

## 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:

While I can see that the developer has taken some of the comments on board that were made, I am still not convinced they have addressed all the issues sufficiently.

Overlooking is still a major concern for me and in particular with the newly proposed balconies that seem to be overlooking my living room as well as the bedroom in the attic.

While it is great that the roof gardens seem to have been removed, I am unsure how the changes address the overlooking issue at the back of my property into my bathroom and bedroom in the attic.

The changes made to the height of the development appear insignificant and the proposed development is still very dominant, overpowering and out of character in comparison with the other houses on Gould Road and Crane Road.

I am also still concerned about the potential loss of sunlight inside my property as well as in the small shared patio garden and how this has been addressed.

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.

In regards to the additional traffic this new development would generate to and from the new site at Crane/Gould road, my concerns are still the same. Roads would constantly be blocked due to the fact that the roads are in effect one way because of the parking on both sides. There is a lack of turning and loading space which 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 still worried about the impact this development will have on the area due to the sheer scale and density of it.