

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 4 of 4

Policy LP 45 - Parking Standards and Servicing

The Council in both the existing and proposed Local Plan correctly places great emphasis on the green and sustainable agenda. However, this application intends to remove cycle storage for around 40 bikes and replace it with space for only 28, despite the addition of 5 homes.

These 28 spaces are for the exclusive use of the new homes and their visitors, and are not available to the existing residents. One existing resident relies on his electric bike for even short distances. This is fundamentally a backward step from the existing provision, again for the purpose of increasing the developer's profit and completely inconsistent with this Council's stated strategic objectives in its own Corporate Plan.

In 2019 the Council adopted a third Local Implementation Plan (LIP 3), which includes a headline for 75% of all trips to be by sustainable modes (walking, cycling and public transport) by 2041. The Council's Active Travel Strategy also aims to increase the number of trips taken by walking and cycling. Paragraph 23.9 of Richmond's draft Local Plan states that developments should include provision of cycling facilities.

The Transport Statement states there will be no parking on site, except for disabled parking, and residents will be ineligible for parking permits. There will inevitably be further pressure on local street parking, which has been reduced by the Twickenham Riverside development.

Other Observations

Resident Engagement and Consultation

Both the Council and its adopted planning policies place emphasis on the importance of resident engagement in the planning process, and Planning Officers and Members will be well aware of the freeholder's disregard for residents' views, or their representatives' through the Residents' Association LASCRA, from previous applications.

It is evident from the one (limited) engagement the applicant has undertaken through their planning consultant with regards to the very similar previous application, they wish to only pay lip service to resident consultation. If the Council Administration are true to their word the Planning Case Officer will not find this acceptable either.

Fire Strategy Statement

The Fire Statement (London Plan) suggests fire engines will not have access beyond the side walls of Sion Court. Sion Court is an L shaped building, 5 storeys high with kitchens at the rear, and I seek reassurance that their safety is not compromised in any way by the proposed development.

To summarise, I object on the basis of misleading information in the application, overdevelopment of the site, unsatisfactory wheelchair user home / parking, unnecessary backland development, loss of valuable car and cycle offroad parking, minimal resident engagement, limited access for emergency vehicles.

I do not see that the additional housing proposed will enhance Sion Court.

How can a Council that claims green credentials, then support an application which decreases bike storage by 14 spaces and means 35 households will have their bike storage facilities taken away from them, in order to provide developer profit for market housing that is not needed to achieve housing targets and which will not be anywhere near affordable to the household income of the average borough resident ?

At various Residents' Association annual general meetings residents have expressed a wish for usable secure storage space and it seems to me that this, rather than additional dwellings, could benefit both the Freeholder and residents.

Can I also mention I am disappointed to learn that not all flats within Lebanon Court received formal notification of this planning application.