

PLANNING APPLICATION PUBLIC COMMENT

Application number: PP/17/07888
Site Address: 132B Fulham Road, LONDON, SW3 6HX
Proposal: Demolition of dwelling house and erection of a two storey 2-bedroom detached house with subterranean development

Comment received: I am a neighbour living at 4 Elm Place. I have only just been made aware of this proposed development, it seems that there has been no consultation of local residents.

I am really shocked that such a development should be allowed on this site. Firstly, the existing structure is sympathetic to the surrounding Grade 2 listed 19th c properties, it has charm and character and blends well with its surroundings both in style and materials. Indeed it seems much older than it is, and in the 19th c style. The proposed plan has nothing to relate it to adjacent buildings or streets at all. It will be a jarring eyesore. I note that in the R B K & C Conservation & Design Comments of 06/02 2018, you say 'the design approach is considered appropriate for this site'. How can this be? I also note that in the Officers Report of 23 Feb 2018, point 8.5, you say "the proposed replacement dwelling would be acceptable and would preserve the character and appearance of the conservation area". This is absolute nonsense. Who has written this?

Secondly, the extent of the excavation for the new structure is out of all proportion to the size of the site. As far as I can see from the plans, the proposed ground floor will be slightly lowered from the existing, and almost at the level of the lower ground floor in the neighbouring terrace, to allow another floor on top...therefore the 'basement' floor of the new structure will be the equivalent of a sub basement floor. Such a depth and breadth of excavation reaching right up to neighbours walls underground, must pose a risk to adjacent buildings and is an overdevelopment of this site. I was under the understanding that R B K & C was discouraging sub basements in the Borough, and over-excavating. This proposed structure would set a dangerous precedent for others to attempt the same, and that is one thing that everyone in our conservation area is trying to prevent.

Thirdly, the disruption to traffic and neighbours will be untold. Is it really possible to justify months and actually years (apparently the project will run for at least 20 months if there are no delays?) of disturbance not only to local residents but also to anyone using the Fulham road for public or private transport, let alone emergency services needing to get to the 3 local hospitals? This site is not suitable to have such an extensive development. Build a new structure by all means, but one that is truly integral in appearance to this area, and that does not require such massive excavation and construction.

I strongly object to the proposed project on the grounds I have stated above. My house has been in our family for nearly 40 years, during which time any work that we have done either internal or external, has been carefully carried out preserving every detail of the integral structure and features of the property. We are proud of our street and of this area and the way it has been preserved, and this proposed development does not have a place in it.

Sent by:

Emma-Louise Hayley

4 Elm Place

Date of Comment:

SW7 3QH

04/03/2018 19:09:59

Comment type:

Objection