

Our ref: COM1390739

Application number: 2017/0445

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

Name: Mr Shattock

Address: 4 Beales Lane, Weybridge, Surrey, KT13 8JS, , ,

**Comment type:** object

Date of comment: 05 Mar 2017

**Comment:** We object to this planning application for the following reasons:

- The current plans do not in any way ‘enhance’ or ‘preserve’ the character of the built environment or the Victorian industrial heritage of the existing building. In particular the proposed side extension does not sit well with the original building or the local built environment, with the same applying to the removal of both the arched windows (front and back) and the Victorian features on the side elevation of the main building.
- There is no mention of plans for The Studio - any planning application for the site should include this as part of a comprehensive application (rather than approaching the site on a piecemeal planning basis), particularly as The Studio is situated in Flood zone 3, and any future plans for this – e.g. a two story development of The Studio would massively and negatively impact on Portmore Cottages (No’s 1 to 6) in terms of flooding risk, light, view and especially privacy.
- The planning for the single floor extension goes against the permission granted for change of use (from commercial to residential), which was based on the existing footprint.
- The flood risk assessment submitted is based on a site with a 2 car garage extension and not a residential side extension.
- On purchase of the property – but before planning permission was sought - the trees and shrubs in place along the riverbank of the property were cut down, potentially increasing the risk of the bank becoming more unstable. The boundary opposite Portmore Cottages has also become overgrown in height and width (with the railings no longer visible). This has reduced the light available to the pathway and to Portmore Cottages.
- Permission for mooring would go against the look and feel/view of the backs of the other houses of Camden Cottages - that back onto the river - from the walkway bridge over to the island opposite. Such moorings on the opposite side of the Wey have also been refused previously due to the risk of potentially stopping the discharge of water from the Wey Navigation sluices when opened.
- Contrary to the application, which states there is no parking, then if you look at the site as a whole there is plenty parking for up to about 10 cars. This existing parking thereby allows any cars to turn around without having to carry out the risky manoeuvre of reversing blindly onto the busy walk-way/public footpath outside No 1 & 2 Camden Cottages. This is a key risk, with hundreds of children, adults and older people walking and cycling along this pathway every day. Such reversing would also require being able to use and access the private road of Camden Cottages (the gate of which is occasionally closed, making such a reversing manoeuvre impossible on such days). Maintaining the present car park would solve this problem.
- There is no detail concerning the proposed entrance and whether there will be a gate, or how the parking area will be separated from the garden of No. 2, or where the rubbish bins will be stored (from view) or placed on collection day (considering the small space at this entrance point for the existing pedestrian pathway as it goes past Portmore Cottages).

- Lastly, this plan does not meet the currently identified need for 1 or 2 bedroom apartments or houses in the Elmbridge area.

ENDS