

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3200/P	Redington Frogmal Association	12A Hollycroft Avenue	24/06/2015 00:13:24	OBJ	<p>Redington Frogmal Association considers the proposed development to be a massive over-development of the site. The proposal for a five-storey house, including the double basement, is about 250% of the size of the existing houses.</p> <p>The large glass windows will result in substantial and unwelcome light pollution to the rear of the property. Similarly, we regret the introduction of light wells into the rear garden.</p> <p>Redington Gardens is situated on bat and owl flight paths and close to woodland. The introduction of light pollution in this environmentally-sensitive area will be harmful to biodiversity. We should like to see substantial native broad-leaved tree and hedgerow planting included as part of the plans, rather than the tree felling which is unnecessarily proposed. Furthermore, we are dismayed that the design incorporates a car park into the relatively small garden, in an area with ample on-street parking.</p> <p>The existing 1950s houses are neutral in architectural terms, in that they are unobtrusive, and sit comfortably on their site, while the setting forms a positive contribution to the Conservation Area. By contrast, the proposed replacement development sits uncomfortably on the site and is over-prominent and conspicuous.</p> <p>The design completely disregards the design guidelines set out in the Conservation appraisal for the Redington Frogmal area and seeks purely to maximise the return on the developer's investment, rather than to enhance the Conservation Area. Indeed, neighbours have described such designs as an "abomination".</p> <p>The design does not appear to have been amended in the light of comments offered at a pre-application "consultation".</p>

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2015/3200/P	Redington Frogmal Association	12A Hollycroft Avenue	24/06/2015 00:13:51	OBJ
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