

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: Mrs. Anne Hurn

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Comments

Type of comment: Object to the proposal

Comment: When a Dangerous Structures Notice (18/00031/DS) for the garages in Sion Court was issued in 2018, it was stated that 'remedial action may be required as further deterioration may give rise to a hazardous situation'. These garages are still derelict and Richmond seems to be allowing repeated planning applications which delay their removal. I object to this proposal for the following reasons:

- Housing delivery from a backland development in a Conservation Area is not needed to meet the Borough's strategic housing targets.
- The continued loss of parking after 50+ years with access now being blocked for Fire Service and maintenance vehicles
- The proposal states that there are 0 existing cycle spaces. This is incorrect. Residents of Sion Court store their cycles in some of the garages but there will be no provision for these as the cycle spaces shown on the plan are for new occupiers. It was very disappointing to see that Richmond Council withdrew their reason for refusal relating to an insufficient provision of cycle parking with no consultation or consideration for existing residents of Sion Court. Removing cycle storage for residents denies them the choice to cycle.
- Amending applications and creating more private garden space still does not remove the harm in the living conditions for neighbours and the poor living environment proposed – these are still cramped, single aspect units
- The Sycamore tree with its Tree Preservation Order seems to be the next obstacle (after the removal of parking) for applications. Prior to development there are set rules and measurements around building a protective enclosure for this tree. The Affordable Housing Statement Page 17 6.16 states:
'Within this report pruning of the protected tree is proposed. As it is acknowledged that pruning of the protected tree may adversely impact on residential amenity and local character. As a result substantial replacement planting, including provision of semi-mature trees, are proposed to mitigate against the proposed pruning.' This tree seems to be in danger.
- The lack of access for Fire Safety Vehicles. The reports are written as though Sion Court does not exist and this needs to be reassessed. The Fire Strategy Statement comments that the new units can be protected as they are within reach of 45m of a fire vehicle. The five storey Sion Court and the safety of its residents in 35 flats have not been considered.
- The attenuation tank needs to be 5 metres from any building – this is not shown. As it will not take the weight of Fire Service vehicles or the essential maintenance vehicles necessary for Sion Court, it will need to be fenced off, reducing the amount of shared lawn.
- There is no Contamination Report to address the asbestos roofs on the derelict garages
- After many applications the applicant now finds that previous gas combi-boilers for heating and hot water and photovoltaics panels are not considered feasible. Air Source Heat Pumps (ASHPs) are proposed but the plans do not show where these are to be placed. Given that they need to be 1m from each unit there is no room for these. ASHP's are known to be noisy. Pages of data attached to the Energy Statement show no assessment of how this noise will impinge on the residents in Sion Court and our neighbours. This noise will be incessant and untenable especially with the acoustics within the courtyard area and especially at night.
- The ASHP's are a major change - Richmond cannot give permission to a planning application that would not meet

building regulations.

This proposal needs to be rejected and the applicant needs to be directed to remove the garages before 'a hazardous situation' occurs. Consultation is essential as this overdevelopment within a Conservation Area is not viable or acceptable.