

## 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. Themistoklis Vasilopoulos

**Address:** 50 Park House Gardens Twickenham TW1 2DE

### Comments

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

**Comment:** We would like to make it known that we have serious concerns about the proposed development at 21 Riverdale Gardens. Firstly, the quiet leafy character of Riverdale Gardens as well as 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 of 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. 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, 50 Park House Gardens, backs directly onto theirs and our garden is much smaller than theirs. However, 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 end of their garden, butting up to the boundary fence, means that it will actually be significantly closer to our house than to theirs. The presence of a residential dwelling next to our small garden will

inevitably create noise and disturbance, which will detract from the privacy and visual amenity of our property. 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 planning proposal be turned down.

If the new owners of 21 Riverdale Gardens feel that they need extra bedrooms, it would be preferable if they applied to extend their current building so that the development does not affect their neighbours. 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 contribute to mitigating the immediate nuisance of the property, though it would still negatively effect the overall character of the rear gardens.