

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. George Longstaff

Address: 43 Holly Road Hampton Hill TW12 1QH

Comments

Type of comment: Object to the proposal

Comment: I have strong reservations with regard to the proposed redevelopment as it currently stands under application number 22/2204/FUL. It falls short of what is required for a policy compliant redevelopment scheme, under Richmond Upon Thames current local planning policies.

As a local resident to the site of the proposed redevelopment I am deeply concerned that NHG have ignored the local community's concerns regarding the sheer density and height of the planned redevelopment. It is also concerning that at the recent webinar hosted by NHG regarding the new proposals, when challenged on these points, they stated that they had been in detailed consultation with Richmond Upon Thames Planning Officers and did not have to adjust the plans regarding height and density. I believe strongly these points are in direct conflict of Richmond Upon Thames current local planning policies.

LP1: The current application takes no regard of the local village character of Hampton Hill comprising a predominance of 2-2 1/2 storey Victorian and Edwardian cottages with narrow streets. This character is confirmed in The Design and Access Statement, the Hampton Hill Village Planning Guidance, and the Hampton Hill Conservation Area Appraisal and Management Plan consultation document. In addition, Hampton Hill has village status in the Local Plan. The proposal is to place a 5 storey block of flats right in the heart of this area with no reference to the context outlined above. Developing 5 storeys will lead to an overbearing impact and loss of light and privacy. This effect is exacerbated by the number of balconies at high level. This redevelopment should not be allowed to have its own identity but should be sympathetic to the surrounding Hampton Hill Village character.

LP2: Taller buildings are defined as "those being significantly taller than the neighbouring buildings but less than 18 metres in height". The proposed scheme height is over double the height of neighbouring buildings. Policy LP2 states that the centres of Richmond and Twickenham are areas where taller buildings may be appropriate. Therefore, the taller buildings within this proposed redevelopment are in direct contradiction of LP2 and LP39 due to loss of privacy to existing homes and fails criterion 10 due to its unacceptable visual impact resulting from its height, mass and scale. Hampton Hill is a village and not a town centre.

I sincerely hope this planning application will be suitably scrutinised by the Councillors on the above points (LP1, LP2 and LP39) and the local plan will be robustly considered. The Planning Office must be challenged.

Due to my points above, I strongly object to this current proposal