

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: Ms. Deborah Sanders

Address: 26 Lebanon Court Richmond Road Twickenham TW1 3DA

Comments

Type of comment: Object to the proposal

Comment: PART 1 of 4

I detail below my strong objections to the above proposal which is the latest in a series of increasingly frequent applications submitted or withdrawn by a landowner who is seeking over development to maximise profit. This site has previously had a smaller implementable permission which the landowner could have elected to build out.

Misleading elements in the application

The application states a gain of 28 cycle spaces and a loss of 19 car spaces.

The application shows 0 existing cycle spaces. This ignores the 40 + cycles stored with the Freeholder's permission in three garages at Sion Court. The demand for cycle storage is so great that the Residents' Association LASCRA has a Bike Scheme Manager.

Approximately 20 car spaces have already been lost due to the introduction of bollards, increasing the pressure on on-street parking spaces. I understand this is in contravention of Sion Court leases.

The applicant's Town Planning and Affordable Housing Statement notes the Council's housing targets. However, it should also be noted the Council's own Housing Delivery Test Action Plan (HDTAP) of 29th April 2024 demonstrates that the Council had already exceeded its targets for previous years and had a pipeline of sites already with planning that meets future targets.

Paragraph 2.4 of the HDTAP shows completions for the 15 year period 2008/09 - 2022/23 exceeded the Council's cumulative housing target by 116%, despite Covid.

Paragraph 6.4 of the HDTAP shows the London Plan 10 year (2021/22 - 2030/31) target for Richmond as 4,110. The estimated supply of dwellings (under construction or with planning) is 4,658. Therefore the homes proposed in this application are not required to meet housing targets.

The garages are described as derelict, but they are only derelict because the Freeholder has failed to maintain them. The site has previously had permission to demolish the garages and improve / upgrade the car parking, which would have been welcome.

The Ecological Appraisal contradicts the previous report, finding an absence of features indicating bat presence and arguing why they would not be present. I note the application nevertheless proposes the introduction of two bat boxes.