

Comment on a planning application

Application Details

Application: 23/0741/FUL

Address: Sheldon House Cromwell Road Teddington

Proposal: Demolition of a seven-storey residential building; erection of five-storey residential building plus lift overrun comprising 27 units (including 3 wheelchair units) incorporating cycle storage and refuse/recycling store; creation formation of 6 car parking spaces (including 3 disabled spaces) and 1 delivery bay; landscaping including child play space and ecology area.

Comments Made By

Name: Ms. Jackie Terry

Address: 87 Fairfax Road Teddington TW11 9DA

Comments

Type of comment: Object to the proposal

Comment:

Part 2

PLANNING STATEMENT

Public Consultation 4.8

There was not a meaningful public consultation. I live in Fairfax Road and had no knowledge of the event on 30th November 2022 at the RHP offices. I don't often use the station where it was stated that notices were posted. I walk past Sheldon House frequently but I never saw any notices in the block grounds. There should have been a leaflet drop to the surrounding streets similar to what happened for the old HSBC site in the High Street. There was no contact with Teddington Society Planning Group. One can see in 4.34 that there were few attendees at the public meeting. There should have been a wide consultation on a project of this magnitude but the whole project has been kept somewhat secret.

Car Parking 5.1

Only 3 spaces for 24 flats and 2 of them will be designated for the 3 bed flats. Other residents who have cars will have to search the streets for parking. Should the area become permit parking, will the residents be offered permits?

Play Space 5.14

The footprint is greatly enlarged leaving a relatively small garden. Some of this will be required as a Play Space for the approximately 17 children who would be living in the block as per the Public Open Space Assessment document. This Play Space is required by a Planning Obligation SPD set out in this document. Could there be a noise implication on neighbouring properties?

CONCLUSION

Demolition and rebuild will engineer a major carbon footprint. It is environmentally unsound to demolish a building that is structurally sound. The application misleads the reader. Statements made cannot be relied on. It is proposed that 56% will be social housing with the rest shared ownership and London Living rent. Could these numbers change into the majority being shared ownership?