

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. Samantha Scott

Address: 19 Holly Road Hampton Hill TW12 1QF

Comments

Type of comment: Object to the proposal

Comment: I would like to object to the above proposal based on the the following concerns:[Planning policy LP1]

- 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.)
- Relatively open views from surrounding properties in Windmill Road, Holly Road, School Road and Penny Farthing Mews would be severely curtailed by the scheme.
- There's very little support locally (previously over 200 objections)

HEADLINE 2

The proposed development is out of character for Hampton Hill on the basis of height and is not appropriate for Hampton Hill village and it's character assets

[Planning policy LP2]

- 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).

HEADLINE 3

The proposed development does not reflect local context. The huge impact on the

neighbours is wholly unacceptable and means it does not comply with criterion 8 of LP39
[Planning policy LP39]

- Note from Ricarda: Criterion 8 for your info, reads: . 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)
- The visual impact resulting from its height, mass and scale is it unacceptable