

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. Caroline Wren

Address: 80 Fulwell Road Teddington TW11 0RA

Comments

Type of comment: Object to the proposal

Comment: I am writing both as a local resident myself and also in my capacity as Councillor, to represent the interests of many residents in Fulwell & Hampton Hill. Here is a list of concerns (ref. Richmond Borough's adopted Local Plan 2018)...

LP42 Industrial Land & Business Parks

Loss of employment opportunity is a significant concern; there's a specific presumption in local policy against loss of industrial land in all parts of the borough (see 10.3.2) but particularly in business parks listed as "locally important" - incl. St Clares. To deviate from this policy would be a very worrying precedent. Once industrial land is lost to residential use, it will not likely be recovered. The benefits of this development do not outweigh the harm in losing this industrial land.

The local economy needs working visitors, to sustain entertainment and foodservice outlets. We should be developing high quality industrial and commercial floorspace across a much greater proportion of the site.

LP1 Local Character & Design Quality

New buildings should be more in keeping with the character of local buildings. The shapes, proportions and styles of the new buildings could be more complementary to nearby frontages. Adjacent roads are Victorian or Edwardian terraces with cohesive character and the proposed development is significantly out of context. This consideration is especially important in our ward, where we'd like to strengthen character and increase the sense of place.

LP2 Building Heights

I agree with residents' views that the 5 storey height of this development is a problem, along with the density of dwellings which results from such a scale. This height would be out of character with the area (ref. LP1), unneighbourly, and overbearing.

Specifically, the higher storeys would be overlooking Pennyfarthing Mews - with many new flats able to see directly into Mews' gardens and living rooms – as well as some houses on Windmill Rd. The new buildings would loom over residents' existing properties, causing loss of privacy and amenity.

Most buildings in Hampton Hill are 2-3 storeys, contributing to its character as a vibrant village. 5 storeys would dominate the skyline and likely change the character. The local plan states that 'taller' buildings are most likely inappropriate, in all but a couple of named areas in the Borough. 4.2.5 reinforces those concerns, stating that taller buildings have more

impact on their environment, which can of course include overshadowing residents and dominating Buildings of Townscape Merit (such as the old library next door).

LP34 New Housing

9.1.6 says high density developments should be concentrated on main centres (yet Hampton Hill is not designated as a main centre)... and subject to compatibility with existing character (yet the proposed development would dominate the skyline and change the 'villagey' character of this local centre).

LP39 Infill, Backland & Backgarden Development

The 5 storey height and related density of residential dwellings is likely to create an impact on traffic and parking.development which is in contravention of the following policies:

A4. Respect the local context, in accordance with policy LP 2

A8. Result in no unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens, in accordance with policy LP 8 Amenity and Living Conditions

A10. Result in no unacceptable impact on neighbours in terms of visual impact, noise or light from vehicular access or car parking.

Paragraphs 9.6.2-4 discuss the importance of ensuring that infill developments are in keeping with neighbouring buildings, whereas this proposal is wanting some improvements before it is in keeping in terms of scale, mass, height, form, fenestration and architectural detail.

To close: residents and Councillors all agree that the site would benefit from redevelopment, but sadly this application is unsuitable and not compliant with local policy.

Regards, Councillor Caroline Wren