



Planning Applications
2 Adelaide Road
London SW18 1DA
f.a.o. Patrick Clearwater

176 Upper Richmond Road
London SW15 2SH

30 June 2022

Dear Patrick

Planning Application 2022/1644
51 Dryburgh Road SW15

The Putney Society OBJECTS to this application.

Whilst we commend the architects for echoing the big front gables on the adjacent houses and which form a notable part of the character of this end of Dryburgh Road, this approach fails to convince because the eaves are set markedly above those on either side, and to a lesser extent by not sticking to single central window on the top floor.

The scheme overall is simply trying to fit too big a house on a very small plot. In addition to the over tall eaves, there's a 'privacy' fence at the front in a conservation area whose character depends in part on open frontages. Policies LP1.A.1 & 2 and LP3.A.3 in the new Local Plan are clear on this. Behind that fence there's a lightwell much closer to the street than the 2m required in the council's Housing SPD current policy DMH5 to which it refers and emerging policy LP6.A.3. Beyond that there's a bay window (with no internal access) projecting forward of the building line set by the Victorian houses to the east.

The only amenity space is a 1st floor roof terrace directly overlooking several houses and gardens behind, whose residents have already rightly noticed and objected. LP2.B.2 in the new Local Plan applies here.

Copy the scale of no.55 by all means, but this scheme is too dense, and it shows.

Yours Sincerely

Ανδρεω Χαττο

Andrew Catto,
Buildings Panel Convenor
For and on behalf of the Putney Society.

The Putney Society

The amenity society for Putney and Roehampton. Registered Charity No. 263242

www.putneysociety.org.uk