

Comment on a planning application

Application Details

Application: 22/2204/FUL

Address: St Clare Business Park And7 - 11 Windmill RoadHampton Hill

Proposal: Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 98no. residential flats (Class C3) and 1,172sq.m of commercial floorspace (Class E); 1no. three storey building comprising 893sq.m of commercial floorspace (Class E); 14no. residential houses (Class C3); and, associated access, external landscaping and car parking.

Comments Made By

Name: Mr. Erik Peterson

Address: 13 Holly Road Hampton Hill TW12 1QF

Comments

Type of comment: Object to the proposal

Comment: 3/3 Final Page of ECP Objection Dated 12/08/22

“DAYLIGHT AND SUNLIGHT REPORT”

“8 Conclusion”

“8.2 With regards to daylight, overall reductions are minor with 354 of 373 assessed windows experiencing reductions in VSC which are fully BRE compliant.”

This means that 19 windows are not BRE compliant.

“1-3 Library Mews –Daylight”

“7.15 Of the 3 windows which derogate from the BRE Guidance (W10/10 at 38.28%, W8/10 at 37.35% & W12/11 at 30.86%).”

BRE guidance is quoted as saying that reductions of less than 20% should be unnoticeable.

This proposal, if approved, would result in reductions to these windows of between 30.86% and 38.28%

“7.16 The sole NSL derogation present (room R5/10 at 39.9%) is associated with window W8/10 mentioned above. Although we conclude that the reductions may be noticeable, losses are mitigated by the high levels of retained daylight already mentioned, thus we assess the overall reductions to this property will be acceptable.”

1, 2, 3, 4 Penny Farthing Mews

There are 16 windows within these properties that have VSC loss of between 23.52% and 31.46%. These existing windows have balconies, and a “no balcony analysis” has been used to try and make these windows compliant with BRE standards. If I was the occupant, I would not be happy with the reduction in light.

63-71 High Street

There are 7no windows that will suffer a loss of between 21.30% and 24.51%

NSL ANALYSIS

2.11 The BRE suggest that the area of the working plane within a room that can receive direct skylight should not be reduced to less than 0.8 times its former value (i.e. the proportional reduction in area should not be greater than 20%).

1-3 Library Mews

R5/10 KITCHEN will suffer a 39.9% loss.

1-4 Penny Farthing Mews

There are 8no windows that will suffer losses of between 27.2% and 43.3%

63-71 High Street

There are two windows that will suffer losses of 25.8%.

These windows will suffer significant loss of light.

“SUNLIGHT ANALYSIS”

“2.17 Where the proposed values fall short of these, and the absolute loss is greater than 4%, then the proposed values should not be less than 0.8 times their previous value in each period (i.e. the proportional reductions should not be greater than 20%).”

The following properties will suffer significant %loss in winter.

16 Windmill Road - 25.0%

14 Windmill Road - 27.3%

12 Windmill Road - 19.2%

21 Windmill Road - 20.8%

21A Windmill Road - 23.5%

23A Windmill Road - 35.3%

The Old Library, 13 Windmill Road - 21.7%

1-3 Library Mews

R1/10 W10/10 LKD 66.7%

R5/10 W8/10 KITCHEN 52.0%

R1/11 W1/11 LKD 50.0%

R1/11 W12/11 LKD 46.7%

These windows will suffer significant loss of light.

If this proposal is approved, there will be an unacceptable loss of light to many properties, and the loss of light in the winter months could be the most noticeable and damaging (SAD). There will be an undeniable increase in traffic in Holly Rd and Windmill Rd, and increased demand for parking. There will be a dramatic increase in demand for facilities and logistics vehicles, as well as for parking by occupiers, staff, contractors, engineers, and visitors. With such a poor accessibility rating, (PTAL of between 1a and 2) this scale of development is unsuitable for this area. This revised proposal does not address the issues raised previously, and is remarkably similar to the previous application. It is over development of the site, and does not reflect or sit well with the current built environment. The proposed buildings are too high and will dominate the nearby properties. Approval of this application would lead to a loss of amenity for the residents of Holly Rd, whilst providing inadequate access and parking for the new inhabitants. The local infrastructure which is already stretched, will not cope with the amount of proposed dwellings. I also have a genuine concern as to the assertion that 112 new dwellings, and additional surface water can be safely added to the existing sewer in Windmill Rd.

Taking the above into account,