

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: Lebanon and Sion Courts Residents Association LASCRA Mr. Jack Watts

Address: 21 Sion Court Sion Road Twickenham TW1 3DD

Comments

Type of comment: Object to the proposal

Comment: PART 1

This Report consolidates the objections of the LASCRA Committee to this planning proposal. We aim to give a historical background for decision makers new to this proposal and to encourage them to consider the effects on the residents of Sion Court.

LACK OF CONSULTATION

The Applicant, Moreland Residential (UK) Ltd which is also the Sion Court Freeholder, has once again failed to consult in advance those who would be most affected by the proposed development – the residents of Sion Court and its neighbours in Lebanon Court, Sion Road, Ferry Road and Lebanon Park.

When a Dangerous Structures Notice (18/00031/DS) covering the garages at the back of both Courts was issued by Richmond-upon-Thames Council on 18th May 2018 it was stated that 'remedial action may be required as further deterioration may give rise to a hazardous situation'.

Despite repeated requests by LASCRA no information was given by the Freeholder about how he planned to deal with this situation until suddenly, at the end of June 2020, residents of Sion Court were advised by letter from the Managing Agents, Hallmark Property Management Ltd, that they could no longer park cars at the back of their block 'to enable the freeholder to continue with the redevelopment of these areas'. No information about the current plans was given until a letter was sent to Sion Court residents on 25th July 2024.. There has never been any suggestion that residents and our neighbours could have a say over the scale and positioning of the development and the changes to key features which would affect their amenity.

Council records will show that several past Planning Applications for smaller-scale developments on this site were also opposed by a large number of residents and neighbours. It should be noted that an Application for redeveloping the back of Sion Court, which was approved by the Planning Committee as long ago as 29th October 2014 (13/1352/FUL) was for only three flats. It included designated parking for 26 cars and secure storage for 26 cycles.

Please also note the Planning Inspectorate's comments that the form and size of protected tree would have been different in 2014 but this new proposal shows a similar building line to 2014 despite the growth of this protected tree. 13/1352/FUL was never implemented which is why the 2020 Application for six houses, only eight parking spaces and no cycle storage for existing residents came as such a shock. The more recent Applications for six and five new dwellings, one parking space and no cycle storage for existing residents have done nothing to mitigate the adverse effects on Sion Court residents and their neighbours.

LASCRA are also concerned with the lack of consultation which highlights the strategic nature of this application during a holiday period when many residents who would object will be away.