

Comment on a planning application

Application Details

Application: 24/2943/HOT

Address: 21 Riverdale Gardens Twickenham TW1 2BX

Proposal: Single storey ancillary garden building.

Comments Made By

Name: Mr. Guy Calvert-Lee

Address: 48 Park House Gardens Twickenham TW1 2DE

Comments

Type of comment: Object to the proposal

Comment: We have serious concerns about the proposed development at 21 Riverdale Gardens because the quiet leafy character of Riverdale Gardens and Park House Gardens is not conducive to the introduction of residential dwellings in rear gardens.

The Council's Local plan includes a vision that the local character of the environment is protected and new development is high quality and compatible with local character. It explicitly states a vision to safeguard the quiet and peaceful nature of the borough and the amenity of residents and local neighbourhoods (Protecting Local Character). In Riverdale Gardens and Park House Gardens that peaceful character is provided by the presence of leafy rear gardens between the streets. The rear of our properties look out onto gardens and trees which block the view of the houses beyond. Most gardens in these streets do have sheds or 'garden rooms', but they are not residential. Their use is limited to storing garden and household items, or for occasional leisure use. They do not have people living in them, with all the resulting noise and disturbance. Therefore, as a general principle, we believe that all construction of residential properties in the rear gardens of these streets would contravene the Local Plan and should be denied on principle.

We are also concerned about the particular property being proposed at 21 RG. Our property, 48 Park House Gardens, backs directly onto theirs. Our garden is quite small compared to theirs, but we still enjoy a sense of space and quiet because of the distance between our houses. The siting of the proposed bungalow right at the bottom of their garden, butting up to the boundary fence, means that it will actually be closer to our house than to theirs. This is made worse by the fact that due to a historical quirk, the boundary line is irregular in shape, and their garden sheds effectively jut into what should have been their neighbour's gardens. The presence of a residential dwelling next to our small garden will inevitably create noise and disturbance, which will detract from our privacy and visual amenity. It will make us feel much more boxed in, and means that when we are in our garden we will hear and sense people living right next to us. Accordingly, we request that the proposal be turned down.

If the new owners of 21 RG feel the need for extra bedrooms, it would be much better if they applied to extend their house so that the development does not affect anyone else. It would even be better if the bungalow was situated in the middle of their garden, leaving a buffer of at least 10 meters between the proposed bungalow and our boundary line. That would at least help to limit the immediate nuisance of the property, though it would still negatively effect the overall character of the rear gardens.