

## 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 8

LASCRA requests that Richmond questions whether an amenity built for the benefit of existing residents can be used for anything other than its intended use given that leases state that residents are able 'to go pass and repass whether with or without vehicles laden or unladen over along and across roadways drives and forecourts forming part of the curtilage of the blocks of flats'.

The Freeholder of both Sion and Lebanon Courts has for decades failed to maintain the existing garages. As a result, the garages have fallen into disrepair which led to the Dangerous Structures Notice being issued in 2018. If this development is approved it would reward this inaction instead of sanctioning it, which we believe is not a good precedent.

The Application states that Council permits to park in the road would not be issued to people buying the new dwellings. Even if there were to be a parking permit-free agreement this would need to be an absolute condition with no appeal. However, this could not stop them owning cars, competing for the public metered spaces outside Sion Court and in Lebanon Park where residents are already facing the impact from the Twickenham Riverside Development.

The problem of access would in future equally apply to specialist vehicles such as the large 'cherry picker' which is required in Sion Court to deal with maintenance issues on the higher floors, the roof and guttering. The addition of an attenuation tank; to offset any flooding specifically created by the proposed development, creates additional obstacles for this essential maintenance as the area above the tank will not bear the weight of heavy vehicles. The maintenance of this tank could be costly and the cost of this will fall to the new residents of these units. The area above the tank will have to be fenced off within the landscaped area - this will reduce the communal, landscaped area for residents. Please also note that attenuation tanks need to be 5 metres from any building – this is not clear on the plans.

Another example of the lack of consultation and consideration where existing residents have lost parking and cycle storage.

#### ENERGY PROVISION

After many planning proposals - The Energy Statement for Planning now says that previous gas combi-boilers for heating and hot water and photovoltaics panels are not considered feasible for this site due to no existing opportunities to connect to a heat network and a lack of available suitable roof space. Page 10 8.7 says 'It is proposed that individual Air Source Heat Pumps (ASHP) with an efficiency of 330% will provide heating and hot water to the dwellings'.

Page 5 3.2 mentions the developer and design team's commitment to reducing the impact of the development on the environment.

However,

- the plans do not show where these heat pumps will be situated – it is recommended that ASHP's are placed 1 metre away from properties. There is no room for 5 ASHP's..
- ASHP's are known to be noisy due to their main elements – compressor, AC condenser, expansion valve, fan, and evaporator – which can all be heard operating when in use, particularly the compressor and the fan.

There is also noise produced by vibrations.

- there are pages of data attached to this report but no assessment of how this noise will impinge on the residents in Sion Court and our neighbours. This noise will be incessant and untenable for the residents of Sion Court, Lebanon Park and Ferry Road, especially with the acoustics within the courtyard area and especially at night.