

Comment on a planning application

Application Details

Application: 20/0222/FUL

Address: Land Ajacent To38 - 42 Hampton RoadTeddington

Proposal: Erection of a two storey residential building with accommodation within the roof to provide 14 flats (11 x 1 bed & 3 x 2 bed units) with associated car parking and landscaping.

Comments Made By

Name: Ms Julia Russell

Address: Olive Tree House 62A Anlaby Road Teddington TW11 0PA

Comments

Type of comment: Object to the proposal

Comment: I am writing to object to this application. This is the third application to build on this precious, rare green and eco friendly space. Each time the plan varies in its manipulation of the site build and dubious allocation of its parking. Howarth Homes have commissioned various professionals to make their application appear to have more gravitas. These comprehensive reports and surveys do make HH look very impressive however when unpicking it all word for word what are we left with?

I object on design and appearance. This is an inadequate proposal to build an ugly and overpopulated build. There is no sense of design or sensitivity/compatibility with the neighbourhood and Millwood House looks positively palatial by comparison. Is this negligent design due to the fact that HH appear to have already negotiated a sale of the plot with or without planning permission to Richmond Housing Partnership? There is no detail from RHP in support of the development included in the application. Apparently these proposed 14 units are to be purchased through RHP on a shared ownership/rental scheme so why would HH invest heavily in a carefully considered design.

I object on loss of light and overshadowing regardless how far they push their plan back from Anlaby Road, this will block light from all property overlooked by the development. Harrington Consulting discuss light loss in their wordy assessment methodology. In this report there are 9 windows on the Lower Ground Floor of Millwood House plus one window at 51 Anlaby Road that will be overshadowed and does not meet the BRE criteria.

I object on loss of privacy. I live in a single storey house and on plan there will be 2 roof terraces, 4 balconies and 4 garden terraces overlooking Anlaby Road. 10 sets of overlooking residents will affect loss of privacy and heavily increase level of noise.

I object on grounds of Highway safety and traffic generation. The junction with Hampton Road and Anlaby Road is always busy. It is a tricky junction to navigate when turning left or right and this will impact on the amount of extra traffic entering and departing from the 14 or more vehicles from this site.

Many local people use the nearest bus stop on Hampton Road or walk to Bushy Park and the additional cars that will be parked on Anlaby Road and surrounding roads will cause extra hazards for people pushing buggies and wheelchair users. The 14 parking spaces do not cater for 2 or more car households or visitors. The majority of these 14 spaces have been taken from their other development within Millwood House/Teddington Gate as HH, despite their best efforts, have not been successful in selling all 35 Apartments in that development.

In the Construction Management Plan compiled by Lanmor Consulting they comment on the Code of Practice being: Care about the Community, Protect the Environment and Respect the Community. I would like to know how this can be achieved when they explain the 12 month construction plan and quoting part of 4.4.1 'Parking is allowed with no restrictions on Anlaby Road. Anlaby Road will be used for deliveries.'

I object to this being a 3 storey plan. The additional roof apartments, which whilst not covering the whole building is still a 3rd floor adding further height to the build. HH refer to it as a 2 storey residential building with accommodation within the roof. However in section 3.3.1 of the Construction Management Plan refers to the 3 storey building. No consistency to the wording in the planning proposal.

I note that the Community Infrastructure Levy, Form 10 has been submitted stating that it is a 100% shared ownership and

is therefore subject for CIL social housing relief. Having had contact with RHP it appears that they have been in negotiation with Howarth Homes to purchase this plot regardless of planning consent. Obviously social housing is high on the agenda. It also assists HH to sell this land with their continuing problems to create into a profitable develop