

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 Tanja Gundolf

Address: Flat 2 58 Crane Road Twickenham TW2 6RY

Comments

Type of comment: Object to the proposal

Comment: I would like to object to the planning application based on the following points mentioned below.

I live right next to Greggs at 58b Crane Road on the 1st floor and share a party wall with them. This means I am directly impacted by the proposed development.

I have great concerns about the height of the proposed development and how it will overlook my property and even dwarf it. This development is not at all in keeping with the character of the surrounding area and the rest of the properties in the neighbouring streets, which are mostly 2 story cottage style properties. I also don't believe that the materials chosen for this development are very sympathetic to the existing properties on Crane and Gould road. The colour and style would make the new blocks of flats stand out even more from the rest of the existing houses and would do nothing to improve the street view.

The newly proposed roof gardens are directly facing and overlooking my bedroom and bathroom windows which will have a negative impact on my privacy.

I am also concerned about the potential loss of sunlight inside my property as well as in the small shared patio garden. This is due to the height and density of the proposed dwellings.

As confirmed in the Daylight and Sunlight assessment, 58 Crane Road is one of 5 properties who will not fully adhere to the BRE Guidelines for daylight (VSC and NSL) and sunlight (APSH) which in itself should be a valid reason to refuse this application. The room (R1/642), my kitchen is served by one window which experiences an alteration in VSC of 31%, which is in excess of the 20% outlined within the BRE Guidelines.

The additional traffic this new development would generate to and from the new site at Crane/Gould road, would make the roads impassable. This is because the roads are in effect one way due to the parking on both sides. There is a lack of turning and loading space as well as parking, this will result in the space outside my property being used as a turning area with cars using the opening to reverse into. The inadequate provision of off street parking for vehicles that will be attracted to this site would exacerbate the existing conditions of on street parking, create traffic flow, congestion and nuisance to the neighbour roads.

All in all I am worried about the impact this development will have on the area due to the sheer scale and density of it. The building doesn't seem to fit into the surrounding area. With no additional community space nor play space for children, I believe the negative impact this proposal has on the surrounding area will outweigh the positive.