

Comment on a planning application

Application Details

Application: 24/2270/HOT

Address: Garrick Cottage Church Street Hampton TW12 2EG

Proposal: To provide a new vehicular access with hardstanding to the front, and a single storey garden building on the north west side of Garrick Cottage, Church Street, Hampton

Comments Made By

Name: Miss Juliet Hinds

Address: 1A Johnsons Drive Hampton TW12 2EQ

Comments

Type of comment: Object to the proposal

Comment: Summary

The proposed new access conflicts with the basis on which permission was granted for the division of Garrick Lodge into two dwellings. It would be out of keeping with the rest of Johnsons Drive, which is in a conservation area, and damage trees. It would create pressure on parking spaces in Johnsons Drive, which is already very heavily parked up, and create a hazard on the road. The proposed workshop would detract from the character of this sensitive area and would give rise to noise nuisance.

Background

Garrick Cottage was created by the splitting of Garrick Lodge into two separate dwellings following planning approval in 2011, planning ref 10/2623FUL. In section 6 of the application the question "Is a new or altered vehicle access proposed to or from the public highway" was answered "No". This application therefore seeks to backtrack on the basis on which approval for Garrick Cottage was given.

Detailed Comments-Proposed Access

This new application shows a proposed car access which is out of keeping with the rest of the road and which would detract from the appearance and character of the conservation area. There are no other gated entrances on Johnsons Drive save for that at Mulberry House, but that is a pedestrian not vehicular gate and in an unobtrusive part of the Drive. All other houses have an open frontage. At over 2.5m wide the proposed gate would create a sizeable feature which is unlike anything else on the road. The proposed use of yellow stock bricks either side of the gate, with the cutting back of part of the red brick wall, would create a mish mash of walling. The proposal would also require the removal of a fig tree which has been there for at least 20 years and is fully mature as well as the loss of a laurel. The proposed construction is also close to other existing trees, which could be at risk. A number of trees have already been removed at this site. The proposed access would lead to a loss of parking space. Contrary to the drawings, which suggest that there are marked out parking spaces, there is a continuous stretch of available parking on the north side of Johnsons Drive where the new access is proposed. This is normally fully parked up. The new access would lead to the loss of the opening, (2.7m) and would also break up the continuous stretch of parking leading to less efficient use of the space. There is heavy demand for parking and any loss of space is a serious concern. Residents around the corner of the Drive often have to resort to double parking. The Drive is used by residents in surrounding streets as well as by Johnsons Drive residents. The new access would constitute a hazard to traffic in Johnsons Drive. Cars coming out of it would have to make a very tight manoeuvre in order to exit, with limited visibility around the cars which will be parked either side of the access. The road is approximately 6.75m wide at this point, so there is limited space to turn in the road, especially if cars or vans are parked opposite, including across the drives at numbers 1 and 1 A.

Detailed Comments- Turntable

The proposed new car turntable seems to be an incongruous feature in such a quiet residential area. No information is

provided as to the levels of noise which may be produced by its operation. Together with the proposed workshop and proposed visibility splay it would take up a disproportionate part of the garden of Garrick Cottage, leaving very little garden and a loss of amenity at the property.

Detailed Comments- Workshop

The proposed workshop would detract from the character of the conservation area, which is residential and quiet and in a particularly sensitive part of conservation area. It is proposed that it be made of shiplap timber, so it will offer very little sound insulation.

{Comments continue in second submission.}