

Comment on a planning application

Application Details

Application: 24/0804/HOT

Address: 26 Mount Ararat Road Richmond TW10 6PG

Proposal: Single story rear extension, 2-storey side extension, extension into loft space with rooflights and garden studio

Comments Made By

Name: Mr. Moein Memari

Address: 24 Mount Ararat Road Richmond TW10 6PG

Comments

Type of comment: Object to the proposal

Comment: Dear Planning Department,

RE: Planning Application No: 24/0804/HOT

For the proposed development at: 26 Mount Ararat Road, Richmond, TW10 6PG

We are writing to strongly object to the planning application referenced above, submitted by our neighbours at 26 Mount Ararat Road. The proposed single-storey rear extension and raise of the ground level, pose a direct impact to our property and quality of life.

Our objections, substantiated by the failure to adhere to Richmond Council planning policies, are outlined as follows:

1. Overbearing and Sense of Enclosure:

The proposed rear and infill extension's height and scale is incredibly overbearing and present an overwhelming sense of enclosure. We are deeply concerned about the proposed 4.3m high wall along the site boundary, which would directly impact our living room and garden decking area, diminishing our property's amenity. The design blatantly disregards planning policies 3.1.1 and 3.1.4, which state:

"Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted"... " the eaves height should be limited to 2.2m to mitigate the sense of enclosure."

2. Overlooking and Loss of Privacy:

The plan to raise the ground floor level represents a blatant invasion of our privacy, as it would overlook critical areas of our home and garden. The proposed elevation indicates the raise of ground level will facilitate an easy oversight into our living room and garden. This contravenes Policy 3.2.1 concerning privacy and space between buildings.

3. Shading and Loss of Sunlight:

The proposed infill extension cause a significant loss of sunlight and daylight to our living spaces and garden decking area. This loss of natural light not only affects the aesthetics of our property but also impacts our well-being and enjoyment of our living room and garden. Moreover, the addition of a 1m fixed aluminium canopy exacerbates this issue. This violates Policy 3.3.1 regarding the preservation of sunlight and daylight to neighbouring properties.

The planning drawings submitted does not show the 45- or 25-degree test to understand the impact of over shadowing which will occur to our living room and garden. Neither a sun/day light study has been provided, considering the proximity and height of the infill extension to our property. We request this information to be provided to understand the full impact of

proposed development on us before a decision being made on this application. We reserve our right to further objection if necessary.

4. Site Boundary:

The proposed drawings indicate encroachment onto the site boundary, with elements of the development potentially utilizing our walls for a two-storey side extension. While we recognize these issues may pertain more to boundary and party wall matters, modifications to the design are imperative to avoid future conflicts. We would welcome constructive discussion with our neighbour to address these concerns.

In light of these concerns and the non-compliance with Richmond Council planning policies, we respectfully urge the Planning Department to thoroughly consider the implications of the proposal on our property and well-being. Unless significant revisions are made to address the outlined issues, we request the rejection of this planning application.

Thank you for your attention to this matter.