

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 3

This reduction is to accommodate this unit having to be built away from the boundary in an attempt to address the Main Issues from the Appeal Ref: APP/L5810/W/23/3315130.

To echo the Appeal; this would provide even more oppressive living accommodation and more private garden space would not compensate for the restricted living environment proposed and the amendments for this proposal do not change this. Despite being small, the dwellings will exceed the existing footprint of the main row of garages, with their gardens eating further into the current open space. This will take away the integrity and context of this area through its enclosure and impact.

The existing rear access driveway from Lebanon Park will disappear and be replaced by a narrow pedestrian footpath. There will thus be no access to the rear of Sion Court for any vehicles including cars, delivery and collection vans and emergency vehicles. This could particularly affect the large appliances which might be used by the fire service should a fire break out at the back of Sion Court or in Ferry Road. It will also prevent access by service vehicles e.g., builders' vans and the 'cherry pickers' used to maintain the guttering, roof and rear elevation of Sion Court and to prune the sycamore tree which has a Tree Protection Order. (TPO)

The proposed site is raised about six feet above the patios and small gardens of the cottages 1 - 19 in Ferry Road. This mass is supported and contained by a brick wall which is only two bricks thick up to one metre above ground and one brick thick up to two metres. Although it was recently repaired it is quite possible that extensive excavation/building work plus the much greater weight of the houses compared with the existing garages on the site would put this structure at risk. This latest proposal sets Unit 1 away from only part of this wall.

Policy LP 2 – Building Heights

The Council's policy requires new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes by taking account of overshadowing, diversion of wind speeds, heat island and glare. The additional two-storey dwellings and the use of the five private gardens will harm the current Sion Court residents' reasonable enjoyment of the communal outdoor space due to increases in noise, reduction in light, overshadowing, disturbance and air pollution, light pollution and glare, odours, vibration and local micro-climatic effects.

The addition of two more two-storey buildings will negatively impact the immediately neighbouring houses – 9 and 25 Ferry Road and 19 Lebanon Park - but also No. 21 Lebanon Park and to some extent the adjacent houses in that arm of Lebanon Park, namely Nos. 23, 25 and 27.

Policy LP 3 - Designated Heritage Asset

As mentioned under LP 1; this does not preserve or enhance the character or the appearance of the Conservation Area. The Applicant's action over several decades in allowing the garages in Sion Court (and Lebanon Court) to fall into

disrepair led to the Dangerous Structures Notice (18/00031/DS) covering the garages at the back of both Courts being issued by Richmond Council in May 2018. The Heritage Impact Assessment states that there is no heritage objection in removing the neglected garages and 'there is enhancement for the purposes of the council's duty under section 72(1) of the Act'. To use the dereliction of the garages in Sion Court to justify their demolition to make way for this totally unsuitable and unneighbourly proposal, is unacceptable. It should not be condoned by LBRUT which boasts green credentials and aims to uphold the importance of preserving Conservation Areas as discussed in Richmond's Town Centre Land Use Survey.