

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: Mr. John Hutchings

Address: 17 Lebanon Park Twickenham TW1 3DF

Comments

Type of comment: Object to the proposal

Comment: The application is the latest in a series of proposals made for the re-development of the site which began, I think, at least in 2010 but to some extent probably before that. All have been rejected either by the Council or by the Planning Inspectorate on appeal. In one case permission with certain reservations was granted by the Council but then never proceeded with by the applicant and in due course I believe permission expired.

May I say to begin with that I have no objection to the garages being demolished. They are unsightly, too small for most modern cars, and the freeholder has allowed them to become neglected and dilapidated over the years. However, if they are to be replaced this should be done with something more appropriate and more imaginative to their particular location.

More specifically I want to object for the following reasons.

1. Overshadowing. The erection of a new two-storey building within the Sion Court precincts in immediate proximity to the wall with 19 Lebanon Park will have a significant over-shadowing effect on that property, but also on 21 next door, and to some extent on the adjacent houses on the south side of that arm of Lebanon Park, namely numbers 23, 25 and 27. I am aware that the applicant has modified the proposals made in the last rejected application, but I am unconvinced that this will make any substantial difference.
2. Adequacy of parking. Parking is already a significant problem for residents of Lebanon Park, not just during the day but also overnight and on Sundays (especially Summer Sundays), when parking charges do not apply. Residents also have to compete for places with residents of the Sion Court and Lebanon Court flats, as the latter have insufficient places for all their cars to be accommodated within their courtyards. The problem was made worse by the freeholder's decision to bar access to the Sion Court courtyard, leading to even more cars needing to be parked in the street. On top of this again the Council's own proposals to remove car parking places from Twickenham Riverside will increase pressure on car parking places in local streets, such as Lebanon Park. Car parking has been identified as a pertinent issue in the Council's dismissal of previous planning applications in 2001, 2003 and 2011. I understand that there is a proposal that the occupiers of the new properties should not be eligible for residents' parking permits but how on earth will this be enforced and monitored?
3. Effect on a Conservation Area. Both Sion Court and Lebanon Park lie within the Twickenham Riverside Conservation Area. The design of the proposed residential units is out of keeping with many other properties in the immediate vicinity and would also introduce new housing on to a site where there is already high population density.