

Comment on a planning application

Application Details

Application: 24/3119/FUL

Address: Argyle House1 Dee RoadRichmond

Proposal: A Roof Extension to Provide a Fourth Floor to Accommodate Two New Apartments. Reconfiguration of Bin Store and Provision of a Bike Store at Ground Level. Provision of Air Source Heat Pumps.

Comments Made By

Name: Mr. Toby C

Address: Flat 14 Argyle House 1 Dee Road Richmond TW9 2JN

Comments

Type of comment: Object to the proposal

Comment: This planning application was previously rejected by the Richmond Council (and the Planning Inspectorate on appeal), following a review of the application and a series of objections by residents and neighbours. I note minor amendments have been made in this revised planning application, and I object to this application on the following reason.

1) Loss of light. One of the reasons for the initial rejection was the loss of light in Cherry Court. I note the BRE standards state light should be no less than 25% annually (with 5% during winter), and that this should not be reduced to less than 0.8 times following development. In its current form, the APSH of the W6 window in Cherry Court is 25% and 8% in Winter. I note that before the initial development of the building back in 2016, this figure was higher, so it's already been reduced once. In the proposed form, the APSH is 23% and 6% in Winter. I note that if you apply the 0.8 times measure, the Winter sunlight should be no less than 6.4% so this is not compliant at 6% due to the significant level of reduction. I also note that if this is approved based on the sunlight only being reduced by x%, what's to stop another floor being added and the sunlight being reduced again? Theoretically, you could then add extension by extension till sunlight was reduced to 0%.

2) Loss of heritage in the Sheendale Conversation Area. The application was previously rejected by the Council due to perceived loss of heritage. I don't see how the revised application has changed this.

3) Bin storage. The current bin storage for Argyle House residents is already woefully inadequate. I note that for 18 flats, there are 3 glass/plastic bins, 3 paper/cardboard bins, and 5 black bins. A resident living in a house can have 1 black bin, so I note the 5 bins we have is insufficient. This is already creating health issues with overpiling of rubbish and recycling, and this will only be exacerbated. I note the application mentions the bin storage will be configured – the drawing provided is highly inaccurate as it ignores the electric room which is currently there, so there is no space for the bin storage to be expanded. If this is approved, I would like to understand from the Council how they will mitigate this health hazard.

4) Fire risk. I note the proposed development will make the total building over 18m. Will this be done?

5) Parking. Residents at Argyle House are not permitted to have parking permits due to insufficient street parking available. I assume this will be place for the new properties so where will these residents park? I note that if they are permitted to have parking permits I expect all Argyle House residents to be treated the same which would create significant parking issues.

6) Affordable housing. This is not affordable housing which is what the Council needs, regardless of the money the developer has said they will provide to the Council. This is simply a money-grabbing exercise. There's no need for this development, particularly noting the Homebase development which will be taking place, and other larger developments in the vicinity.

Then there are other issues which will impact Argyle House residents, including issues with the lift which remain unresolved, and light and access issues for the current penthouse flats (who bought top floor flats, not second from top flats).

I urge the council to please reject this application and to continue consulting with residents, including a planning meeting if necessary. The level of objections clearly demonstrate the negative impact of this proposed development.

Thank you.