**PLANNING APPLICATION 20/0222 - ERECTION OF A 2-STOREY RESIDENTIAL BUILDING ON LAND ADJACENT TO 38 - 42 HAMPTON ROAD, TEDDINGTON.**

**OBJECTION FROM MRS SALLY MORGAN, 3 KENT DRIVE , TEDDINGTON TWW11 OPD, SUMITTED ON 31 MARCH 2020.**

I object to this application on six grounds.

**Design** - The application is for a sensitive site, on a prominent main road corner plot and in the grounds of a Building of Townscape Merit. Planning policy demands a high standard of design. These proposals fall woefully short. The fenestration is irregular and lacks the character of the BTM, particularly along the south elevation. The east elevation, directly overlooked by the BTM, is dominated yet again by large blank walls and a featureless main entrance. The north side, facing 51 Anlaby Road, comprises mainly blank wall. The random balconies are undistinguished and incongruous. The mansard roof is undersized, compared to the lower storeys, and fails in its attempt to mimic the BTM.

**Density** - to accord with policy, the development should be subordinate to the BTM. It is not. Viewed from the west, in particular, it obscures a substantial part of the BTM and its grounds to the rear. It dominates its plot to a greater extent than does the BTM.

**Overlooking** - the building extends, in part, further to the east along the boundary with 51 Anlaby Road than the refused application 17/3956 and is closer to it, thus overlooking more of the garden. The two balconies on that side are particularly intrusive and unneighbourly. The comparison with the offices approved under 15/4481 is irrelevant - the two buildings are completely different in architecture and proposed use.

**Parking** - although the number of spaces provided meet Council standards, they are highly likely to fall short of demand. The BTM flats already use some of the spaces which would form part of the development‘s total of 14. There is no capacity on Anlaby Road to absorb the overflow (I can provide photos). If a future CPZ were implemented, it would highly likely be oversubscribed. Any consent would therefore need to be conditioned so that future occupants of the flats would not be eligible for residents’ parking permits, as was done when permission was granted for the BTM to be converted from office to residential use ( 15/1397/DD02 refers).

**Highway Safety** - the site exit is hard by the busy junction of Anlaby Road with Hampton Road and opposite the exit from 44 Hampton Road. Parked cars on both sides of Anlaby Road add to the danger.

**Landscaping** - no plans are provided, yet at least three trees will be lost and the Arboricultural Report mentions the opportunity for new planting.

**In the event that the officer recommends approval, I will ask my Ward Councillors to call in the application for decision by the Planning Committee. I reserve the right to make representations in person to the Committee**.

There are 3 errors/omissions in the application. The site is in Fulwell and Hampton Hill Ward, not South Twickenham. The land owner’s name is missing. No officer’s name is shown as giving the claimed pre-application advice.