

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. Doug Urquhart Amanda Ribbans .

Address: 30 Holly Road Hampton Hill TW12 1QH

Comments

Type of comment: Object to the proposal

Comment: This proposal is a weak response to the previous application which was rejected on lack of social housing and commercial space.

The planned number of homes to be offered at London Affordable Rent has increased from 17 to 21 (+4), while shared ownership homes have been cut from 39 to 35 (-4). In my view this does not represent a significant increase in social housing and reduces the opportunity for shared ownership.

The employment space is now 2,084m² which means a loss of 1058m² from the original 3,142m². A significant loss for a site described in policy as, 'locally important industrial land'.

The proposed development does not reflect the character of the local area and will have an adverse effect on the neighbouring properties amenity and living conditions through loss of privacy and security (LP39 - A8). It will also impact neighbours in terms of visual impact, noise and light from vehicular access and carparking (LP 39 A10)

The development does not respect the local environment or character. (Policy LP 1)

The 'Precedents and Inspiration' by the NHO (NHG) uses the term 'London vernacular' for its design inspiration, which translates as updated Georgian. The architecture in Hampton Hill is listed as: Victorian, Edwardian and Post War.

There are no Georgian houses in Hampton Hill and this style does not reflect local character.

In the proposals scale diagram 5.2 it demonstrates there are no 5 storey buildings in in the vicinity with only 2 four storey buildings. Policy LP 2 states: 'It is required that buildings make a positive contribution towards the local character, townscape and skyline, generally reflecting the building heights within the vicinity.' The policy also states that 'the centres of Richmond and Twickenham are areas where taller buildings may be appropriate'. This application is over twice the height of neighbouring buildings and inappropriate for Hampton Hill.

In the SPD Residential Development Standards it states: 'New dwellings or residential development which create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or from the street will not be permitted.' The new buildings will be visually intrusive, overbearing and create a sense of overlooking.

The space between buildings is at the exact legal requirement. The gardens of some of the houses backing onto Holly Road have a depth of approx 3m / 9.8ft. Whilst this conforms to the Council's External Space Standards, it is a mean space for the occupants of a 3 storey house.

Windmill Road and Holly Road have carriageway/access widths, which in all practicality, are too narrow for the volume of traffic expected for this plan. Traffic in the site from either of the roads will, in effect, jam the roads. This was reflected in the planning refusal of the development behind the Windmill pub, for just 3 houses, only metres from this application. Consent here would be contradictory and erratic.

This large space is ripe for redevelopment and is an opportunity to build a visionary 21st century neighbourhood within

context, unfortunately this scheme fails to deliver.