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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

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

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

Please telephone: 020 8891 1411

Our ref: DC/RON/14/2391/FUL

Letter Printed: 2 December 2014

FOR DECISION DATED
02.12.2014

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 **10 June 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 2 new two-bedroom maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 one-bedroom 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:

U78948 Reason for refusal 1 - Affordable

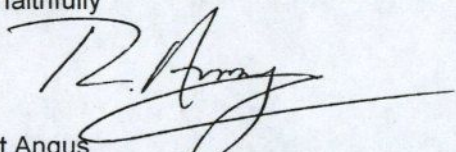
U78949 Reason for refusal 2 - Parking

INFORMATIVES:

U86305 NPPF Refusal

U86303 Decision Drawings

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/2391/FUL

APPLICANT NAME Mr B Chisholm C/O Lewis & Co Planning United Kingdom	AGENT NAME Mr Luke Carter Lewis & Co Planning 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 2 new two-bedroom maisonettes above. Alteration to existing flat on the first floor to convert and extend to provide 2 one-bedroom maisonettes. Erection of 1.5 storey side extension to provide separate access to proposed residential dwellings.

DETAILED REASONS

U78948 Reason for refusal 1 - 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'.

U78949 Reason for refusal 2 - Parking

The application, by reason of the under provision of sufficient off-street parking, the failure to demonstrate that there is sufficient on-street parking to accommodate the increase in parking demand as a result of the change of use, the proposal would result in an unacceptable pressure on on-street parking in neighbouring roads, prejudicial to the safety and freeflow of traffic on the highway and detrimental to neighbouring amenity. The proposal would therefore be contrary to policy, in particular to Local Development Framework policy CP5 of the Core Strategy (2009) and policies DM DC5, DM TP2, TP6 and TP8 of the Development Management Plan (2011).

DETAILED INFORMATIVES

U86305 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

U86303 Decision Drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Drawing number 360-01; 1674-01; 12-1847-115 Rev P1 and 12-1847-116 Rev P1 received at the LPA on the 10th June 2014 and drawing number 360-03 Rev D and 360-02 Rev B received at the LPA on the 31st August 2014

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 14/2391/FUL
