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**REFUSED**

**TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE**

Mr Sati Panesar  
DHA Planning and Development  
Cervantes  
Ellesmere Road  
Weybridge  
KT13 0HQ

Your ref:

Please contact: Planning Support

Our ref: DC/VIH/10/3178/FUL

Please telephone: 0845 612 2660

Letter Printed: 15 February 2011

**FOR DECISION DATED**  
15.02.2011

Dear Sir/Madam

**Applicant:** Mr Andrew Dowsett

**Agent:** Mr Sati Panesar

**WHEREAS** in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an application received on **25 October 2010** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**53-55 High Street, Whitton, TW2 7LB**

for

**Demolition of all existing buildings including car showroom with residential flats above and the erection of three-storey building with class A1 retail use on the ground floor and 4 no. 1 and 5 no. 2 bedroom flats on the first and second floors.**

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said application is hereby **REFUSED** subject to the reasons and informatives summarised below and listed on the attached schedule:-

**SUMMARY OF REASONS AND INFORMATIVES**

**CONDITIONS:**

U37601 Design	U37606 Sustainable travel
U37602 Residential amenity	U37607 Lack of contaminated land assessment
U37603 Sustainability	U37608 Private external amenity space
U37604 Social infrastructure	U37605 Servicing
U37609 Cycle storage	

**INFORMATIVES:**

U51850 Decision drawing numbers ~~~

Yours faithfully



Robert Angus  
Development Control Manager

## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/3178/FUL

<b>APPLICANT NAME</b> Mr Andrew Dowsett 6 Park Road Hampton Hill TW12 1HB	<b>AGENT NAME</b> Mr Sati Panesar Cervantes Ellesmere Road Weybridge KT13 0HQ
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### SITE:

53-55 High Street, Whitton, TW2 7LB, .

### PROPOSAL:

Demolition of all existing buildings including car showroom with residential flats above and the erection of three-storey building with class A1 retail use on the ground floor and 4 no. 1 and 5 no. 2 bedroom flats on the first and second floors.

## DETAILED REASONS

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### U37601 Design

The proposed development, by reason of the roof form and height, massing, bulk and scale, would represent an overdevelopment of the site, which is overly dominant and out of proportion with neighbouring properties and would be detrimental to the character and appearance of the street scene and the surrounding area in general. The proposal is therefore contrary to policies BLT 11 and 13 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005, policy CP7 of the Core Strategy, policies DMHO2 and DMDC1 of the LDF: Development Management Plan and Supplementary Planning Documents: Design Quality, Small and Medium Housing Sites and Residential Development Standards.

### U37602 Residential amenity

The proposed development, by reason of its siting, scale and design, would result in a visually intrusive, overbearing and unneighbourly form of development that would result in an unreasonable level of overlooking/loss of privacy and would be detrimental to the visual amenities of the occupants of neighbouring residential properties, nos. 51A Whitton High Street and 33 to 37 Cypress Avenue in particular. The proposed scheme would also result in an unacceptable loss of light to the habitable rooms belonging to 51A High Street. The proposed scheme is therefore contrary to policies BLT 11, 13, 15 and 16 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005, policy DM DC5 of the LDF: Development Management Plan and Supplementary Planning Documents: Small and Medium Housing Sites and Residential Development Standards.

### U37603 Sustainability

In the absence of the appropriate documents demonstrating that the development has been designed to minimise energy use and sufficiently reduce predicted CO2 emissions via the use of renewable technologies, the proposed scheme would be contrary to policies CP1 and CP2 of the Core Strategy, policies DM SD1 and DM SD2 of the LDF: Development Management Plan, policies BLT 11 and BLT 13 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005 and adopted Supplementary Planning Document: Sustainable Construction Checklist.

### U37604 Social infrastructure

In the absence of a binding obligation securing an appropriate financial contribution towards the provision of education, health, transport and the public realm within the borough, including improvements to the quality of the local environment in accordance with proposal site W10 of the Unitary Development Plan: First Review, the proposal is considered to place an unreasonable demand on existing local facilities contrary to the principles of sustainable development and fails to contribute to the upgrading of this area of poor environmental quality. The proposal is hence contrary to policies CP7, CP8, CP16 and CP18 of the Core Strategy and the adopted Supplementary Planning Guidance: Planning Obligation Strategy 2005 and policy DM DC4 of the LDF: Development Management Plan.

### U37609 Cycle storage

The proposed scheme would fail to satisfactorily accommodate cycle stands for the residential and retail elements in the cycle stores proposed. As such, the development would be contrary to policy TRN 4 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005.

## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/3178/FUL

### **U37606 Sustainable travel**

Without a binding obligation to provide car club membership for all units and future exemption from car parking permit eligibility, the proposal is considered to be contrary to policy CP5 of the Core Strategy, policies BLT 13, TRN 2 and TRN 4 of the adopted London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005, policy 3C.3 of the London Plan and adopted Supplementary Planning Document: Car Club Strategy.

### **U37607 Lack of contaminated land assessment**

In the absence of a contaminated land assessment, it has not been demonstrated to the satisfaction of the Local Planning Authority the extent of any contamination and any necessary remedial measures required to make the land fit for use. As such, the proposed development would be contrary to policy ENV 7 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005.

### **U37608 Private external amenity space**

The proposed development, by reason of the failure to provide sufficient on site outdoor amenity space for the 4 no. 1 bed flats in an area of Public Open Space deficiency, would be detrimental to the amenities of future occupiers of the development. The proposed scheme is therefore contrary to policy DMDC6 of the LDF: Development Management Plan and would prejudice the aims of the Council's Supplementary Planning Document on Residential Development Standards.

### **U37605 Servicing**

In the absence of a binding obligation securing an appropriate financial contribution towards alterations to on-street parking bays, the development is considered to provide inadequate loading/unloading facilities for delivery vehicles servicing the proposed retail store and would therefore be detrimental to the free flow of traffic and public safety along Whitton High Street. The proposal is hence contrary to policy TRN 2 and 4 of the adopted London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005.

## DETAILED INFORMATIVES

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### **U51850 Decision drawing numbers ---**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: PL\_001, PL\_002, PL\_003, PL\_004, PL\_005 and PL\_006 received on 25.10.2010 and drawing number PL\_010 received on 13.01.2011.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 10/3178/FUL

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