

## 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 Court 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 4

##### LP 8 - Amenity and Living Conditions

The proposal would shoehorn more housing into an unsuitably small space which would create unhealthy over-crowded living conditions for the residents of both the new dwellings and the large number of their near neighbours. The new housing would be visually intrusive because the breadth of the first storey would be double that of the existing flat. The new dwellings will compromise the privacy of Sion Court flats. In contrast to the single first-floor window in the existing flat overlooking the lawn there would be three balconies and three other first floor windows, plus seven ground floor windows. The Fire Strategy Statement suggests that fires at the new units can be managed, being within 45m of where a fire engine would be able to access. This is subject to the bollards installed to stop parking being removed. The Fire Strategy does not give any assurances regarding a fire at the rear of the existing Sion Court block particularly in relation to access to the higher floors - 3, 4 and 5. This issue should be checked with statutory consultees.

Any planning permission should be conditional on the emergency services being secure with their future access to the back of Sion Court and the residents in a five storey block who are outside the 45m requirement.

##### LP 15 - Biodiversity

The poor state of repair of the garages means that on the eastern side of the site they have become a home for a number of birds nesting and living there. The Preliminary Ecological Appraisal dated 17 December 2021 also found evidence of possible bat activity inside the flat above the garages. Demolition and any building work would remove these protected creatures' habitat.

The applicant's Arboricultural Impact Assessment (Page 10) states:

##### 5.10 Bat roosts

5.10.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

##### 5.11 Birds

5.11.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.