

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 Antonia Grey

Address: 49 Anlaby Road Teddington TW11 0PB

Comments

Type of comment: Object to the proposal

Comment: I object to the planning application for a number of reasons.

Designated use: The space was confirmed under a previous planning decision as office use only and a change of use to residential would have a significant impact on our and our neighbours' lives. With occupants in residence 24/7, rather than Monday-Friday for the work day, this would clearly increase the levels of noise and disturbance to neighbouring properties.

Increased size and density, overlooking/overshadowing: Relative to the previous (rejected) planning application for a residential building, the new plans show the proposed building has increased in size and now projects even further back, significantly beyond the line of the back of adjacent houses. It even projects beyond the line of the conservatory at number 47, which is a one storey, largely glass structure that shouldn't form a boundary line for a new three-storey brick building. The new building, at its deepest point, projects almost half way down the neighbouring properties' gardens, with associated issues of overlooking and light reduction. The building also has many windows and a balcony overlooking the gardens of neighbouring properties.

Building design: One of the key attractions of the 38-42 Hampton Road site is that the main building is a Building of Townscape Merit and its look should be replicated in any other buildings on the site. The design does not appear to match the standard of the Building of Townscape Merit nor have the same character. In addition, the main building's setting, with green space surrounding it, is not replicated as the proposed new build dominates the site it occupies.

Parking: Another issue that remains unresolved from previous applications is adequacy of parking. There don't appear to be enough parking places on site for the 38 units in the main building and the additional 14 in the proposed new build. This suggests that many residents would need to park on Anlaby Road, where there is already a shortage of space for the road's own residents. Another issue that has been raised before is the danger to pedestrians and motorists of the site exit on Anlaby Road, which is very close to the busy junction with Hampton Road. Increasing the traffic from the site can only increase the danger.

Logic for building more flats: The main building on the site has very many unsold flats and I fail to see the logic in building even more expensive flats, as this is not the only development in Teddington that is failing to attract buyers (even before this year). Townhouses, similar in size to numbers 45-51 Anlaby Road would seem a better and more desirable option, or properties to cater for senior care, for which there is an obvious need in the area.

As a final point, the letter that came through our door from DevComms, on behalf of Howarth Homes, make much reference and comparison to the previously accepted plans for an office building. I would argue that, even if the change in use were allowed, a comparison between the two buildings is irrelevant given the very different proposed use. A more

relevant comparison would be between the previously proposed residential building and the currently proposed one – I see no logic in approving a 14-unit building with a larger footprint and greater impact on neighbouring properties when applications for a smaller, 9-unit one were rejected.