

Consultation Responses

13/04/2026

This document has been prepared in response to the resident consultee responses received during consultation of application DM/26/0596. Each individual consultation response has not been addressed as there is some crossover as such the general themes that have been raised in concern have been addressed below.

Issue raised by community	Project Team response
Overbearing / overdevelopment of the site.	The height, scale and massing of the proposed extension has been designed in consideration of the surrounding area and to limit any impacts on the surrounding residential units. In addition, an application was approved in April 2025 for an upward extension of the front elevation, increasing the building height from 1 to 2 storeys. The application looks to raise a similar building height.
Highways / carparking	It is proposed to provide ducting to all car park spaces for future charging points and install a 3-phase distribution board within the electrical cupboard. WSSC Highways in consultation of the proposed development do not object to 6 car park spaces with no visitor parking given the location being close to local amenities and transport links. There are visitors parking spaces available close by particularly in the evenings when the London commuters have returned.
Overlooking	The North facing window on the 1st floor landing overlooking 2 woodland Road will have level 5 obscured glazing and opening restrictor. The North facing skylight within Unit E's bathroom is at high level and will be a fixed light to prevent overlooking.
Site layout planning for Daylight and Sunlight	All windows in habitable rooms face within 90 degree of due south and will receive substantially more than the minimum requirement of direct sunlight per day throughout the year (at least 2 hours). All habitable rooms have significantly sized window opening and undergone daylight testing in design and will have good daylight. A trellis fence on the rear west boundary is proposed to allow further light into the habitable rooms of unit C and D.
Space standards	The proposed residential units comply with minimum space standards including storage areas, living space, bedrooms, bathrooms and private amenity space.

	Reducing the number of residential units will increase the amount of two bed units available for rent, limiting the competitiveness of a one bedroom unit for rent and making the development proposal less financially viable. The development offering the range of one and two bedroom units will provide competitively priced (much needed) additional housing for people using the commuter links to London.
Noise, pollution and dust disturbance during the course of construction work.	The design allows for the existing roof to remain in place, Cantilevered scaffolding, hard wall barriers, ventilation, site management, safety data, etc., will be implemented in design and considered during construction to minimise pollution and dust. A Construction Management Plan will be put in place which will set out how the construction will take place and the ways it will limit the impact on the existing residents. In addition, there will be a restriction on the working hours to limit the disturbance caused by construction to existing residents.
Proposed start date, and expected duration, of the works (Guidance).	Start date: Mid 2026 following Building Regulation approval Duration: 6 - 9 months

Yours faithfully

On behalf of
Workspace 11 Ltd.