

Our ref: COM1394177

Application number: 2017/0445

Application Address: Riverside

Name: Mrs Phillips

Address: 1 Camden Cottages, Church Walk, Weybridge, Surrey, KT13 8JT, , ,

**Comment type:** object

Date of comment: 14 Mar 2017

**Comment:** I object to the proposed redevelopment of Riverside, Church Walk. The plans for conversion of the historic Weybridge Electric Light Station are totally out of keeping with the propwoerties both adjacent to and opposite the building.

The raised roof height and the considerable elongation of the new windows to the front elevation will mean that the cottages opposite will be completely overlooked and also lose significant light. Instead of harmonising with the environment, as at present, the building will dominate and destroy it. In addition the proposed external finish to the building is dark and gloomy and would contribute to the loss of light and the appearance of the building looming over the small two storey cottages opposite.

The planned extension appears to be well in excess of the 10% increase in footprint allowed in Green Belt.

The Church Walk and Portmore Cottages are predominately small Victorian 2 bedroom homes with cottage gardens so the proposed 4 bedroom houses are not appropriate for the area.

There is already a significant parking and congestion problem In Church Walk with many properties requiring parking for 2 cars. The current parking facility at Riverside allowed parking for 10 cars which meant cars could turn round on site and exit forward across the public footpath. The proposed parking for 3 cars is not only inadequate for the planned two 4 bedroom houses it would also be dangerous as the cars would need to reverse out across the footpath and then into Church Walk. Cars are often parked outside 1 and 2 Camden Cottages which would make the required manoeuvre extremely difficult.

The footpath is used by school children, pedestrians and the many walkers and cyclists who cross the iron footbridge to the lock.

Since Riverside was purchased by the developer many of the trees and shrubs have been removed which could affect the stability of the river bank . There does not appear to be any provision to replace these .

The hedge boundary along Church Walk and Portmore Cottages has been allowed to become overgrown depriving the public footpath of light. This boundary does not appear on the plans but should be retained and properly maintained to provide light with a degree of privacy for local residents.

There is no mention of what is to become of The Studio which is also on this site. Due to the location any building works, delivery of materials etc. will cause massive disruption to the area as access is so restricted. If at any time planning permission is to be granted for a more suitable development on this site it should be for the whole site with a 'one off' restricted building time scale.