

## 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 Justine Faruk

**Address:** 12 Crane Road Twickenham TW2 6RY

### Comments

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

**Comment:** Whilst I am not against the site being developed for residential use, I should like to object to the current plans submitted for the following reasons.

As such, I would encourage the plans to be reassessed with reduced density, increased parking provisions and to be more in keeping with the local suburban area.

If the proposal was on a smaller scale it could fit nicely into the area.

#### HIGH DENSITY OF BUILDING

The proposed number of dwellings are simply too many. You can not expect to fit what is essentially in housing stock terms a whole new street into an area that has no basic provisions for this such as a road or pavements!!

This high density of building in an area this size will inevitably cause loss of privacy, traffic congestion, loss of visual amenity, significantly increased traffic generation and loss of social amenity.

#### HEIGHT OF BUILDINGS

The average height of the proposed new buildings is much higher than the average height of existing structures.

Most buildings in the area are 2-storey and I therefore feel the new houses backing on to Crane and Norcutt Road should be no higher than this.

3 storeys (or 2.5 storeys) will mean our properties will be overlooked not just at one, but two levels – 1st and 2nd floor. Our gardens will be overlooked and our new neighbours will be able to see into our bathrooms. This will result in loss of privacy and loss of social amenity.

Many of us on Crane Road bought our houses because we were not overlooked so the proposed development will have a huge impact on how we continue to live in our homes. These new homes will be intrusive and have a negative impact on our social amenity.

The height of some structures in the plans, in particular block F is overbearing and completely out of character with the local area and should be lowered.

#### PARKING ISSUES

Parking and traffic safety have always been an issue in these streets. The proposed plans create a new street without a road for residents and visitors to park. Whilst the proposals stipulate residents will not be able to buy permits for the CPZ they can of course still park after 6.30pm and there is no guarantee they won't be allowed to join the scheme in the future. After all, where are they supposed to park? They have to park somewhere!

As such, a less dense scheme with less residents will mean fewer cars putting less pressure on parking, causing less congestion and improving highway safety.

#### DURING CONSTRUCTION

It is bad enough when 2 cars come face to face in opposite directions down Crane Road as one has to agree to reverse (which doesn't always happen!) I can't see how delivery lorries can be co-ordinated down these narrow streets without causing major congestion and damage to vehicles.

Whatever the development this is of course going to be an issue but for a smaller, less dense development this will be a smaller issue for a shorter length of time.

The same is true for all other environmental impacts from the construction process such as noise, general pollution to the local conservation area (dirt & dust), damage caused to buildings by vibration etc etc

There are of course major concerns in regard to whether the site contains asbestos (which is likely given its age) and the safe disposal of this and other hazardous materials.

The proposals in my opinion do not address in any way fully enough and as such underestimate issues of noise and disturbance to local residents, environmental pollution (dirt), possible damage to houses caused by vibration. Plus, adequacy of parking, loading and turning for the volume and size of vehicles required, site access routes and overall traffic generation.