

Comment on a planning application

Application Details

Application: 20/1496/FUL

Address: Harrodian School Lonsdale Road Barnes London SW13 9QN

Proposal: Erection of a two storey with basement level sports and cultural centre on the current tennis courts site and associated hard and soft landscaping. Relocation of the tennis courts to the current sports pitch and new all-weather pitch (not fenced). 2 x one storey changing rooms with shower and WC facilities to the east of the current car park. Proposed boundary treatments and hardstanding for access from the car park.

Comments Made By

Name: Mrs ZAHRA AHSAN

Address: 51 Lowther Road Barnes London SW13 9NT

Comments

Type of comment: Object to the proposal

Comment: Dear Members of the Planning Committee,

Ref: Application 20/1496/FUL

I am writing to object to the Planning Officer's report for the purpose of the Planning Committee on 27th January, 2021.

Of the 63 households who have supported the application, 19 of these are not in the local community and have postcodes which include SW14, SW15, W4, TW9, TW10, W6 and SW3. The number of Community Household Objections (86) v the number of Community Household Supporters (44), clearly outnumbers the latter significantly and yet the main reason being given for recommending the approval of the application appears to be the "benefit" to the community.

Overall, it appears that none of the points raised in the objections have been taken into account. We do not object to the school having a sports hall or to the public having access to the sports hall however we do object to the proposed location and size of the proposed sports hall as well as the access during the construction phase of the project.

- Breach of LP 8 – failure to protect the amenity and living conditions of neighbours by locating the building closer than 20m to 79 Lowther Road, 12, 11 and 14 Belgrave Road
- Breach of LP10 – failure to properly consider the noise disturbance from events hosting the proposed 400 spectators
- Breach of LP45- inadequate assessment of additional traffic and travel to the proposed sports hall
- Objection to the use of Suffolk and Belgrave Road as the access route for the construction phase
- Object to the proposed project as no expected end points has been mentioned.

I draw your attention to a number of specific issues relating to the report that are either incorrect, a misrepresentation of the facts or a failure to properly assess specific planning regulations such as those relating to Residential Amenity, Transport & Noise Disturbance. I will also address other significant contributory factors which should be taken into account when assessing the application, in particular an alternative proposal made by 47 different households that has been completely ignored by the report in front of you.

Residential Amenity

The planning report states that the proposed building does not cause undue loss to the amenities of the neighbours. This is factually incorrect.

Point 8.52 - LP 8 – as stated in this report all proposals should protect the amenity and living conditions for occupants of neighbouring properties and that the Council will:

- Ensure the design and layout enables good standards of daylight and sunlight achieved in existing properties affected
- Ensure proposals are not visually intrusive or have an overbearing impact
- Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces
- Para 4.8.8 states “the minimum distance of 20 metres between habitable rooms..., a greater distance may be required for other reasons, ...the distance of 20 metres is generally accepted as the distance that will not result in unreasonable, where principal windows face a wall that contains no windows or those that are occluded (eg. Bathrooms), separation distances can be reduced to 13.5 meters)

To be absolutely clear, the proposed development will be between 13 meters from my property. Our house will no longer be sitting on a quiet cul-de-sac but instead the end of the Belgrave Cul de Sac will be dominated by an extremely large sports hall resulting in loss of amenity to us. In addition, the significant inflow of incoming and outgoing lorries- however well managed as nicely written in the report – will play havoc in our daily lives on Belgrave and Suffolk Road in the next few years. Belgrave Road is a one-way traffic street with two parking bays on either side. It is impossible to have two-way traffic on this street. It can be clearly measured, and we are dismayed that such an important, yet simple point and calculation has been incorrectly stated.

Consequently, the proposed plan is, de facto, in breach of LP 8.