

Planning Committee – 13 May 2020

Written Public Submissions

APPLICATION NO.192280 - LAND TO THE REAR OF 20 & 22 STATION ROAD, TWYFORD, BERKSHIRE, RG10 9NT

Town and Parish Council – No submission(s) received

Objectors – This statement is written by Selena Durrant, Neighbour.

The planning application you are discussing here today is at the back of my house, running along the side of my garden. I live at number 24 Station Road and I object to this application.

My feelings and that of family towards this application have not waived or changed since the application was first submitted. I ask that you carefully consider this application and the impact it will have on the conservation area and its community.

The conservation area in Twyford is unique, it exists to protect the special architectural and historical nature of the area in which I live, I'm extremely proud of this area and the community it has forged. The development of the garages is completely wrong for our conservation area, we should be looking to protect villages like Twyford, not open the flood gates for their destruction.

The modern design is not in keeping with the conservation area. The application does not enhance the conservation area, the design is too industrial for an area known for its Victorian charm and character.

Brook Street has mixed use on street parking, it is not permit holder only. Parking is at a premium, with residents, commuters, business owners and users all fighting for a space.

The loss of any parking spaces in this area, including along the side of the development will place a huge burden on an already dire situation, creating friction within the community leading to anti-social behaviour.

The close proximity of the development encroaches on my family's right to privacy, with any owner / occupier of the development being able to see directly into the rooms at the rear of our house. This would especially impact my young son who has his bedroom at the back, affecting his right to privacy when he's in his bedroom as well as his sleep, health and wellbeing due to the additional noise the development will create.

This development will have a life changing impact on how we live and use our house.

Selena Durrant

Supporters – Presentation to WBC Planning Committee (13 May 2020), Thomas Rumble, MRTPI. Land to the rear of 20 & 22 Station Road, Twyford

Good evening Members. I act as planning consultant and thank you for the opportunity to present comments upon this application.

At the March Committee, I mentioned a previous Inspector's decision that establishes important parameters for how this application should be considered. The Inspector referred to the site's existing **negative** contribution to the Twyford Station Conservation Area ('CA') and this brownfield site's **highly accessible and sustainable location**. The Inspector also identified that a contemporary design forms an approach that would be **far better** than a pastiche of the existing nearby buildings.

The previous Inspector identified two revisions that should occur to the scheme's design:

1. The timber cladding proposed at first floor level was inappropriate. Instead, the much greater glazing of the building at first floor level would be appropriate and in doing so would provide opportunity to positively refresh the CA. Accordingly, the proposal includes a glazed first floor.
2. The building's first floor infringed the neighbouring building line by half a metre and it should instead fall in line with the adjacent building. Accordingly, the proposed building line is in line with its neighbour.

The Inspector concluded that there was an available design that would enable the development to occur **without harm to the CA** (para 18). In addition, he considered that the amenity space **did not** result in conflict with the development plan or Design Guide (para 6).

The scheme enables the introduction of a **positive, active frontage** and **soft landscaping** on a site that presently offers none. Further, it releases a new property appropriate for example to a first-time buyer and removes an existing workshop use **inappropriate** to its surrounding residential environment.

At the March committee, the Borough's lead planning officer commented that the previous appeal decision was the **main consideration** and that refusal of an application that follows an Inspector's clear advice would likely be **deemed unreasonable behaviour**. Officers have rightly recommended approval as the scheme accords with the NPPF and Borough's development plan. To not approve would unduly delay a scheme that is development plan compliant and appropriate in its overall design.

In summary, the application should be **approved**. It offers a sensitive, contemporary dwelling on a brownfield site; a new property in a sustainable location; is wholly consistent with the clear advice of the Inspector; and is supported by the Borough's planning officers.

Thankyou.

Ward Members - No submission(s) received

APPLICATION NO.193047 - GTO HOUSE, FLORAL MILE, BATH ROAD, HARE HATCH, RG10 9ES

Town and Parish Council - No submission(s) received

Objectors - No submission(s) received

Supporters - No submission(s) received

Ward Members - No submission(s) received

APPLICATION NO.193356 – BALCOMBE NURSERIES, BASINGSTOKE ROAD, SWALLOWFIELD, RG7 1PY

Town and Parish Council - No submission(s) received

Objectors - No submission(s) received

Supporters - No submission(s) received

Ward Members - No submission(s) received

APPLICATION NO.193422 - LAKE LODGE, WARGRAVE ROAD, WARGRAVE

Town and Parish Council - No submission(s) received

Objectors - No submission(s) received

Supporters - No submission(s) received

Ward Members - No submission(s) received

APPLICATION NO.200323 - ASHRIDGE MANOR GARDEN CENTRE, BINFIELD

Town and Parish Council - No submission(s) received

Objectors - No submission(s) received

Supporters - No submission(s) received

Ward Members - No submission(s) received

FOOTPATH 20 HURST DIVERSION

Town and Parish Council - No submission(s) received

Objectors - No submission(s) received

Supporters - No submission(s) received

Ward Members - No submission(s) received