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**REFUSED**

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

Mr Luke Carter  
Lewis and Co Planning SE Ltd  
2 Port Hall Road  
Brighton  
East Sussex  
BN1 5PD  
United Kingdom

Your ref: Chisholm Old Anchor Please contact: Planning Support  
- extensi...

Our ref: DC/RON/14/0336/FUL

Please telephone: 0845 612 2660

Letter Printed: 2 April 2014

**FOR DECISION DATED**  
02.04.2014

Dear Sir/Madam

**Applicant:** Mr B Chisholm

**Agent:** Mr Luke Carter

**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 **31 January 2014** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**71 Richmond Road, Twickenham, TW1 3AW**

for

**Erection of two storey extension to existing building to provide additional floor space to the ground floor and 3 new maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 maisonettes. Erection of 1.5 storey side extension to provide separate access to proposed residential dwellings**

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:**

U69932 Reason for refusal 1 - Design	U69935 Reason for refusal 5 - Affordable
U69933 Reason for refusal 2 - Unneighbourly	U69937 Reason for refusal 6 - Parking
U69936 Reason for refusal 3 - Living standards	U69938 Reason for refusal 7 - Sustainability
U69934 Reason for refusal 4 - Education	

**INFORMATIVES:**

U77127 Thames Water Informatives	U78126 NPPF Refusal
U78128 Applicants advice	
U78127 Decision Drawings	

Yours faithfully



Robert Angus  
Development Control Manager



## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/0336/FUL

<b>APPLICANT NAME</b> Mr B Chisholm C/O Lewis & Co Planning	<b>AGENT NAME</b> Mr Luke Carter 2 Port Hall Road Brighton East Sussex BN1 5PD United Kingdom
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### SITE:

71 Richmond Road, Twickenham, TW1 3AW, .

### PROPOSAL:

Erection of two storey extension to existing building to provide additional floor space to the ground floor and 3 new maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 maisonettes. Erection of 1.5 storey side extension to provide separate access to proposed residential dwellings

## DETAILED REASONS

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### U69932 Reason for refusal 1 - Design

The proposed development, by reason of its small, bulk, scale, form, appearance and design would represent an unsympathetic, overly dominant and visually obtrusive form of development, that would harm the design, form, proportions, scale, character, appearance and setting of the host building, adjoining Building of Townscape Merit and the conservation area in general. The scheme is thereby contrary to policy, in particular, policy CP7 of the Core Strategy 2009, and policies DM DC1, DM DC6, DM HD1 and DM HD3 of the Development Management Plan 2011, and relevant SPD.

### U69933 Reason for refusal 2 - Unneighbourly

The proposed development, by reason of its siting, scale, design, bulk, inclusion of balconies, and close proximity to nearby residential properties, would represent an unneighbourly form of development that would appear overbearing, visually intrusive and result in an undue loss of privacy to the detriment of surrounding residential amenities. The scheme is thereby contrary to policy, in particular, policy CP7 of the Core Strategy 2009 and policies DM DC1, DM DC5 and DM DC6 of the Development Management Plan 2011, and relevant SPD.

### U69936 Reason for refusal 3 - Living standards

Units 1, 2, 3 and 5 of the proposed development do not meet the Council's minimum living space standards. The proposals would therefore be contrary to policy including policy CP14 of the Core Strategy 2009 and policy DM HO4 of the London Borough of Richmond upon Thames Local Development Framework Development Management Plan 2011 and the Council's Supplementary Planning Document: 'Residential Development Standards' adopted March 2010.

### U69934 Reason for refusal 4 - Education

In the absence of a binding legal agreement to secure the necessary contribution towards education and the 5% management fee, the development would place unacceptable pressure on local infrastructure. The development is thereby contrary to policies including CP19 of the Adopted Core Strategy; SPG 'Planning Obligation Strategy' and policy 8.2 of the London Plan.

### U69935 Reason for refusal 5 - Affordable

In the absence of a legal agreement to secure necessary contribution towards affordable housing, or a full viability appraisal to justify such, the development would be contrary to policy, in particular policy CP14 of the Core Strategy, policy DM HO6 of the Development Management Plan, and Supplementary Planning Document 'Affordable housing'.

### U69937 Reason for refusal 6 - Parking

The application, by reason of the absence of a parking survey, legal agreement and construction method statement, has not satisfactorily demonstrated that the scheme would not have an unacceptable material increase or material change in the character and nature of traffic and parking in the vicinity of the site; and transport and highway impacts. The development would therefore be contrary to policy, in particular, policies



## **SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/0336/FUL**

CP5 and CP16 of the Core Strategy, policies DM TP2 and DM TP8 of the Development Management Plan, the Twickenham Area Action Plan, the National Planning Policy Framework, and SPG 'Planning Obligation Strategy'.

### **U69938 Reason for refusal 7 - Sustainability**

The application, by reason of the absence of a Sustainable Construction Checklist, Energy Statement or BREEAM Pre-Assessment has not satisfactorily demonstrated that the scheme would meet the relevant sustainable targets. The development would therefore be contrary to policy, in particular, policies CP1 and CP2 of the Core Strategy, policies DM SD1 and DM SD2 of the Development Management Plan and the Sustainability Construction Checklist SPG.

## **DETAILED INFORMATIVES**

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### **U77127 Thames Water Informatives**

Waste Comments Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Water Comments On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

### **U78128 Applicants advice**

The applicants attention is drawn to the fact that reasons 4 - 7 could be overcome through the submission of additional information subject to LPA approval.

### **U78127 Decision Drawings**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Drawing number 12-1847-115 Rev P1; 12-1847-116 Rev P1; 360-01; 360-02; 360-03; 360-04; and 1674/01 all received at the LPA on 31st January 2014.

### **U78126 NPPF Refusal**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o The applicants did not seek pre-application advice, and the scheme was found to be contrary to policy and guidance, and subsequently refused. The Council is ready to enter into discussions to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission

**END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/0336/FUL**

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