

Our ref: COM1391218

Application number: 2017/0445

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

Name: Mrs Lornie

Address: 6 Brumana Close, Weybridge, Surrey, KT13 8SP, , ,

**Comment type:** object

Date of comment: 06 Mar 2017

**Comment:** The proposed development does not appear to be appropriate for the site. Given the historic and environmental context of the existing building, any enlargement should not be an option. It also leaves a question mark over the remaining part of the site (No 3, Church Walk Studios) which is badly in need of work and whose refurbishment would have a significant effect on the site; the fact that access is shared with 1 & 2 is a clear indication that all three need to be considered together.

The plan proposes an over-development of the site in view of

- (a) History: it was originally designed - in conformity with similar buildings of its era - as the Weybridge Electric Light Station, allowing Weybridge to become the first town in the U.K. whose streets were solely lit by electricity. The style of architecture reflects the date and context of its construction.
- (b) Surroundings: the current, relatively modest, building fits well into its surroundings; the proposed increase in size would be disproportionate.
- (c) Insufficient risk assessment: there is well-documented flooding risk in this area and there is an increased risk of erosion and flooding involved in any increased riverbank development such as proposed. The existing Flood Risk Assessment was based on the existing size of the property (during its commercial use). A residential building with a larger footprint and an increased size (+side extension, +extra storey, +parking) necessitates a revised Flood Risk Assessment. A larger buffer zone than that proposed between building and river bank, as required for erosion protection and wildlife, is needed. A landing stage, for which permission has not been granted, could impede the discharge of water when sluices from the Wey Navigation are opened; it would appear that this was the reason for refusal of planning permission for a landing stage on the opposite bank.
- (d) Parking and Traffic Problems: This is already an overcrowded road with insufficient parking, both off-road and on-road; it is heavily used by pedestrians (especially mothers and children) and cyclists; safety considerations indicate that traffic reduction should be the aim. Anyone familiar with the road knows how dangerous it can be, especially when vehicles need to turn round.
- (e) An over-large building on a very small site: there is an urgent need in Weybridge for smaller properties and a development of 2-bedroom houses would be far more appropriate in this area. This would also be more in keeping with the locality as well as providing desperately needed more affordable accommodation in Weybridge. Greenbelt guidelines indicate a maximum increase of 10%, whereas this proposal appears to be for more than 30%.