

## 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:** Ms. Esther McCallum

**Address:** 19 Riverdale Gardens Twickenham TW1 2BX

### Comments

**Type of comment:** Object to the proposal

**Comment:** I have some concerns about this proposal, which sadly, I must object to. I live at #19 Riverdale Gardens so that #21 RG abuts my garden and shares a garden fence for which I am responsible. Although the application states this build is for an ancillary garden building, it is really a 3 bedroom, 3 bathroom bungalow that is being built. The bungalow design goes right up against the boundary line of my property and my fence, for which no party wall agreement has been sought. My understanding is that a party wall agreement is needed with this type of build and that a minimum of 1 metre is required between a new build and the boundary.

Overcrowding and Building Density - Allowing separate dwellings to be built in the back gardens contributes to the overcrowding of our street putting increased pressure on parking, drains and amenities. Increased building density takes away from the privacy and quiet of our neighbourhood and does not protect the local character of our street.

The application states that the purpose of this building is to house elderly parents. However, this was also the original purpose for the ancillary dwelling built at #23 Riverdale Gardens highlighted in the 'surrounding planning' section of this application. The owners sold that house and now the ancillary dwelling in that garden is used as an Airbnb by the new owners. Other builds mentioned in the 'surrounding planning' section of this application are also now being used as Airbnb's on this street.

Airbnb's do not contribute to the government's desire for increased number of residential builds. Therefore, the argument for the increased need of dwellings in our borough cannot be used in this instance.

Loss of Light and Overshadowing - In addition to these concerns, the new build will be 3 metres tall with sky lights (which may protrude even higher). This build will cover the lower 3rd of my garden abutting my garden fence. I have a paved seating area at the end of my garden for which this build will now overshadow, taking away light, and a feeling of space that it once had. As people will now live at this end of the garden, it will also take away a feeling of privacy from my seating area with increased noise and activity. Conversely, night lights from this bungalow will also likely enter my back garden and back doors, creating light pollution in the evenings.

Visual Amenity - the application also proposes a 2-metre fence between our properties. As mentioned, the current fence is mine and my responsibility - so I am not sure how this will work. The current fence is approx. 1.5 metres with a 33cm open trellis on top, allowing more daylight to flow between the gardens. A 2-metre solid fence with no trellis will cause my garden (which is significantly thinner than #21) to feel enclosed and dark and will decrease the visual amenity and feel of our beautiful leafy neighbourhood. My neighbours have promised that this fence will not be built but what happens if plans change - it does make me concerned.

Further comments will be made on another form.