

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 2/10

Proposed development (cont.)

However, whilst the design of Block G has ensured there are no overlooking windows to our properties at first floor level, the height of the houses at 6.4m finished in metal and their close proximity will harm our visual amenity and represent a poor outlook. There is a concern about the height of the ground floor windows which could result in overlooking.

The rear wall of No.4 Gould Road is 7.6m from its rear boundary and the rear walls of Nos. 6, 8, 10 and 12 are 9.9m from their boundaries. The rear boundaries of these houses are separated from the boundary of the Greggs site by a 90cm wide shared alleyway. Thus, the proposed rear elevation of the houses would be within 10.5m and 12.8m from the rear of the existing houses on this part of Gould Road.

The rear French doors of the proposed houses would be sited less than 13.5m from our rear first floor windows and therefore the existing residents would be able to overlook into the rear of the houses with ease which is an unsatisfactory position to put the existing residents in. There is no mutual overlooking at present and this should not be allowed with this development.

Overall, we do not agree with paragraph 7.138 of the Planning Statement which states that “distances between properties offer a substantial improvement and are commensurate with the distances between buildings in the surrounding area” so the proposals “meet the aspirations of LP8 and have regard to LBRUT Residential Standards SPD.” This clearly is not true for the residents of nos. 4-12 Gould Road who will have a much worse outlook and residential amenity.

The rear gardens of the houses on Block G are very small for 2 bedroom/4 person dwellinghouses and are out of keeping with the size of gardens in the immediate vicinity. The proposed gardens are 2m in depth and 5m wide. 10sqm of garden space is inadequate for this size of dwellinghouse and represents how cramped and over-developed the site is. Further, the rear gardens are hard up to our boundaries and will result in noise and disturbance which will harm the peaceful enjoyment of our gardens and homes.

The main concern is the proposed density of development as a whole and how this would result in a cramped over-

development of the site – the developers are simply trying to squeeze too many houses and flats on this site. One symptom of this over-development is the fact that the main access running through the scheme (accessed from Edwin Road but also via the corner of Gould Road and Crane Road) is not wide enough to include a pavement for the residents/visitors of the proposed housing. This is poor design and poor planning. Having a shared surface adjoining a corner with limited sightlines does not seem safe, particularly at the entrance to the site at the Gould Road/Crane Road corner.

The proposal also includes a large bin store and bicycle store hard up to the boundary with no.4 Gould Road and new house G4. This would be harmful to residential amenity resulting in noise, smells, light pollution and disturbance which would be unacceptable and unneighbourly.

For the reasons set out below, it is considered that the proposal is an unneighbourly form of development which will be harmful to the amenities of those in nos. 4-12 Gould Road due to its height, close proximity to the boundary and being overbearing and harming the outlook from their homes.