

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: Mr. Simon Grinter

Address: 38 Amyand Park Road Twickenham TW1 3HE

Comments

Type of comment: Object to the proposal

Comment: I wish to object to the proposal on the following grounds:

Harm to the Amyand Park Road conservation zone (46) in which the property sits.

The proposed basement with front lightwell is out of character with the remainder of the terrace and adjacent terrace. This would impact the architectural unity of this part of the conservation zone. It would also set a precedent for this type of over development and would undermine the aims of creating conservation zones.

There could be stability issues for the rest of the terrace and adjacent building of townscape merit, therefore, a further risk to the conservation area.

Over development which is counter to local planning policy including the LBRUT basement planning guidance.

This property has already been given approval for a loft and side infill extension which has been constructed. This already significantly increases the density of this small terraced plot and reduces its outdoor amenity space. A large scale basement extension which not only covers the existing ground floor footprint but also extends beyond the building line and under the rear and front gardens would be over development.

Inconsistencies in design intention.

The construction Method statement document (01 Jan 2025) contains a report from NMN Partnership Ltd dated Nov 2024. This shows plans for a swimming pool excavation below the level of basement excavation. However, the section drawings and project description in the main application documents section do not show this. This inconsistency is misleading. If this is the true intention of the applicant, it increases very valid concerns in relation to stability, sustainable drainage, localised flood risk and noise in use for neighbours.