

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. Phil Wood

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

Comments

Type of comment: Object to the proposal

Comment: Objection

To whom it may concern,

I object to the proposed scheme on the basis of the elements noted within -

Rights to light - I have not been able to source a rights to light survey that has been carried out as part of the developers plans to inform the current scheme design plans? I can not see how the current plan to have a second floor this close to the Queens Bench Cottages does not affect our light levels in the properties? I politely request a copy of the survey and report to further my understanding of how the scheme believes that the building height is acceptable.

Oversight into our properties - the planned balcony provides a direct viewing point into our properties and completely removes our privacy.

Basement plan Drg 11- can the developer identify what studies have been carried out on the surrounding properties to determine that this level of excavation can be carried out without any detrimental effect to said local properties?

Referring to Drg 11045 PL_012 - The refuse storage is directly adjacent to our property which is a health concern for myself and the residents at Queens Bench Cottages. There is a huge amount of space on offer and so we believe the developer needs to address this issue. The plan also notes that existing access is in use when in fact it is not. What swept path models have been carried out to assess the vehicular usage for the site to clarify that the access is suitable? What traffic modelling has been carried out on the immediate and supporting road networks to illustrate that the area can support such a development. The plan shows 24 parking spaces for the site for staff and visitors and I note there are cycle racks also, can the developer identify how many staff and residents will be in occupancy at peak times?

The Fire Safety Statement states provision for 66 care beds and 22 care suites and indicates there is an allowance for up to 100 residents alone. Therefore purely from a staffing, visitor and general delivery/staff/maintainer element the parking plan is woefully inept. The local area has a real issue with parking now and has done for some time and the developer plans do nothing but add to that already significant burden to the local residents.

The Transport assessment (TA) notes in sec 1.12 there are plans for 75 bedrooms and 8 care suites however the Fire Safety Report notes, sec Proposed Development, that the development will hold up to 100 residents and therefore I do not believe the TA to be fully reflective of the expected numbers on site. Furthermore, the TA states in sec 1.15 that residents can apply for car parking permits when the residents within the local area do not have this privilege.

Yours Phil Wood