

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: Mr Nicholas Loebner

Address: 103 Colne Road Twickenham TW2 6QL

Comments

Type of comment: Object to the proposal

Comment: Dear Sir/Madam,

I am writing to express my strong objection to this scheme - on the following grounds:-

1a. Traffic generation, highway safety and road access - construction traffic. For 2 1/2 years construction traffic will need to access the site using constricted routes through Colne Road, Edwin Road and and Gould. We know from years of bitter experience that the preferred route will not necessarily be followed by all the lorries - meaning many huge construction vehicles will pass the infant school and will need to make tight turns - such as at the junction of Crane Road and Colne Road. We have been plagued with vehicle damage by lorries accessing Greggs for many years. Not only will this return, but now there is now the added risk of danger to young children.

1b. Traffic generation, highway safety and road access - 116 new homes and a business units will undoubtedly dramatically increase the daily traffic through these narrow roads. There will be congestion, damage to vehicles and danger to pedestrians - especially outside the school.

2. Adequacy of parking, loading and turning - the plans predict an estimated 218 adults - yet only allow for 116 car parking spaces. Inadequate for residents - without even considering guests. There will be significant pressure for the residents to access the new WT CPZ - which has only recently been established to solve the appalling problems and is already only barely adequate.

3. Visual amenity - any new buildings should be in character. The area is 99% two-storey.

4. Overlooking/lack of privacy - five-storey buildings will overlook the area.

5. Layout and density of building - currently the area is low-to-medium density, the development is medium-to-high-density.

6a. Relevant planning policies - local planning policy would require 1081m2 for 108 children. This scheme does not do that.

6b. Relevant planning policies - local planning policy is to open up the River Crane corridor. This plan does not adhere to this policy.

Please reject this plan.

Best regards,

Nick Loebner - 103 Colne Road, Twickenham. TW2 6QL