

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. Jonathan Sleath

Address: 22 CLAUSENTUM ROAD WINCHESTER SO23 9QE

Comments

Type of comment: Object to the proposal

Comment: My son and daughter in law recently moved to Riverdale Gardens, very attracted by the leafy open character of the neighbourhood and wonderful long rear gardens offering light, space and privacy to them and their neighbours. I believe the proposed development is out of keeping and would be detrimental to the character of the neighbourhood, inevitably resulting in the felling of established mature trees.

I also object on the grounds of

1. Overdevelopment. This is not an ancillary garden building it is a 3 bedroom, bathroom bungalow. It is out of scale with existing garden buildings and does not respect the building line of these buildings particularly at 15, 17 and 19 Riverdale gardens. The footprint is excessive and out of scale. If elderly parents require a new build property of this size they should find a suitable building plot with access to utilities, not overdevelop a garden.
2. Overlooking/loss of privacy. The building has large windows facing back to Riverdale houses and will create light, and noise pollution. It is over high at 3m and will dominate and box in properties in Park House gardens.
3. There is no road access. It would put pressure on existing old drains, and limited parking.
4. Precedent. I live in Winchester which has experienced many 'ancillary/ granny annexes' subsequently becoming Air BnBs. Riverdale Gardens is under threat also of unofficial HMO development and to allow this property to grow from a 5 bedroom 3 bathroom property to an 8 bed 6 bathroom property would be very bad precedent and detrimental for the existing residents and the character of the street.
5. Nature Conservation. The leafy rear gardens offer a vital resource for wild life. To lose existing gardens to overdevelopment would be environmentally detrimental and reduce rain water conservation.