

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. Douglas Urquhart

Address: 30 Holly Road Hampton Hill TW12 1QH

Comments

Type of comment: Object to the proposal

Comment: 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. 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 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.

Properties on Holly Road between numbers 24 to the bridge, will all have at least 20 windows overlooking, when previously, there were none.

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 sites 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.

Overall, this application needs to be rejected on current specification.