development on the Greggs Bakery site between Crane Road, Edwin Road and Gould Road in Twickenham.

The planned development would completely dominate this traditional two-storey residential area with its five storey block of flats. The building would overlook houses on Crane Road resulting in significant loss of privacy for existing home owners / residents.

The large increase in population density would be significant in a negative way for the neighbourhood. 326 new residents in one development is too much for this established area to accommodate without negative impact.

There is insufficient play space and no additional community space on the plot. the developers have only given 410 sqm of potential play space to the site of which only 160 sqm is publicly accessible.

The traffic jams and parking problems in the area have only just been improved by a residents controlled zone being implemented. This development with less than one parking space per unit would make things worse than they were before. Crane Road is already effectively single-track as cars parked either side mean there is only room for cars to travel in one direction. 326 new residents will bring many more cars and delivery vans, which would cause major congestion.

There is inadequate parking provision with proposed flats, allowing for less than one car park space per unit and insufficient parking for service vehicles (telecoms, couriers, maintenance and delivery vans etc). This would place a major strain on the roads here. These are small and quite tight roads. I cannot see how turning, loading and parking would be possible at this level of traffic.

It is furthermore, difficult to see what community benefit there is to be had from this proposal. At present, there is stress on the local state schools with most children making only a waiting list for the nearest. If we add a further 100 children to this road we are exacerbating an already pressurised situation for the community.

So I object on the following grounds:

1. The HEIGHT - is not in keeping with the 99% of the area's existing property.
2. The DENSITY - insufficient parking, insufficient play space, no additional community space, lack of provision for the numbers that would be moving in. Local schools are already oversubscribed.
3. LACK OF COMMUNITY BENEFIT to the existing residents. No consideration of any amenities that will directly benefit local residents.
4. INADEQUATE PARKING PROVISION - less than 1 space per unit and this is just for cars. In a development of this site there could be tradesmen, contractors and delivery vans every day. Plans have not properly considered the inevitable impact on traffic volumes.
5. Failure to match and sit appropriately within the local context.

Sincerely,

Stuart Wilson