

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 7

LP 34 - New Housing

Twickenham Town Centre now has four major residential developments with a total of more than 300 dwellings at various stages – the former Brewery Wharf (110 dwellings completed), Twickenham Station (121 dwellings completed with more under construction), Twickenham Eel Pie Island Riverside (45 dwellings planned) and the Old Station Forecourt Railway Approach (46 dwellings approved).

Trying to shoehorn five new dwellings into a limited garden space at the back of a five-storey block of 35 flats next door to the Council Offices in York House would be a clear case of an unnecessary, unwanted and unneighbourly overdevelopment in a Conservation Area.

Housing delivery from backland development is not needed to meet the Borough's strategic housing targets.

LP 39 - Infill, Backland and Backgarden Development

LP 39 states infill or backland development should result in no unacceptable adverse effect on neighbours and paragraph 9.6.6 of Policy 39 recognises the direct and indirect value of gardens' contribution to local character. This proposal undermines the privacy of many local residents in their homes and gardens. It is excessive and is a much greater level of development than the previously consented scheme (13/1352/FUL). It also goes beyond the previous red line and footprint of the consented scheme, to give the new homes greater amenity area by providing front gardens and balconies. This enhances the sense of invasiveness of the new development and enclosure of the existing residents' lawn completely changing its open character that is so important to the existing high rise mansion block with no other amenity space. It should be noted that the new residents will have access to their own private gardens plus the existing communal area, which reaches almost to the walls of Sion Court. The new residents will also have an assembly point against the wall of Sion Court.

As mentioned above under LP30 the proposed development means the loss of cycle storage for the residents of the Sion and Lebanon Court mansion blocks, the continued loss of a previous informal parking arrangement (leading to more on street parking) as described below under LP45, and the enclosure and loss of integrity of a much loved and used open space for residents. It does not therefore protect the amenity and living conditions of Sion Court residents. It would have an unacceptable adverse impact, through loss of privacy to the Sion Court flats and the communal garden and also adversely affect neighbours in Ferry Road, Lebanon Court and Lebanon Park.

LP 45 - Parking Standards and Servicing
Rear Driveway.

A decade's long concession from the Freeholder allowed residents to park cars informally on the driveway at the rear of the block. Up to sixteen cars were regularly parked there. In June 2020 this concession was abruptly withdrawn forcing

these cars onto the street. Fold-down bollards were installed to prevent access for all except emergency vehicles. Car parking has been identified as a pertinent issue in the Council's dismissal of previous planning applications on this site in 2001, 2003 and 2011. Several parking surveys carried out as recently as 2018 showed that Lebanon Park and the surrounding roads operate at near 100% saturation, considerably in excess of LBRUT's own measure of saturation which was 90%. Five additional dwellings could in time add up to ten additional cars creating further competition for parking spaces on the local roads.