

## 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 10/10

### Summary

- The proposed development is over-bearing, out-of-scale and out of character in relation to adjacent properties. It would result in a bulky, dense, out of scale and out of character design – more akin to an urban development alongside the wide open space of the Thames than one hemmed in within a site behind two storey Victorian cottages.
- The proposal represents cramped over-development which would result in significant harm to the local residents and results in a poor environment for future residents due to the limited garden sizes, lack of pavement, lack of open space and close proximity to each other.
- Detrimental impact on Gould Road houses - The close proximity of the terrace of houses (block G) in relation to the existing houses on Gould Road would result in overlooking, loss of light (into no.4 Gould Road and four other houses in the area), noise and disturbance and an unneighbourly form of development which would harm visual amenity and result in an overbearing form of development.
- The site is being developed up to 5 storeys when adjacent residential streets are modest two storey cottages (with loft conversions).
- It would be out of keeping with all current existing residential accommodation adjacent to the site.
- The proposed housing to rear of Gould Road has not adopted the back to back garden style of adjacent roads and proposes very small gardens which is also out of character with the prevailing development grain of the area.
- The proposed 5 storey building would be visually intrusive when viewed from many public viewpoints within the immediate vicinity and would appear as a blot on the landscape.
- Views north along Crane Road and east along Gould Road show massing out of keeping with existing skyline.

- Out of keeping with village feel of roads to north of Twickenham Green – more akin to an urban city centre or wharf style development.
- The proposed development would result in an unacceptably high density of development of the site with unacceptable provision of play space for the over 5s.
- The loss of space directly behind neighbouring properties.
- The amount of on-site parking proposed is insufficient for the number and size of the units proposed on the site and is therefore likely to put pressure on adjacent roads (outside CPZ hours) or on roads immediately outside the CPZ, or lead to illegal parking on double yellow lines in the area. We appreciate the Council has a maximum parking standard but the impact this development would have is such that a different approach should be made here to ensure that the future and existing residents do not experience severe traffic and parking problems.
- Density is out of keeping with density of development in Twickenham Green and will put too much pressure on existing services, traffic, transport infrastructure, schools, parks and play areas.

Overall, the proposal is considered to be contrary to policies LP1, LP2, LP8, LP15, LP18, LP31, LP39 and LP44 of the Local Plan 2018 and to NPPF which seeks sustainable development which should “meet the needs of the present without compromising the ability of future generations to meet their own needs”. This proposal categorically fails to comply with this important Government initiative.

For these reasons we respectfully request that this application is refused. In the event that you recommend permission we request that the Planning Committee make the decision so this application can be debated in the public realm and we can speak against the development to the Members of the Committee.

I trust you take the above into consideration when assessing the planning application.