

Comment on a planning application

Application Details

Application: 23/2401/FUL

Address: Land At Junction Of Roseleigh Close And Cambridge ParkCambridge ParkTwickenham

Proposal: Proposed development of 3no. maisonettes on land at Junction Of Roseleigh Close And Cambridge Park, Cambridge Park, East Twickenham

Comments Made By

Name: Mrs. Jennifer Taylor

Address: 41 THE AVENUE SUNBURY ON THAMES TW16 5HY

Comments

Type of comment: Object to the proposal

Comment: As the leaseholder of 27, Roseleigh Close, we strongly oppose this planning application on the following grounds:

1. The submitted drawings do not fit the current aesthetics of the existing estate or property styles. Existing maisonettes are uniform in size and shape with distinctive 1950s style, interspersed with communal green space. The proposed maisonettes have significantly bigger footprint, larger windows, additional basements, roof terrace, and balcony. The style is completely different to existing properties. (Dwg. No. 19.001_3D3, Dwg. No. 19.001_3D1).
2. The larger windows, conservatory, roof terrace and balcony present a major loss of privacy to other residents (Dwg. No. 19.001_3D5, Dwg. No. 19.001_3D3).
3. Existing leaseholders are restricted in terms of property footprint, external fabric style and colour to maintain the style of the estate. The proposed development does not follow this style.
4. The roof line on the submitted drawings is higher than neighbouring properties. The height of the soffits and gutters are higher than neighbouring properties. The windows lines differ, are significantly larger, and in no way complement those of neighbouring properties (Dwg. No. 19.001_E2). Measurements are absent from all drawings apart from Dwg. No. 19.001_S1, which only refers to 'typical' detail. The absence of precise measurements renders the application meaningless.
5. The dimensions of the proposed maisonettes (Dwg. No. 19.001_3D1) extend way further south than the adjacent block 23-27 Roseleigh, reducing afternoon sunlight and directly impacting our property (27, Roseleigh). The indicative drawing fails to show the close proximity of the new building, unrealistic shadows mask how the new development will heavily dominate the green space and entrances to 27, 28 Roseleigh.
6. The elevated views (Dwg. No. 19.001_3D1 and Dwg. No. 19.001_3D4) show clearly the much larger footprint proposed for three maisonettes. The adjacent block 23-27 Roseleigh contain six maisonettes with smaller footprint, showing that each new dwelling has potential to house many more inhabitants than the proposal would like us to believe.
7. Higher occupancy, with provision to park only one vehicle for each dwelling, will present additional pressure on limited parking space on the estate and surrounding roads.
8. The actual size and maturity of the existing horse chestnuts are not reflected in the drawings (Dwg. No. 19.001_P2EL, Dwg. No. 19.001_3D4, Dwg. No. 19.001_3D3, Dwg. No. 19.001_3D1). Their large underground root network will be impacted by the new construction work, likely to result in their demise.

9. Two applications to reduce the mature horse chestnut trees (in 2019 and 2022) were refused, acknowledging the important contribution they bring to the estate and route to the Thames via the Cambridge Footpath at the end of the road.

10. The disproportionate development proposal will result in loss of natural habitat for birds, bats, hedgehogs, badgers and risks losing valuable tree cover.

11. Previous planning applications for this site, submitted in 1981, 1986, and two in 2004, have all been refused by the Council. These are on record.

Thank you for your consideration of the above issues.