

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. Wendy Norman

Address: 19 Grosvenor Court 161 Fairfax Road Teddington TW11 9BT

Comments

Type of comment: Object to the proposal

Comment: Whilst supporting many aspects of the proposal I am concerned and object to certain parts of the scheme.

1. The enlarged footprint brings the proposed building much closer to the neighbouring property Grosvenor Court with implications for a mature and significant tree with a TPO- T9. This has its trunk in Grosvenor Court but adjoins the boundary between the properties and its canopy spreads towards Sheldon House, hence the necessity for this to be pruned to enable scaffolding/the new development to take place. I am not aware if any discussion has taken place with the Management Association of Grosvenor Court but there could be long term implications of this action if the tree becomes endangered due to either the pruning or damage caused to its roots from the new building/compaction.

2. The enlarged footprint also means privacy between neighbouring residential flats is reduced.

3. The design of the new building incorporates private outdoor amenity space but I am not convinced some of it is appropriately located in terms of protecting the amenity of the neighbouring flats in Grosvenor Court. ie proposed flats 5,11,17 and 23 have open sides facing south east towards Grosvenor Court.

4. As pointed out by other objectors there are a large number of mature and significant trees on the site and whilst some are proposed to be removed others will need serious RPZ protection which could be tricky on such a tight site.

5. In this connection I wonder if a Construction Method Statement is being requested by the Council to not only ensure appropriate on site protection but also to take into account access for deliveries given the busy road junctions the entrance of the Sheldon House site is located near. This is particularly important given the nearby school and associated traffic.

6. Should planning permission be granted, for whatever design, there should be a restriction of working/delivery hours given this is a significant development proposal in a wholly residential area and existing amenity needs to be protected.