

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 5/10

Character of area

The area is characterised by two storey traditional houses and the few developments higher than this in the immediate area does not set a precedent for such a large scale, high-rise, intensive urban development in a quiet series of residential terraced cottage streets. Below are photographs which demonstrate this point.

[ILLUSTRATIVE PHOTOS OF VIEW OF SITE FROM MAY ROAD LOOKING EAST – CURRENT AND PROPOSED – INCLUDED IN LETTER SENT BY EMAIL on 05.04.2019]

[ILLUSTRATIVE PHOTOS OF VIEW OF SITE FROM CRANE ROAD LOOKING NORTH – CURRENT AND PROPOSED – INCLUDED IN LETTER SENT BY EMAIL on 05.04.2019]

Residential amenity

The proposed terraced Block G would result in a 6.5m high building extending 22m along the back edge of our houses and rear gardens. This would result in an overbearing form of development which would loom over us as we seek to enjoy our private space. Further it would result in a loss of space and a view of trees and open skies beyond. Overall, it would result in making our outdoor space feel encroached upon and unwelcoming.

Further, as confirmed in the Daylight and Sunlight Assessment, there will 5 properties who will not fully adhere to the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH). This is clearly unacceptable and should be a reason to refuse the application. Of these five houses, one is no.4 Gould Road where the Daylight and Sunlight Assessment confirms the kitchen would experience an alteration in daylight distribution of 32%, which is beyond the 20% outlined within the BRE Guidelines.

One of the residents of Gould Road is 1.96m tall and therefore, if he was standing in the kitchen of House G, he would be able to look directly into the gardens of 4-12 Gould Road, into the rear ground floor rooms and up into the 1st floor and 2nd floor rear bedrooms. Due to the very limited depth of the Block G gardens and the size of the doors, it is likely that

overlooking could occur to the detriment of existing residents of Gould Road.

There is also a concern about light pollution from the security and safety lighting by the proposed cycle/bin store behind no.2 Gould Road, and at the entrance to site. The light spillage from the velux rooflights and rear French windows would also result in a considerable amount of light pollution in close proximity to the rear of Gould Road.

By virtue of the scale, siting and design of the proposed houses in such close proximity to the houses on Gould Road there is considered to be loss of amenity for neighbouring properties from overlooking, loss of outlook, light pollution, harm to visual amenity and loss of light. Further, as set out above, 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. This is contrary to policy LP8 of the Local Plan.