

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: Dr. Alexandra Wood

Address: 23 Sheendale Road Richmond TW9 2JJ

Comments

Type of comment: Object to the proposal

Comment: I have reviewed my partner's objections to the proposal, and agree with them. The concerns in relation to a number of material considerations are below.

1. Effect on conservation area

The London Borough of Richmond's 'Supplementary Planning Document Buildings of Townscape Merit' explains the significance and importance of Buildings of Townscape Merit. The architectural style and visual interest of the buildings adjacent to the proposed development have led them to be designated as Buildings of Townscape Merit. The proposed development, in particular the roof extension and the additional height that would add to the existing building, would have a significant negative effect on a conservation area and the setting of these historical buildings, creating an imposing visual eyesore. The proposals would mean that Argyle House stands out in a way that it does not currently. This planning application should be rejected to protect an area of visual and historical significance for the enjoyment of local residents now and in the future.

The proposed development will appear as an unsympathetic, unduly dominant addition, which would impede upon important vistas within the Sheendale Road Conservation Area to the detriment of the special character and appearance of the nearby Buildings of Townscape Merit and the wider Sheendale Road Conservation Area. The upward extension of Argyl House would change the pattern of development in the area. The approval of this application would also set an alarming precedent potentially leading to other development that further impedes important vistas within the conservation area.

2. Design and appearance and public visual amenity

The design of the proposed development is not sympathetic to the local area/ existing buildings of historical significance within the area.

3. Overlooking/ loss of privacy

I live directly opposite the proposed development. The upward extension will overlook the property that I live in, including the lounge (on the ground floor), bedroom (on the first floor) and garden. These are the areas of the property that I spend the majority of my time in. I felt very uncomfortable when I viewed the diagram of the proposed north elevation and saw the number of additional windows that would overlook my home if the planning application is approved. This would result in a significant loss of privacy.

4. Overbearing nature of proposal

As explained above, given the nature of the buildings in the surrounding area, the additional height that the upward extension would add to the existing building would overpower the surrounding buildings. It would have a particular impact on me given the proximity of my home (which is directly opposite to the proposed development).

5. Overshadowing

I have reviewed the report that considers the daylight and sunlight to adjacent properties, including my home. It confirms that the development would have an impact on the level of daylight in both my lounge and bedroom. As noted above, these are the two rooms that I spend the majority of my time in. The development would have a significant negative impact on the sunlight, the outlook of my home and consequently my wellbeing.

6. Adequate parking

There is limited on-street parking in the vicinity of the proposed development. No additional parking spaces are planned as part of the development and the additional properties will further increase demand for limited spaces. As a car owner that parks in the road adjacent to (and often directly outside) Argyle House, this additional pressure on a relatively small number of parking spaces will cause an issue for me. Alongside other recent development in nearby roads, I am very concerned that there will not be sufficient parking spaces to meet demand.