

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 3/10

Proposed development (cont.)

At the neighbour consultation meetings the developers implied that the development at Crane Mews sets a precedent for a building line close to our houses. However, this cannot be a fair and correct comparison. Crane Mews is certainly not representative of the pattern of development in this area and does not provide a good example of planning which should be repeated – i.e. development should not be hard up against the rear gardens.

Policy considerations

The development at the property fails to comply with the following policies. Due to the minor nature of this application the London Plan policies have not been referred to.

The National Planning Policy Framework (2019) states at paragraph 124 that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” and that decisions should ensure that developments “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping” (paragraph 127). The proposal fails to meet these national standards.

Local Plan (July 2018)

The main relevant policies relating to our objection are as follows:

Policy LP 1 ‘Local Character and Design Quality’ states “Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area” – This proposal fails to comply with this due to the scale, height and density of the proposal which bears little resemblance to the immediate area.

Policy LP 2 ‘Building Heights’ states:

The Council will require new buildings, including extensions and redevelopment of existing buildings, to respect and

strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:

1. require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity; proposals that are taller than the surrounding townscape have to be of high architectural design quality and standards, deliver public realm benefits and have a wholly positive impact on the character and quality of the area;
2. preserve and enhance the borough's heritage assets, their significance and their setting;
3. respect the local context, and where possible enhance the character of an area, through appropriate:
 - a. scale – fails to comply
 - b. height - fails to comply
 - c. mass - fails to comply
 - d. urban pattern - fails to comply
 - e. development grain - fails to comply
 - f. materials - fails to comply
 - g. streetscape - fails to comply
 - h. Roofscape fails to comply and
 - i. wider townscape and landscape” fails to comply.

Policy LP 8 'Amenity and Living Conditions' which require a high standard of design and that developments are not visually intrusive or have an overbearing impact as a result of the height, massing or siting, including through creating a sense of enclosure.

Policy LP 15 'Biodiversity' which sets out the Council will protect and enhance the borough's biodiversity by “enhancing wildlife corridors for the movement of species, including river corridors, where opportunities arise; and maximising the provision of soft landscaping, including trees, shrubs and other vegetation that support the borough-wide Biodiversity Action Plan.