

Our ref: COM1391457

Application number: 2017/0445

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

Name: Mrs Ford

Address: 31 Marlborough Drive, Weybridge, Surrey, KT13 8PA, , ,

Comment type: object

Date of comment: 07 Mar 2017

Comment: I object to application 2017/0445 on the grounds that:

- It is a partial development of the site i.e. it excludes 3, Church Walk Studios which is part of the same site. From the developer's website it appears he intends to build two further properties on this part of the site but has not yet submitted planning permission for these. The local residents should not have to endure the disruption of a creeping development on such a difficult to access site and the flood risk assessment and parking plans should include all developments planned for the site.
- The design, appearance and materials do not preserve the aesthetics of this historic Victorian building. The loss of the main, original feature windows on the side elevation that is viewed from the public footpath will result in a loss of visual amenity from the riverside walk between the two rivers. The inclusion of a fourth arch and raising of the others on front and rear aspects is not in keeping with, and detracts from, the original design. Much is made of keeping the existing dovecote, although this was not an original feature of the building. The overall appearance is heavy, dull and depressing with unattractive dormer windows and grey finished window frames and does not fit well within this small scale Victorian area of two bed-roomed cottages. The property should be converted into 2 two-bed cottages not 2 cramped four-bed houses. If this was done then the ugly and out of keeping side extension would not be required.
- Four bedroom houses do not help to meet the main housing needs in the borough and the living space is not sufficient for the number of bedrooms.
- The flood risk assessment is based on garages in the side extension not residential accommodation. The large side extension planned should not be allowed because of flood risk and erosion of the green riverside corridor. The plans should be the same as for the first house which does not require any extension to be made.
- The location of only one of the two proposed moorings is shown on the plans (see parking plan). No moorings should be allowed on this part of the River Wey not only because they will impede the discharge of the water into the Thames but because, after the Victorian footbridge the river bends and narrows slightly at one point opposite the development site which means when it is high it becomes extremely fast flowing. The height of the water in this part of the river can vary as much as 10 feet because it is sluice controlled from the Wey Navigation and when high, boats have broken their moorings hit the Jessamy Road bridge and been carried on into the Thames causing danger to river users and property. When it is low it is only navigable in a canoe. Moorings were refused for the bank opposite when the Whittet's Ait development was constructed.
- The parking arrangements proposed are insufficient for two, four bed-roomed houses and will result additional parking pressure on the already stretched Church Walk.
- Severe safety issues will arise for the public footpath if the planned parking arrangements are implemented. No turning space or unloading space is planned despite the site currently having adequate turning and spaces for about 11 cars. Cars will be required to reverse blindly out of the site across the footpath which is frequently used by families with young children.