



27th April 2017.

To: The Planning Officer, Elmbridge Borough Council.

From: The Triangle Residents' Group

Dear Sir/Madam,

2016/4126 Clive House, Queens Road, Weybridge KT13 9XE

TRG responded on 25th January 2017 to the plans submitted with the original planning application. Such is the superficiality of the changes made, our concerns, and those which have been voiced by other representatives bodies and residents, remain unaddressed. We therefore maintain our strong objection and we would refer you to our earlier letter for the detailed points and specific references.

However, what we have seen since in terms of new material from the developer or its agents only deepens our concerns. The new site plan only serves to reinforce how disproportionately large this building would be relative to its neighbours. The exchange between the developer and the Heritage Officer, whose concerns about this proposed development are entirely in accord with our own, and are shared widely throughout the neighbourhood, highlights the fact that certain aspects of the elegant and locally listed landmark, Salisbury House, would be obscured from view, and the character of the street scene would be dominated by the monolithic, flat topped Clive House. The developer's submission reinforces this marvellously with the artistic impression included in its response dated 10th February 2017, showing Clive House obscuring the much loved Salisbury House almost completely (see plate 13).

Nor do we accept there is any reasonable historic justification for pushing the building line up towards Queens Road in this aggressive manner. The building line is established by the existing Clive House, Manby Lodge and Wood View Court, not some building of a completely different scale from that proposed which happened to be there many years ago.

We, and many residents, have pointed out the effect this rupture of the building line would have. This effect would be exacerbated by the proposed balconies, which would protrude even beyond the revised building line, alongside one of the busiest, and therefore probably one of the most polluted A roads in South East England. It would seem that the main reason for including them in the plans must be to compensate for the lack of amenity space on site because of the cramped nature of the plot relative to the overbearing size of the proposed building.

We also note that the modifications to the entrance in York Road are still inadequate. Supposedly two way but still very narrow, we still cannot envisage refuse collection or other similarly sized vehicles doing anything but driving in and backing out, into what is actually, a very busy road as it's used as a short cut to avoid Temple Market by traffic between Oatlands Drive and Hanger Hill.

In summary, in line with our earlier representation, we continue to object on the basis of:

- Building line (which should be aligned with Manby Lodge and Wood View Court)
- Detrimental impact on Salisbury House and the Grade II United Reform Church.
- Detrimental impact on the character of the area and creation of a canyon effect on Queens Road.
- Design and character (monolithic with a flat topped roof).
- Height (4 storeys in place of 2), density and mass of proposed building.
- Impact on traffic flows down York Road and along Princes Road (both already notorious short cuts for traffic).
- Detrimental impact on neighbouring properties in York Road and Princes Road.
- Detrimental impact on residential properties on the opposite side of Queens Road which will be overlooked.

As stated earlier, please see our submission of 25th January 2017 for further detail.

We urge Elmbridge Borough Council to reject this application.

Yours faithfully,

Nick Thripp

Chair

Triangle Residents' Group,

27 Princes Rd, Weybridge, KT13 9BH.