

Our ref: COM1396276

Application number: 2017/0445

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

Name: Ms Gordon

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

Comment type: object

Date of comment: 20 Mar 2017

Comment: The proposal is to extend the current property footprint to 2 four bed houses. The wall left of the current gate will be removed and replaced by an extension for extra living space. This will block the current gate. To give access to proposed parking the wall to the right of the existing gate is removed. The new gate for a minimum 4 cars will be directly opposite my front door (which opens directly into my livingroom) and 140cm from the gate to my small front garden. This greatly reduces my privacy, enjoyment of my home and is unsafe for visitors. It is unacceptable.

The parking plan shows cars reversing into the gated private road at Camden Cottages and the area directly beside my home as a turning circle. The beam from headlights will flash across my front window. Presumably developer or any owner will erect lighting in the parking area directly opposite my living and bedroom windows. When the building was used for business traffic to the area and lighting was in office hours, not 24/7 as will be the case.

The parking space at the gable of my house isn't shown in the plan. It's directly opposite the new gate. The application is inaccurate, giving a false sense of space available.

This is a quiet little street mainly pedestrian. The development will completely change the quiet atmosphere of my home. Parking proposed is insufficient for 8 bed development their residents and visitors. Visitors to my home already have difficulty finding parking. Local taxi drivers regularly refuse to drive to my front door as they, professional drivers, can't turn. My fencing was damaged 3 times in recent months by cars turning.

The plan doesn't mention the hedge/ivy clad wall on Church Walk. I believe there's wrought iron inset in the wall. Removing hedge/ivy will mean the view from our homes will be a car park and bin store. Lights from cars moving at night will be directed into our living rooms. Removing any greenery will also reduce noise absorption.

Church Walk is used by families, joggers, dog walkers and walking groups as a connecting path between the Thames and National Trust path at the Wey Navigation. These are significant amenities for all residents and visitors to Weybridge. It's part of the charm of the area enjoyed by everyone not just residents.

The parking plan will need residents of the new houses to reverse, unsighted onto the path. People using Church Walk from Jessamy Rd to Beales Lane, will be unaware of cars reversing from the site. The proposed development is dangerous and has the potential to cause serious injury or death of a pedestrian.

The application shows a boundary (looks like a hedge to the right of the parking area). This isn't correct and the application is inaccurate.

The developer's website www.joelproperties.co.uk shows promotion of the proposed 4 beds and two 2 bed houses on this site. I assume vehicle access for the 2 beds will also be via the same gate. We are now looking a 12 bed development on this site. It's presumptuous and disrespectful to Council and Planning authorities to start promotion before the consultation process. It's disingenuous, at least to propose the 4 beds only and not the full development. Given this I've serious concerns the developer will not adhere to Planning or behave with consideration of residents during any work allowed on this site.

The current Development Plan for the area is for <100 new 4 bed homes to 2035. The proposed development will bring 2 of these to a small area already congested. On this basis the application is inappropriate and unacceptable.

Houses on Church Walk are small cottage style homes. Neighbouring roads, Jessamy and Radnor are similar and in keeping with the National Trust lock only minutes walk away. This proposal as have all others suggested for this site is out of context with surrounding properties.

Earlier conversion in the same block to cottage style homes is successful and in keeping with the area, adding to the enjoyment of this area by residents and others

The building is historic with interesting features including the semi circular window in the gable diagonally opposite my home. This window is typical of architectural style of industrial buildings of the period and should be kept.

The proposal to brick up the window and add the modern extension will undermine the original styling of the building. We must be proud of our architectural heritage and what this building was for Weybridge and should protect as best as possible from any further erosion of its character.

The view from my bedroom window includes the gable and a clear view of the listed Green Bridge. The new extension will completely block my view of the bridge.

I'm very concerned that the development, and parking needed, will negatively impact drainage increasing the flood risk.

Overall this is a poorly conceived development with serious implications for enjoyment and safety of residents and all other users of the area.