

## Comment on a planning application

### Application Details

**Application:** 24/1662/FUL

**Address:** Sion Court Sion Road Twickenham

**Proposal:** Demolition of 20 derelict garages and one bed flat and redevelopment of the site to provide 2, 1-bedroom and 3, 2-bedroom dwellings, associated private amenity space, communal amenity space, accessible parking space, cycle parking and refuse.

### Comments Made By

**Name:** Mr. Jack Watts

**Address:** 21 Sion Court Sion Road Twickenham TW1 3DD

### Comments

**Type of comment:** Object to the proposal

**Comment:** I strongly object to this proposal, which I believe will negatively impact the community and environment at Sion Court.

#### Key Objections:

**Lack of Consultation:** The applicant, Moreland Residential, has failed to engage in meaningful consultation with the residents who will be most affected by this proposal. Notably, the application was strategically submitted in August when many local residents and councillors, who would likely object, are on holiday, thus missing a fair opportunity to voice their concerns. This lack of transparency and timing is deeply concerning and undermines the democratic process.

**Impact on Local Character and Design:** The proposed dwellings, with flat roofs and limited aspect, are out of character for this Conservation Area. The cramped designs, especially Unit 1, do not meet the London Plan's standards, particularly for wheelchair accessibility.

**Loss of Community Space:** The proposal encroaches on much-needed open space, which is a vital community asset. The current space fosters social interaction and is essential for the well-being of residents, particularly children.

**Privacy and Amenity:** The new dwellings will significantly overlook and invade the privacy of Sion Court residents, creating an oppressive environment. The increased density will lead to overcrowding and diminish the quality of life for existing and new residents.

**Fire and Emergency Access:** The proposal eliminates vehicle access to the rear of Sion Court, potentially hindering emergency services and routine maintenance. The Fire Strategy does not adequately address this concern.

**Environmental and Biodiversity Concerns:** The site hosts nesting birds and potentially bats, both protected species. The proposal also threatens the survival of a mature, protected sycamore tree. The replacement tree, a Golden Rain Tree (*Koelreuteria paniculata*), is poisonous and brittle, posing additional risks to the community.

**Waste Management:** The proposal's waste management plan is inadequate, risking vermin infestation. The high service charges associated with waste management will deter potential buyers and are not conducive to the intended market.

**Cycling Provision:** The development will remove existing cycle storage used by residents, contradicting Richmond's policies promoting non-car travel. This lack of provision is a significant concern.

Overdevelopment: The proposal represents unnecessary overdevelopment in a sensitive Conservation Area. The dense construction is unsuitable for the site and will have a detrimental impact on the community.

**Conclusion:**

I urge the Council to reject Planning Application 24/1662/FUL due to its adverse effects on the community, lack of consultation, and incompatibility with the character and needs of the area. If this application is approved, it will represent a significant failure by Richmond Council to protect its residents, uphold its planning policies, and preserve the character and integrity of our Conservation Area. Any further proposals should require comprehensive consultation with residents and adhere strictly to Richmond's planning policies.