

Our ref: COM1389311

Application number: 2017/0445

Application Address: Riverside, Church Walk, Weybridge, Surrey, KT13 8JT

Name: Mrs Balding

Address: 4 Portmore Cottages, Church Walk, Weybridge, Surrey, KT13 8JT, , ,

Comment type: object

Date of comment: 01 Mar 2017

Comment: This planning application is contrary to the Elmbridge Core Strategy (2011) and Development Management Plan (2015)

DM4 COMPREHENSIVE DEVELOPMENT

The site is being developed piecemeal with no plans included for the rapidly dilapidating No3 Church Walk Studios area which forms at least a 1/3rd of the site. With difficult site access residents should not be subject to a two-part development. Also because of the risk of flooding the planning application should consider the site and any planned developments as a whole.

CS17 LOCAL CHARACTER, DENSITY AND DESIGN, DM2 APPEARANCE CRITERIA, DM12 HERITAGE

The plans do not take into account or enhance the natural, built and historic environment. The building (1889), constructed as the Weybridge Electric Light Station, resulted in Weybridge becoming the first town in the UK to have its streets solely lit by electricity. It is therefore a Victorian heritage asset. The Romanesque design (favoured by many Victorian architects for waterside power and pumping stations); with its false arcading, stepped cornice and semi-circular, arched and fan windows; fits sympathetically into the area of small Victorian cottages and iron footbridge (Grade 2 listed). These historic features which were retained on the 2015/4214 plans have been removed on the current ones. The raised height of the arcading and cornice, loss of the light, semi-circular, fan windows, the raised roof height with the overbearing dormer windows and side extension totally destroy the historic character, proportions and aesthetic of the building (see 3D View 1 submitted). The planned removal of all the Victorian features on the side elevation will result in a disastrous loss of visual amenity from the busy public footpath connecting the Thames and Wey (see plans for the Existing and Proposed Side Elevation submitted). The huge dormers at the front are likely to result in overlooking of the cottages opposite and loss of light from the raised roof height.

CS19 HOUSING TYPE AND CS21 AFFORDABLE HOUSING

The planned 4 bed-roomed houses, are not the type most needed in the borough. They offer insufficient living space for 4-bedroom 'family homes' and are not appropriate to the area. They are not suitable for anyone with a physical disability and will not offer affordable housing to young people in Weybridge. The building could easily be converted into two, more modest 2 bed-roomed homes without a need for a side extension. This extension ruins the proportions of the building, increases the flood risk and is adjacent to the dead end of Beales Lane/Church Walk, with its lounge area thus very vulnerable to noise, light and damage from vehicles trying to turn immediately in front of it.

DM7 ACCESS AND PARKING

Pedestrian safety on the busy footpath linking the rivers is likely to be severely compromised by the plans. There is no turning or unloading space provided within the site due to the parking bays being moved from their current location at the river bank, to half way across the site. Cars would now have to reverse blindly across the busy public footpath, onto the highway. The Proposed Parking Plan also shows some cars having to reverse into a privately owned area of Church Walk in order to turn. In an area of many Victorian cottages, parking stress is high. The 3 parking places proposed are likely to be inadequate for the size of the properties meaning an increase in parking stress, to the detriment of local residents.

CS12 RIVER CORRIDOR, CS14 GREEN INFRASTRUCTURE AND DM13, RIVERSIDE

The design does not fit sympathetically into, or enhance, the riverside landscape or heritage of the river. The buffer zone between the property and the river is currently only 5m as opposed to the 8m required for wildlife and to prevent bank erosion. The flood risk is likely to be exacerbated by the huge increase (approx 35%) in the footprint due to the planned side extension (see Block Plan submitted). The flood risk assessment submitted by the applicant is based on plans for a double garage, not residential accommodation, and does not take into account the high water levels of 2013/14 which necessitated the council placing sandbags

across the gates to the property. According to the Environment Agency, consent SEWT-SUR-2013-87A was only for willow spilling and terracing, not a new landing stage as the 'Design and Access Statement' maintains. Landing stages were not allowed on the opposite bank because they were likely to impede the discharge of water into the Thames when the sluices are open from the Wey Navigation.

DM18 GREEN BELT, DM6 LANDSCAPING

The planned single storey extension represents a disproportionate addition over and above the size of the original building and greatly exceeds the 10% increase in footprint allowed in the Green Belt. Proposals for landscaping are inadequate and the re-siting of the bin store to the centre of the site would make it an eye sore.