

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: Mrs. Ricarda Baldock

Address: 26 Holly Road Hampton Hill TW12 1QH

Comments

Type of comment: Object to the proposal

Comment: I want to strongly object to this application.

1. I firstly want to state that I attended the public webinar in May. It needs to be noted that this was timed to coincide with half-term holidays and the long Jubilee weekend - when the least people were able to attend thus not allowing residents to easily and accessibly attend. Secondly, it was advertised as a 'public webinar' which in no way suggested this was a 'consultation'. However, the moment the session began, the words 'consultation' were used by the facilitators. IF that meeting was supposed to be a consultation, that would NOT have been obvious from the misleading flyer - again, the result would have been a less likley attendance of residents. Together with the fact that previous consultations and deadlines also feel into Christmas holidays for example, I see a strong avoidance of residents input rather than an open, accesible two-way conversation.

So, together with the over 200 objections that were made to the previous proposal, which to me as resident looks pretty much idenitcal, I would strongly state that this porposal has not got local support.

2. The proposal is to place a 5-storey monumental block of flats right in the heart of this area with no reference to the context outlined above. The proposal is out of character for Hampton Hill. The height, massing, proportions, form and detailing are completely alien to its context. That means the development is on conflict with Planning policy LP1. These are the reasons why I feel this is the case:

- The point of it 'taking on it's own character' is relevant objection point here as it contradicts the planning policy [Planning policy LP1]
- Hampton Hill has a village character comprising a predominance of 2-2 ½ storey Victorian and Edwardian cottages with narrow streets
- Hampton Hill has village status in the Local Plan
- There are a number houses that have Building of Townscape Merit- status, so should receive special protection. 6 of them are in of Holly Road opposite the site entrance and Windmill Road has the most prominent, the former Library and fire station. All these properties are small in scale with narrow frontages.
- The space between the proposal and Holly Road, Windmill Road and Penny Farthing Mews is the absolute minimum to preserve light and privacy for 2-storey development -> this has an overbearing impact and loss of light and privacy (exacerbated by the proliferation of balconies at high level.) My poperty will be overlooked by over 20 windows and balconies - there are currently no windows facing us directly! A HUGE impact on us!
- Relatively open views from surrounding properties in Windmill Road, Holly Road, School Road and Penny Farthing Mews would be severely curtailed by the scheme.

3. The proposed development is out of character for Hampton Hill on the basis of height and is not appropriate for Hampton Hill village and its character assets. That means the development is in conflict with Planning policy LP2.

Here are my reasons for this point:

- The proposal will not make a positive contribution to Hampton Hill village and does not preserve the area's heritage assets
- The taller buildings proposed are over double the height of neighbouring buildings
- It would not preserve the area's heritage assets and their settings for example, the Library is dominated by the massive commercial building.
- It does not respect the local character in scale, height, mass, urban pattern, development grain, streetscape
- The buildings would effectively turn into a local landmark, which is contrary to this planning policy. It purports to create a landmark entrance to Windmill Road, a practice specifically prohibited by LP2 (5).

4. The proposed development does not reflect local context. The huge impact on us as direct neighbours (outlined in the above points) is wholly unacceptable and means it does not comply with criterion 8 of LP39