

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: Mrs. Madeleine Alves

Address: 15 Lebanon Park Twickenham TW1 3DF

Comments

Type of comment: Object to the proposal

Comment: After 32 years of living in Lebanon Park, I have grown weary of fighting unreasonable planning applications at Lebanon and Sion Courts. The garages on the site in question have been unmaintained for longer than we have lived here and are now in a dilapidated state. One must surmise that this has been done on purpose by the freeholder/landowner as an excuse to demolish the garages and to build something more profitable instead. Given their failure to maintain these garages, how can we be assured that the amenity area between the flats and the new houses, along with the bike store and rubbish collection areas will be maintained to a satisfactory level indefinitely? I understand that residents of Sion and Lebanon Courts are subject to very hefty service charges. Are they receiving value for money and would the residents of these new dwellings be subject to similar charges? If so, there doesn't seem to be anything very "affordable" about these new homes to me.

In appearance, they resemble shipping containers/static caravans piled up on top of one another, albeit ones made of brick and with so-called green roofs. Green roofs look fine to start with, but the plants die off over time and you will be left with dried up compost on top of your home, but I suppose it ticks the 'green box'. Also, I imagine these homes will be very hot in summer only having front windows and skylights. Surely, someone buying a home deserves better than this? After all, this is supposedly a Conservation Area, and, irrespective of what they might be replacing, the Council has a duty to ensure that any new buildings erected are in keeping with the surrounding architecture. I believe that certain other new builds in this area have had to be no more than a certain height so as not to interfere with neighbouring properties. If anything, these proposed new dwellings should be no higher than the wall separating them from No. 19 Lebanon Park, or the garages which they would be replacing, if that rule were to apply. I must say that I am concerned that this rush to build affordable homes is a charter for landowners and developers to erect substandard homes which will not stand the test of the time.

Another concern is parking. As we all know there are insufficient parking spaces in the streets for the number of cars in this area. This has been made worse by the closure of the parking facility at the back of Sion Court where this new development is proposed. Whilst some may not wish to have to accept that people do not go everywhere by bike/public transport, it is a fact of life that most families have a car. This new development will mean that there are even more vehicles to accommodate in the surrounding streets, some of which will perhaps be work related vehicles. Another problem to address is the shortage of electric charging points. Few of us have the luxury of being able to charge a vehicle at the front of our homes and the pressure on the Council to provide more charging points must be growing. Would it not be more useful for the landowners at Sion Court to provide a parking area with full provision for the charging of electric vehicles than trying to turn a fast buck on the sale of some poorly built so called 'affordable homes'? If they were mindful of residents requirements and public amenities they would have included something like this in the application.

This is an already very densely populated area. We do not need any more strain on the fabric of this part of Twickenham. I

urge you to reject this application and to stand firm against any pressure arising from the new Government's haste to build homes.