

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

2. Existing Boundary Wall retention.

We are happy that the February 2019 proposal retains the wall that adjoins the boundary of our property with the trees that we have planted alongside it. This had formed part of discussions we have had with the developer in late 2018 and we are glad that this is still retained. In the latest proposal however it makes mention of then being retained "if structurally possible", which is not a firm commitment to retain the wall.

We would ask that the council ensure that the developer make 'like for like' replacement a condition of any approval granted to the application, should the existing wall be found to not be structurally sound.

3. Daylight and Sunlight Assessment

As lay people we could not easily follow the Daylight and Sunlight assessment, but Blocks A and F appear significantly higher than the existing buildings so it would seem reasonable to assume that daylight and sunlight will be reduced to our house and garden, despite our property not being mentioned anywhere in the report. The mansard roof on the 4-storey section of the block would seem to have a big impact on sunlight/daylight towards the end of the day.

We ask that the council follow the spirit and intent of Policies LP2 and LP8 with regards to preventing overbearing development not in keeping with existing local rooflines.

4. Impact on the Local Character of the area due to the Scale and Density.

The local area in which we chose to live is very much that of a suburban residential street with a good community feel. The majority of the houses are two storey cottages, with some having loft conversions to add extra bedroom space. The scale and density of the proposed development however, is simply not in keeping with the local area, it feels more in keeping with a heavily populated urban area.

If you look at recent developments in the area such as Barneby Close, TW2, these are predominantly two storeys with occasional elements of three storey built into the roofline. Additionally Alcott House at the end of Norcutt Road is three storeys with pitched roof. We believe this is covered in Policy LP2 of the adopted local plan, whereby the intention is that new developments are designed to be 'generally reflecting the prevailing building heights within the vicinity'. We appreciate that there is room in LP2 for extra building height, but the buildings in the proposed development do not appear to deliver in the way that this additional part of the policy outlines, for instance high architectural design, deliver public realm benefits, or have a wholly positive impact on the character and quality of the area.

The proposed development of 4 and 5-storey residential accommodation in such close proximity to existing dwellings is simply not in keeping with the local area and will have a very detrimental impact on the existing dwellings. All of the images put forward by the developer show that existing properties would be dwarfed and significantly overlooked by these new buildings. This can be seen in the after picture in the Design Access Statement section 4.9 diagram 4, where the new flats appear to have a significant visual intrusion and overbearing impact.

What would be more preferable would be that the developer continue the existing roof lines of the surrounding streets and keep the population density in keeping with the existing local footprint. This would also significantly reduce the likelihood

of overlooking and reduced privacy for existing residents.

We support the Gould Road resident's comments that this does not seem to be a very neighbourly form of development and has significant potential impact on the local residents and community.

We ask that the council do not allow such height and density of development to be allowed so close to existing dwellings and look for more acceptable design options from a scale and density perspective.