

## 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 STEPHEN CARTER

**Address:** 56 Crane Road Twickenham TW2 6RY

### Comments

**Type of comment:** Object to the proposal

**Comment:** CONTINUED FROM FS113290835

1. Impact on Existing Privacy due to overlooking

As can be seen in the diagrams in the latest Design Access Statement our property, 56 Crane Road, will be dwarfed to the side and rear by a combination of 3,4 and 5 storey developments, with access to roof top gardens that will directly overlook into our garden and property. This will result in a significant loss of amenity and we believe is contrary to Policy LP8 in the Local Plan adopted in 2018.

From what we can see from the latest plans submitted, the development to the rear of our property is right to the edge of the boundary with roof top communal gardens built on what is effectively the 4th floor level. This gives us serious concerns that our property will be excessively overlooked by the proposed development and have a very large impact on our existing privacy and amenity.

In the Design and Access Statement 4 page 1 (listed as page 41), reference is made to Crane Road resident's privacy and aspect. It states that the number of windows were reduced in size or removed altogether, which is very much appreciated. The fact that some windows are still there will likely cause a detrimental affect to our amenity by their close proximity to our boundary.

Both 56 and 58 Crane Road have bedrooms in our loft conversions. In summer time it is common to sleep with windows open due to the heat. It is therefore quite concerning to see roof tops gardens being proposed in such close proximity to these existing bedrooms.

We appreciate that Roof Top gardens form part of the 2018 adopted Local Plan guidelines, but we would hope that the intention is not that they are massed in such a way as to surround and overlook existing properties, causing significant overlooking to existing properties and their gardens. We do not see that perimeter planting of shrubs on the rooftop will mitigate any overlooking of our garden by residents using these roof top gardens.

The proposed layout will also result in light and noise disturbance, which will harm the peaceful enjoyment of our garden, our home and potentially our ability to get good nights sleep.

Put simply our concerns here are threefold, that;

1. Residents in these new properties will be able to look directly down into our garden and home, seriously impacting our existing privacy levels.

2. Our amenity will potentially be impacted by noise, light and smoke pollution should these gardens be used for parties, BBQ's and residents smoking outside of the property during the day or night.

3. We also fear that rubbish may end up being thrown into our garden from these roof top gardens.

We ask that the Council request that the roof top gardens in close proximity to existing properties are removed from the plans and replaced with roof lines in keeping with the existing properties.