

## 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:** Mr. Gary Hughes

**Address:** 8 Beaulieu Close Twickenham TW1 2JR

### Comments

**Type of comment:** Object to the proposal

**Comment:** I wish to register my objection to the proposal for the following reasons:

Nature conservation

- In the 18 years we've lived here, this property has been a vacant green space attracting abundant wildlife.
- Applications to reduce the mature horse chestnut trees (the last one in 2022) were refused, acknowledging their important contribution to the estate and route to the Thames via the Cambridge Footpath at the end of the road. The size of the trees on the drawings is not reflective of their real size and if the building goes ahead, we can expect additional requests to reduce the size of the trees.
- Loss of mature trees on the property.
- The Design and Access Statement states that light spillage that may disturb nocturnal animals (particularly bats) will be controlled by automatic blinds. Are these internal or external to the building as I don't see mention of them on the plans or drawings? Who would monitor their operation? Similarly, how will light spillage from the first floor terrace be controlled?

Building Design and construction issues

- The design of the building "take its cues" from surrounding buildings but is definitely not in character with the rest of the estate.
- The rules for estate residents state that there can be no conservatories or paved areas from units leading to communal areas e.g. the communal grassed area to the north east of the proposed building. However, this building will have a conservatory and paved (entertainment?) area leading directly on to this communal area as the existing fence is going to be removed. I can only assume there will be light and noise spillage from this area.
- Bedroom windows of bedrooms 3/1 and 3/3 look down and across onto all bedroom windows of all units on the west side of Beaulieu Close.
- What precautions will be taken with respect to young children on the estate and the proposed wildlife pond?
- Constant construction noise for the above duration when many residents are retired, work from home, have small children or children studying.
- The road surface condition of Cambridge Park Road is already in a poor state, it will be severely impacted by 18-24 months of construction vehicles travelling up and down the road.
- The traffic proposal says that only one vehicle will be called at a time so as to avoid road blocking and will reverse onto the site. Once the basements have been dug and there's construction equipment on site, where will these vehicles park? The only available space is where the proposed driveways are as the entire space to the south of the property is to be fenced off to protect the trees as per the Arboricultural Impact Assessment.
- Overpopulation in this small area
- 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
- Loss of on street parking for residents of Roseleigh Close during the construction puts additional strain on the remaining parking on the estate.

- I can't believe that this can be classed as providing "affordable housing" when the estimated cost of construction is up to £2 million for 3 small units.