

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: Mrs Sonia Powell

Address: 45 Anlaby Road Teddington TW11 0PB

Comments

Type of comment: Object to the proposal

Comment: I would like to object to this new application (20/0222/FUL) for development of up to 14 Flats and associated car parking. The number of flats is substantially more than the previous applications which was rejected by the Planning Inspectorate last year (appeal case number 3201595).

I consider this proposal an overdevelopment of the site. If taken in conjunction with 35 other flats from the development from 2015 (15/1397/NMA). It will mean 35 plus 14 flats on the same area. It will clearly have a dramatically impact on the semi – detached houses next to the site and also on the new 35 flats. The flats will overlook our gardens and may protrude further than the back of our homes. On planning sheets, it suggests that our houses go out further back, due to a one story glass conservatory. The development for the flats will go beyond our house footprint and the walls will overshadow our property. This will cause loss of privacy to all neighbouring homes and a loss of sunlight to the gardens in Autumn and Winter and also from the suggested balcony's. Also, it is a three storey development and the semi- detached houses next door were not developed into the attic space.

The proposed development will increase traffic at the Anlaby Road and Hampton Road Junction. The proposed development of up to 14 additional flats (combined with the 35 flats on site), all intend to use the same entrance from Hampton Road and exit onto Anlaby Road. It will result in more cars crossing the pavement and the resulting increase risk of accidents occurring to pedestrians and result in more traffic congestion.

Further, as I discussed in my objection to the previous developments, parking in Anlaby Road and Kent Drive is already incredibly busy. The developers have suggested they would give one car parking per flat but clearly some of these are already present spaces, which are being used by present residents of the flats. Thus households with more than one car and any visitors will all overspill onto Anlaby Road or Kent Drive. The parking situation for any suggested new development must be viewed in conjunction to the previous development in 2015/6 (15/1397/NMA).

Furthermore, the original house on the same site which has been converted into 35 flats is architecturally pleasing to the surrounding area and has been awarded Landscape Merit. The side view of this building along Anlaby Road will be spoilt by any building that is so large and prominent. The developers have grassed the area in front of the main building and the side view looks really pretty again with bushes and trees (see existing street scene 3065662). The new suggested flat block (drawing 3065668) occludes the side of old building. It will also look out of place in an area that has a wealth of character, with mainly large semi-detached and detached houses.

At the moment the developer has clearly not sold all the flats that are available in the main house after two years, as they still have a "For Sale" notices. The council should refuse planning permission and the developers should consider using the land for additional visitor parking, disabled parking and preserving the remaining green space as communal gardens for the main 35 flat block.

It is essential that Richmond Council do not allow every spare space of greenery to be built on, especially considering he

number of unsold developments of flats in Teddington at the moment.