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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Phil Davies
Clive Chapman Architects
4 Eel Pie Island
Twickenham
Middlesex
TW1 3DY
United Kingdom

Your ref: 19 & 21 Melbourne
Road

Please contact: Planning Support

Please telephone: 0845 612 2660

Our ref: DC/ANL/12/0590/FUL

Letter Printed: 13 April 2012

FOR DECISION DATED

13.04.2012

Dear Sir/Madam

Applicant: Mr Ben Rothon

Agent: Mr Phil Davies

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 **28 February 2012** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

19 - 21 Melbourne Road, Teddington,

for

Erection of two new houses

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:

U49738 Reason for refusal - flooding	
U49741 Reason for refusal - Design/Privacy	

INFORMATIVES:

U59993 Drawings nos.	
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Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 12/0590/FUL

APPLICANT NAME	AGENT NAME
Mr Ben Rothern Hythe House 200 Sheperds Bush Rd. London W6 7NLUK	Mr Phil Davies 4 Eel Pie Island Twickenham Middlesex TW1 3DY United Kingdom

SITE:

19 - 21 Melbourne Road, Teddington, . .

PROPOSAL:

Erection of two new houses

DETAILED REASONS

U49738 Reason for refusal - flooding

The application site lies within Flood Zone 3b (functional floodplain), as defined by PPS 25 and National Planning Policy Framework (NPPF), and the proposal fails the PPS 25 and NPPF Sequential Test as residential development is considered to be 'more vulnerable' in terms of flood risk vulnerability and is not permitted in Zone 3b. Therefore the redevelopment for residential purposes would not be acceptable in principle as such a use is not a) water compatible or b) essential infrastructure. The scheme would be contrary to PPS 25 (Sequential Test, Tables D.2 and D.3) and the NPPF (Technical Guide Table 1 and 2), which replaces PPS 25; Policy CP 3 of the Adopted London Borough of Richmond Upon Thames Core Strategy (2009); DM SD 6 of the Adopted London Borough of Richmond Upon Thames Development Management Plan (2010) and the Adopted London Borough of Richmond Upon Thames Strategic Flood Risk Assessment 2010.

U49741 Reason for refusal - Design/Privacy

By reason of their siting, form, design and landscaping the proposed houses would fail to relate satisfactorily to the prevailing character and would appear incongruous in the streetscene. Furthermore, by reason of their height, siting and boundary treatment, the raised decking would result in an unacceptable level of overlooking and loss of privacy into neighbouring gardens. Therefore, the proposal is contrary to Policy CP 7 of the Adopted London Borough of Richmond Upon Thames Core Strategy (2009), Policies DM HO 2, DM HO 3, DM HO 4, DM DC 1 and DM DC 5 of the Adopted London Borough of Richmond Upon Thames Development Management Plan (2011) and Supplementary Planning Document: Residential Design Standards (2010).

DETAILED INFORMATIVES

U59993 Drawings nos.

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 'Site Survey', MR 01 and MR 10-15 received by the Council on 28 February 2012.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 12/0590/FUL
