

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: Mrs. Caroline Freer

Address: 15 Riverdale Gardens Twickenham TW1 2BX

Comments

Type of comment: Object to the proposal

Comment: I wish to object to the proposed Garden Building at 21 Riverdale Gardens, Twickenham Planning Application number 24/2943 /HOT

This is a very large building planned to be built in a garden, without separate access from the main house.

Riverdale Gardens is a leafy street with family houses at this end and long gardens. The aspect from the rear of our house is of greenery and space. I believe that if such large buildings are allowed to be built in the gardens, the distinct character of the area will be significantly altered.

This is described as a "garden building" whereas in reality it is a 3 bedroom, 3 bathroom house.

Nature Conservancy: There have already been a significant number of trees felled in this area over the last 5 years, and at least one large tree has been felled already, ahead of this planned work. On the plans, there is a tree in the courtyard of the property but this has already been cut down since the owners moved into the house. Already we can see more light pollution from other garden buildings which are being used for regular accommodation, due to the many trees that have been cut down by all the garden buildings further down the road, towards the river.

Overcrowding and Building Density – This end of Riverdale Gardens was constructed in the 1930s and is served by 1930s drains. Building such a house in a garden, puts pressure on the drains and amenities of the local area. Such increased building density detracts from the privacy and character of this area of family homes.

Although the proposition is for a home for elderly parents, most other habitable, solid construction "garden buildings" on this side of the street, have been used as Air BnBs once the properties have changed ownership. This does not add to future homes in the area, but brings in overcrowding.

Loss of Light and Overshadowing – This property has an overall external height of 3m. This will dominate neighbouring gardens, which it will directly share boundaries with. This will overshadow gardens to the north and the west.

Visual Amenity – The presence of such a large building in the back gardens, will encroach on the three neighbouring properties and spoil the leafy views from all the houses backing onto this area from Riverdale Gardens and Park House Gardens. The proximity of the building to No48 Park House Gardens is frankly unacceptable.

'Protecting the Local Character of Neighbourhoods' - Please consider that there is another application on this street (24/0367/DD02) for a building with a basement in the garden of No.25, which is currently run as an unregistered HMO. It can only be assumed that this is also planned to be an HMO. I am extremely concerned that this overdevelopment of

Riverdale Gardens risks significantly changing the character of this street and the local character of the area is not being protected, but destroyed. I implore the planning office to consider whether all these developments for large constructions on green land, protect the local character and are in keeping with the local plan.

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Please also consider the size of the building considering extensive refurbishments and extensions are being planned for the newly sold main house on the property.