

Comment on a planning application

Application Details

Application: 24/2479/GPD26

Address: 8 Second Cross Road Twickenham

Proposal: Prior Approval Class MA Change of use from Class E Office to Class C3 residential comprising 2 no. 2 bedroom houses and 1 no. 1 bedroom flat.

Comments Made By

Name: Mrs. J Rogerson

Address: 1 Second Cross Road Twickenham TW2 5QY

Comments

Type of comment: Object to the proposal

Comment: I am registering my objection to planning application 24/2479/GPD26.

While not necessarily opposed to residential development for the property, the proposal fails to demonstrate the requirements for good quality housing. The existing building appears to be a hastily erected post war structure of poor architectural quality that has long negatively impacted the streetscape.

The odd number houses (nos 1 to 39) located opposite Ash House are included in the Twickenham Green Conservation Area. 5 of these properties are designated Buildings of Townscape Merit. Due to its proximity, any proposal on the application site should enhance the setting and character and of the conservation area.

However, the opportunity to positively contribute to the area is avoided for a speedy planning approval without any responsible oversight to the impact on the wider area and its residents. As noted by others, the neighbouring dwelling at no.6 Second Cross Road is a good example of a sympathetic development that integrates well with the existing character of the place and the surrounding conservation area.

Furthermore, no evidence has been provided to show compliance with the Council's sustainability policies to reduce CO2 emissions below Part L Building Regulations. The conversion of an outdated office building into 3no. new residential units would necessitate a full refurbishment to achieve current energy efficiency standards. A energy statement should be submitted to show the development incorporates passive design measures and renewable energy.

No private outdoor amenity appears to be provided for the new dwellings. The retention of six car park spaces (as a holdover from the office use) for one 1-bed unit and two 2-bed units is unacceptable and goes against the encouragement of car free developments. No landscape plan has been submitted showing the new arrangement of the front garden which should incorporate adequate waste/recycling storage and sheltered cycle parking. All the issues stated above strongly suggest inadequate housing standards and should be refused.