

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. Janette Marshall

Address: 27 Lebanon Park Twickenham TW1 3DF

Comments

Type of comment: Object to the proposal

Comment: As a resident of Lebanon Park and a supporter of the Riverside Conservation Area I am strongly opposed to application 24/1662/FUL.

Over-shadowing & Loss of privacy - The proposed five houses (one more than the previous recent application which was rejected by the Planning Inspectorate) within the Sion Court precincts is in immediate proximity to 19 Lebanon Park and will have a significant impact on that property, directly overlooking its back garden. The dwellings will also overlook my garden at No 27 and 25, 23 and 21 Lebanon Park.

Noise/pollution/smells - In addition to which there will be noise/extractor fumes/pollution from heating system flues all exacerbated by the inclusion of noisy heat source pump(s).

Overlooking - Properties on the west side of the proposed dwellings nos 31-47 Lebanon Park will also experience overlooking of their back gardens, conservatories etc.

The outlook and view from the all the above 14 properties will be seriously and fundamentally negatively affected.

Design, appearance, materials - Additionally if solar energy panels were to be installed on the roofs of the proposed properties that are fundamentally inferior in construction to those surrounding them they would there will be a further increase in height and over-shadowing effect.

Parking - I do not object to the demolition of the garages that have deliberately been allowed to become derelict creating the false impression that this development would be an "improvement" and provide "benefits"

Traffic generation and parking - The opposite is true, if permitted this development in a densely populated area will increase parking stress in Lebanon Park, Sion Road, Riverside and surrounding roads which are already inadequately served for spaces, and exacerbated by the Council's reduction of parking places in Riverside Ward while simultaneously selling more residents parking permits to residents it says are disallowed from having said permits i.e. new Sion/Lebanon Court flats.

As the Council can't/won't manage its current rules I can't see how it will prevent residents of any new dwellings possessing and use parking permits.

Detrimental Effect on Conservation Area -To allow this new, architecturally sub-standard development within Twickenham Riverside Conservation Area, abutting and alongside Edwardian and Georgian properties would have a totally negative effect on design, appearance, materials and landscaping. It would make a mockery of a Conservation Area of which the Council is supposed to be the legal guardian.

Community space - Similarly it is more than disingenuous, for the applicant to claim provision of community space for the proposed new properties when they have deliberately deprived Sion Court residents of community space and parking facilities to facilitate this application!

Their cynical dereliction of the two blocks of garages has made a mini "slum" within the Conservation Area in which they would like to further deliberately desecrate.

Previous Planning Decisions - As Cllr Chard points out in his succinct oppositional response to this proposal, all of which I am in agreement with, given the application is substantively similar to that refused by the Council a couple of years ago (reference 22/1757/FUL), and previously, with the decision being upheld by the Planning Inspectorate, it is just not acceptable. It would cause

1. Harm to the outlook of 19 Lebanon Park and 9 Ferry Road contrary to Local Plan policy LP8.
2. Inadequacy of internal and garden space standards for future occupiers of the development contrary to London Plan policy D6.
3. Impact on protected trees contrary to Local Plan policy LP16.
4. Adequacy of affordable housing provision under Local Plan policy LP36.