

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 2 of 4

My objections are as follows :

Policy LP 8 - Amenity and Living Conditions

The Council states its support for a mixture of bed sizes to be provided on developments, and the importance of larger family sized dwellings to form part of development proposals. However, the applicant proposes only 1 bed / 2 person and 2 bed / 3 person dwellings - not even one 2 bed / 4 person home - on the site to cram in as much development and profit as possible, whilst it would be quite possible to provide a larger family sized dwelling.

The applicant states in their Design and Access statement that Unit 1 will be Category 3 wheelchair accessible.

In June 2022, the Adult Social Services, Health and Housing Committee (ASSHHC) approved the use of the Council's Inclusive and Accessible Housing Design Guidance with regard to the Council's expectations regarding wheelchair housing standards, to be incorporated into pre planning and planning application feedback. The Council also employs a Specialist Housing Occupational Therapist for this purpose to ensure wheelchair housing is delivered to the Council's expectations.

Page 12 of this guidance states that one storey 1 bed / 2 person dwellings, depending on which measure is used, should be a minimum sqm of 58 to 65 sqm. However, the applicant is stating although Unit 1 will be a Category 3, the sqm will be only 55 sqm.

- Has the Council's Specialist Housing Occupational Therapist been engaged by the developer / planning department on this application, and if so why is the 55 sqm considered acceptable ?
- Has this officer reviewed and commented on the design and layout of the proposed wheelchair unit and confirmed it fully meets Part M of the Building Regulations ?

I would also query the appropriateness of the designated wheelchair parking space at the greatest distance it could be from the wheelchair user home, and how this would be appropriate for a wheelchair user going from their car to their front door in inclement weather.

- Again, please can it be confirmed that the designated specialist officer considers this is acceptable and why ?

Policy LP 16 - Trees, Woodlands and Landscape

It is clear that the revised development proposals will still threaten the integrity of the much loved Sycamore tree as the developer is trying to get far too much development on the site. Pollarding, as the developer admits, will still be needed due to the scale of the development. The Council has an admirable track record of protecting Category A trees and it would be shameful for the Council to risk this tree to support an over development of the site.

Policy LP 35 - Housing Mix and Standards

The previous application (22/1757/FUL) was refused due to over-intensification and over-development of the site. Given this application is for the same number of homes with only two fewer bedspaces, on essentially the same footprint, the same issue remains.

In what way do the revised plans address the concerns of the previous application regarding adequate daylight to all habitable rooms of all the units?