

Comment extracted from email Tue 07/01/2025 16:35

Good afternoon,

I am writing to formally object to a planning application that has been submitted on behalf of Mr. Barry Doherty and Argyle House Property Developments Ltd. The application proposes the construction of an additional floor on the roof of Argyle House, 1 Dee Road, Richmond, TW9 2JN, to create two new properties, along with the reconfiguration of the bin store and the addition of a bike store.

I live at Flat 4 in Argyle House and, despite receiving a notification letter from Maven Plan (town planners for the proposal), I have been unable to locate the application on the Richmond Council website. I have also contacted Maven Plan to request further details or the application number, but they have not provided the requested information. As a result, I am unable to formally dispute the application online and am submitting this email instead.

It is worth noting that a similar application by Mr. Doherty was previously refused, and I strongly urge the Council to reject this proposal once again for the following reasons:

1. Impact on Conservation Area and Nearby Heritage Assets

The proposed roof extension, due to its siting, scale, depth, height, and bulk, would be an unsympathetic and overbearing addition. It would negatively impact key vistas within the Sheendale Road Conservation Area, undermining the special character and appearance of both the area and nearby Buildings of Townscape Merit. This contravenes the National Planning Policy Framework (NPPF) as well as policies LP1, LP3, and LP4 of the Local Plan (2018). These policies are further supported by the Sheendale Road Conservation Area Statement and the Sheendale Road Conservation Area Study/Appraisal.

2. Adverse Effect on Residential Amenity

The development would create an unneighbourly and visually intrusive form of construction. It would lead to a loss of light and fail to safeguard the residential amenity of surrounding properties, causing significant detriment to the occupants. This violates Policy LP8 of the Local Plan (2018).

3. Parking and Traffic Concerns

The proposed development would exacerbate existing parking and traffic issues in the surrounding area. Argyle House already lacks sufficient allocated parking spaces for its current residents, and the addition of further properties would only worsen the problem.

4. Negative Impact on Property Values and Saleability

Adding more flats to the building would likely reduce the value of our existing properties and make them increasingly difficult to sell, particularly during the construction phase. This is of particular concern given the already pending construction of over 400 additional properties at the Homebase site nearby, which will further impact market conditions and increase disruption in the area.

Given these significant concerns, I respectfully request that the Council reject this application once again.

Official

Could you please confirm if there are any additional steps I need to take to ensure my representation against this proposal is fully considered?

Thank you in advance for your time and consideration.

Kind regards,

James

Flat 4, Argyle House

1 Dee Road, Richmond

TW9 2JN