

Comment on a planning application

Application Details

Application: 25/0003/HOT

Address: 26 Amyand Park Road Twickenham TW1 3HE

Proposal: Creating a basement with front light well.

Comments Made By

Name: Mrs. Karen Crawford

Address: 16 Norman Avenue Twickenham TW1 2LY

Comments

Type of comment: Object to the proposal

Comment: I am writing to formally object to the planning application submitted for the proposed basement construction at 26 Amyand Park Road.

As the owner and landlord of the adjacent property at 28 Amyand Park Road, I am particularly concerned about several issues relating to the structural integrity of our home, potential environmental impacts, and the wider implications of the development.

1. Structural Concerns and Stability

The foundations of the houses in this area, including 28 Amyand Park Road, are very shallow. My primary concern is the risk of damage and instability to our property should the basement works proceed, given the close proximity of the proposed development, during or after construction.

There have been several high-profile cases of basement constructions causing significant damage to neighbouring properties in London, such as the following examples of incidents in Richmond & Chelsea where houses collapsed due to basement work - Please paste the following links into a browser to review the incidents.

a) (Collapse of Richmond houses undergoing basement extension a serious incident - 19/09/2024)

b) (<https://www.standard.co.uk/news/london/two-houses-collapse-basement-work-chelsea-b43428.html>).

This raises serious concerns about the potential risks to the structural integrity of my property. Could the council be confident that these works will not adversely affect the foundations and stability of 28 Amyand Park Road or the surrounding houses if they approve the application?

2. Environmental Impact – Groundwater and Flooding

The environmental impact of digging a basement in such close proximity to our property is another significant concern. I understand that the area is prone to issues with groundwater, and I am worried that the excavation works could disturb the natural flow of water or exacerbate flooding risks. The potential for waterlogging or flooding as a result of these works would not only pose a risk to the structural stability of both properties but could also negatively affect local drainage systems and the surrounding environment.

3. Overdevelopment in a Conservation Area

Amyand Park Road is located within a conservation area, and I believe the proposed basement construction could contribute to overdevelopment of the property. The addition of a basement would significantly alter the size and nature of the property, which may not be in keeping with the character of the surrounding area. I would expect the council to consider whether the approval of such a development would set a precedent for similar works that could alter the historical and architectural integrity of the conservation area.

Conclusion

In conclusion, I urge the council to consider the serious concerns outlined above before proceeding with approval of the proposed basement development. The potential risks to the structural integrity of my property and environmental impact, should be carefully assessed. I ask that the application be reviewed thoroughly to ensure that no adverse consequences result from this development should it be approved.

Thank you for taking the time to consider my objections. I trust that these concerns will be carefully addressed during the planning review process.