

Comment on a planning application

Application Details

Application: 24/2179/VRC

Address: 116A Amyand Park Road Twickenham TW1 3HP

Proposal: Variation to planning approval 22/1711/FUL - Condition Number(s): U0154481 'Approved Plans' and removal of condition U0154491 'Details of PV Panels' to facilitate omission of PV panels, amendments to internal arrangements, render to brick to front elevation, revised roof line to include guttering, amendments to fenestration including: Sash windows to 2x2 glazing split, Remove 2 ground floor flank windows, 1 new obscure glazed first floor flank window, 3 rooflights, Amend rear elevation ground floor and first floor fenestration, Straight soldier course brick detailing to front and rear windows, and Dormers brought forward approx. 200mm.

Comments Made By

Name: Mr. Patrick & Susanna Ducker

Address: 9 Victoria Road Twickenham TW1 3HW

Comments

Type of comment: Object to the proposal

Comment: Based on Plans Published on 28th August 2024.

In his report, dismissing the Appeal (APP/L5810/W/22/3297500 following refusal of 21/3806/FUL) the Planning Inspector noted:

Policy LP8 of the Local Plan provides that all development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This is reinforced by Policy LP39 of the Local Plan which specifically concerns infill, backland and backgarden development and which, amongst other matters, provides that such development must not result in unacceptable adverse impact on neighbours, including loss of privacy to existing homes or gardens.

The Variations, below, will all result in a significant increase both in the unacceptable adverse impact on neighbours and in the number of properties so impacted.

Obscured glazed First Floor Flank Window(s)

- This Variation is fundamental
- No special conditions were imposed as part of the Planning process as they were not included in the original application
- As their height is above the fence line, they have a clear view into the bedroom windows at the rear of 12 & 13 Victoria Road, 23 metres away, and of the houses in Greville Close
- They were installed as standard sash windows, openable and with clear glass. Converting them to obscured, fixed windows post hoc would mean that the alterations could be reversed relatively easily, resulting in gross loss of privacy and overlooking.
- It would be impossible to check on potential occupants of the properties, so there could be a potential safeguarding issue.
- As other toilets included on the plans have no external window, there is no requirement for one here. They should be removed and the apertures bricked up. Other nearby properties do not have such windows
- The removal of the windows at ground floor level offers no relief (ref: First Plan's letter "Neighbourhood Amenity") as they were below fence & hedge level.

Roof Lights

- No special conditions were imposed as part of the Planning process as they were not included in the original application

- They were installed as standard Velux type windows, openable and with clear glass.
- From the plans the base of the windows are 1.5 metres from the internal floor. Consequently the occupants could easily look out of them onto the gardens and rear of the houses in Victoria Road and Greville Close, resulting in gross loss of privacy and overlooking.

Rear Dormers, brought forward by 200mm (challenged)

- Based on their plans of the elevation, original and amended, submitted by the developers, and recent photographs, the rear dormers have been towards the edge of the building by nearer 600 mm.
- An occupant, looking past the edge of the roof and guttering, would therefore have an extra view of the gardens and rear windows of adjacent houses.
- The visual aspect of the dormers has been significantly increased. By increasing their height by c.200mm (20%), their widths by about 10% (not on plans) and splitting them into three windows, the dormers are now much more dominant and, as a result, give appearance that the property has three stories.