

Comment on a planning application

Application Details

Application: 24/1984/VRC

Address: 68 Station Road Hampton TW12 2AX

Proposal: Variation of planning approval 19/2822/FUL - Variation of conditions 2 (approved drawings/documents), 19 (Green Roof and Solar Panels), 39 (Wildflower Green Roof), 40 (obscure glazing), 41 (balcony screen), of planning permission 19/2822/FUL dated 12 May 2023 for Retention and refurbishment of the former police station building with part demolition of rear wings and ancillary buildings, and the construction of a three storey side and rear extension and basement to form a registered care home comprising 22 care suites and 66 care bed units, with shared facilities, car and cycle parking, landscaping and ancillary works (as amended by LPA Ref. 24/1512/NMA).

Comments Made By

Name: Mr. John Jarvis

Address: 4 Queens Bench Cottages Station Road Hampton TW12 2DB

Comments

Type of comment: Object to the proposal

Comment: Regarding the variations we can only suppose this is a ruse to expand the time limit before the expiry of the consent. To reiterate, the application in its entirety is too large for the site. The enormous amount of objections and comments on the previous application including two from the prestigious Hampton Society were all ignored to everyone's surprise. Hampton already has three care homes being, Marling Court, Laurel Dene and Hampton Care Home which would seem adequate for one area. Surely, living accommodation would have been a better fit.

As with all the other objectors, the parking in this particular area is abysmal. The roads in the nearby vicinity are comprised of flats or terraces of houses, unlike the arrangements of Ormand Drive etc with their own drives. The other objectors points of view are perfectly justified. The former police station never had the amount of vehicles coming and going as would be required by a care home of this magnitude. As for contractors and the amount of debris to be removed from the demolition of existing buildings, basement excavations plus the building materials Station Road would be at a standstill together with the addition of rush hour traffic.

The previous building application for dwellings always seemed a better fit and our only grouse with that was the underground garages. Other developments in Twickenham that we viewed did not seem to require these. The better fit for us in Queens Bench Cottages ("QBC") was that residential homes with gardens meant there was an area between those and our single person walkway leading to our small gardens. Please note these gardens are our only gardens. At the back of us are the gardens belonging to the Queen Anne houses in Station Rd which wasn't clear from plans shown before the decision to pass the application.

No 6 QBC has a two storey extension facing the proposed development on our side. Its back wall has no windows. It would appear to us as lay people that as a two storey on the boundary was passed the proposed building facing us should not exceed two storeys either. Our high bushes have been grown to provide privacy from this building. The passing of a three storey building and balcony facing us at such a height will take away our privacy and the balcony screen unless full height will do nothing to alleviate this problem. No balconies or windows should be put in facing us but facing inwards onto the development.

Another very worrying problem raised before for us concerns the basements. To reiterate QBC have meagre footings and the excavation on this scale is vast. The building is up to the boundary and the shock waves will be enormous. We are not talking about a single basement, although these have been shown to be problematic, but an underground area going

underneath the whole building requiring massive earthworks.

The sewage removal from this area has always been problematic and many times Thames Water is called out. A recent example was across from St John's local store when tankers had to remove effluent over a long period. Our small walkway of only five dwellings also has had problems with effluent rising. No details of a new system for this large undertaking with its nature of nursing day and night residents has been addressed.

In conclusion, the sad fact remains that councillors who pass building applications come and go over the years but the residents are left with their decisions forever.