

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. Oliver Sleath

Address: 17 Riverdale Gardens Twickenham TW1 2BX

Comments

Type of comment: Object to the proposal

Comment: I regret having to object to pleasant near neighbour's plans but do so on the following grounds.

1. The proposals are described as an ancillary garden building comparable to neighbouring garden rooms and a granny annexe. This is not the case. The plan is for a large 3 bedroom, 3 bathroom bungalow with a huge footprint almost as large as the main house. This scale of building would require a proper building plot but this site has no separate access, no direct access to drainage, no parking provision. I urge the planners only to permit actual small garden buildings in rear gardens.
2. Impact on neighbouring properties. The plans envisage building right up to neighbours fences and uses the justification of existing sheds. Garden summerhouses and offices have been set back from neighbours fences and the current building line of the three garden buildings at 15,17, and 19 Riverdale gardens, (not clearly shown on the site plan) are also set well back compared to this proposal which advances far into the garden. The design envisages very large full height living room windows facing back at the Riverdale houses and skylights, which will cause intrusive overlooking, light and noise pollution. The height of the building at 3m is far higher than current garden buildings, and will dominate and despoil the outlook from the smaller gardens and houses on Park House Gardens.
3. Risks of future HMO or Air BnBs. The proposals would turn an existing 5 bedroom, 3 bathroom house into an 8 bedroom, 6 bathroom property. This is not the scale needed to accommodate elderly parents. It is overdevelopment of an existing house and would impact on drains and limited parking.
4. Precedent. If this overdevelopment were permitted precedent would be set for future purchasers/developers to allow the redevelopment of all Riverdale rear gardens, summerhouses and offices into 3 bedroom/bathroom bungalows, effectively risking a new 'street' being developed piecemeal between Park House Gardens and Riverdale Roads although no infrastructure exists for such development.
5. The council's local plan envisages protecting the local character of the distinct neighbourhoods. The long rear gardens, with many trees add hugely to the character of this neighbourhood and the privacy between roads. Already trees have been cut down in this garden and neighbours on both roads have lost privacy. This type of over development will despoil not enhance, the character of Riverdale Gardens and Park House Gardens

I urge the planners to reject this application.