

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 Cara Tetlow

Address: 6 Gould Road Twickenham TW2 6RS

Comments

Type of comment: Object to the proposal

Comment: PLEASE NOTE THAT OUR OBJECTIONS HAVE ALSO BEEN SUBMITTED IN A LETTER FROM FIONA JONES of CAMERON JONES PLANNING on behalf of 4, 6, 8, 10 & 12 GOULD ROAD, sent by email on 5 April 2019 – the content of which is copied in our online submissions.

PART 1/10

Dear Ms Simpson,

I am representing the residents of nos. 4, 6, 8, 10 and 12 Gould Road (names given at end of this letter) and wish to object to the planning application submitted for the “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” at the above named address (ref. 19/0646/FUL).

They live immediately adjacent to the site and will be most affected by this proposal. We therefore request you take our concerns into consideration when assessing this application. Firstly, though, we would like to state that we are not against development of this site per se but it is the scale and density of development proposed which is of utmost concern to us (which in turn will impact significantly on our amenity in terms of increase in bulk, massing, location of the proposed housing, parking, increase in traffic and other issues which will be addressed further below).

We request that you as the case officer visit our properties and assess the impact of the proposal on our amenity from our dwellings and garden spaces. We can also explain how the traffic and parking situation exists at present and how this would be severely impacted upon with this development.

Whilst we acknowledge that a public consultation period was undertaken, many of our comments have not been included within the Planning Statement and have not been addressed within the final design. It is also interesting to note that the developers did not wait for the Council’s pre-application response but have submitted the planning application regardless of what the Council’s comments would have been. This in itself flies in the face of Government advice which states in the National Planning Policy Framework (NPPF) that “good quality pre-application discussion enables better coordination between public and private resources and improve outcomes for the community”.

It should also be noted that many of the reports refer to the previous design of Block G, and not the proposed/current design. This puts doubt into our minds if any of the submitted reports are correct or based on an incorrect version of the plans. Some of the plans used of Crane Mews are misleading in terms of what buildings actually exist and some of the

plans used for the Greggs site are misleading as to what buildings exist behind nos.4-12 Gould Road (i.e. temporarily positioned shelters appear to be permanent structures).

Proposed development

This extract below from the proposed ground floor layout shows the development which will most impact our amenity in terms of bulk and massing from the development of block G – houses G1 to G4. The outlook from our houses will be demonstrably changed from one of greenery and sky to a block of houses finished in a dark metal (which is totally out of keeping/character with the designs of our houses).

[ILLUSTRATIVE IMAGES OF SITE PLAN, BLOCK G ELEVATIONS, AND CURRENT REAR VIEWS FROM 4, 6 & 8 GOULD ROAD INCLUDED IN LETTER SENT BY EMAIL on 05.04.2019]

The proposed houses will be in very close proximity to our houses. The Supplementary Planning Document for Small and Medium Housing Sites gives a distance of 13.5m where there are non-habitable windows being proposed (this is only in relation to privacy, sunlight/daylight and overshadowing). It is accepted that there is unlikely to be harm from overshadowing due to the orientation of the houses north of our houses.