

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: Ms. Catherine James

Address: 19 Wolsey Road Hampton Hill TW12 1QP

Comments

Type of comment: Object to the proposal

Comment: 2) Sense of Enclosure- In the Supplementary Planning Document for Richmond council it is stated: 3.2.3 New dwellings or residential development which create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms or from the street will not be permitted. This could be due to the height footprint or proximity of the proposals. According to the plan the roof line of the proposed development is almost double that of the Holly Rd houses. The height and proximity of these structures would certainly create an unacceptable sense of enclosure and appear overbearing to existing residents of Holly Road, Windmill, Wolsey and Penny Farthing Mews to reference Richmond's Supplementary Planning Document. The Character Area 2 Residential Block will tower to 5 storeys (plus basement) and therefore will be over 2 times the height of the existing properties on surrounding roads causing an overbearing monolith which is completely out of context for the Hampton Hill village. The houses on Penny Farthing Mews have rear gardens and all their living space is to the rear of the property including the bedrooms. They will be directly overlooked by potentially 5 storeys of flats with balconies leading to a complete lack of privacy for them in all rooms and gardens. There would be an immense loss of light with overshadowing meaning more or less no natural light reaching these existing houses. There is further impact on other neighbouring properties, 24-40 Holly Road. The properties with balcony space in The Mews will go from effectively not being overlooked at all, to being overlooked by 15-20 different balconies. The number of windows within those 5 buildings would also count 25. I consider this to be unreasonable, when currently, the properties have no windows directly overlooking them at all. Furthermore, due to the small narrow design of the proposed properties, the living rooms are on the first floor rear, so their windows will all be overlooking existing properties. This will lead to an unacceptable loss of privacy for many existing residences. Loss of Privacy - non compliant with Policy DM HO 3 Hence with reference to the above mass and scale the residents of 24 – 40 Holly Road (and many other bordering roads) will move from the current position of zero invasion of privacy to very high invasion of privacy. This is an unacceptable change in privacy Again I refer to Policy DM Ho 3 – point 2 which states “2. Impact on neighbours – privacy of existing homes and gardens must be maintained, and unacceptable light spillage avoided” This scheme is non-compliant with this policy

3) Out of Character – Not in keeping with the surrounding roads. Architecturally, the proposed development will not sit well within the comparatively narrow, mainly Victorian village roads. A five storey building will dominate the skyline in all directions and be far taller than anything else in the village. It is completely inappropriate aesthetically. The Hampton Hill Village Planning Guidance recognises that “Holly Road has a number of high quality examples of cohesive terraces which have maintained their original features and character” . The developer’s proposals not only do not recognise this, but are inflammatory in their denial of the statement’s importance and they try to ride rough shod over this point when they claim that Holly Road houses “have architectural and historical significance, but are not of sufficient status to be statutorily listed and are therefore considered as of local, limited interest only”. i.e the developers don’t care at all about the existing neighbourhood and will manipulate statements for their own benefit. It is a dangerous route to take, if we are only to

respect properties that have formal listing status

Third form will be submitted to complete objection