

Mr Terence Smith
HSP architects LLP
5 Goodge Place
London
W1T 4SD

Letter Printed 17 June 2016

FOR DECISION DATED
17 June 2016

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 15/5407/FUL
Your ref: new house 61 belmont
Our ref: DC/JOS/15/5407/FUL
Applicant: Mr Malachi Trout
Agent: Mr Terence Smith

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 **23 December 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

61 Belmont Road Twickenham TW2 5DA

for

Proposed single storey house on land to rear of 61 Belmont Road.

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 and listed on the attached schedule.

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 15/5407/FUL

APPLICANT NAME

Mr Malachi Trout
61 Belmont Road
Twickenham
TW2 5DA

AGENT NAME

Mr Terence Smith
5 Goodge Place
London
W1T 4SD

SITE

61 Belmont Road Twickenham TW2 5DA

PROPOSAL

Proposed single storey house on land to rear of 61 Belmont Road.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U06894	Reasons for Refusal- Design
U06897	Reason for Refusal- Affordable Housing
U06896	Reasons for Refusal- Car Parking
U06895	Reason for Refusal- Sustainability

INFORMATIVES

U04177	Decision drawing numbers
U04176	NPPF REFUSAL- Para. 186 and 187

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U06894 Reasons for Refusal- Design

The proposed development by reason of its design, scale and siting represents an incongruous and visually intrusive form of development. It fails to appropriately respond or integrate with the prevailing appearance and character within the area and would fail to protect or retain the open use of the Metropolitan Open Land. The proposal is therefore contrary to policies CP7 of the Core Strategy (2009), DM HO3, DM DC1 and DM OS2 of the Development Management Plan and Supplementary Planning Documents 'Design Quality' and 'Small and Medium Housing Sites'.

U06897 Reason for Refusal- Affordable Housing

In the absence of any information with regard to the requirements of Affordable Housing Contribution which is required to be submitted as part of an application for new housing. The proposal would therefore be contrary to Policy CP 15 of the Core Strategy (2009), DM HO6 of the Development Management Plan and Supplementary Planning Document 'Affordable Housing'

U06896 Reasons for Refusal- Car Parking

The proposal would result in the displacement of existing on-site car parking for the dwelling at number 61 Belmont Road without it being replaced therefore there is no on-site car parking provided for the existing dwelling at number 61 Belmont Road and the absence of any evidence outlining Belmont Close could cope with additional cars parked on the street. The proposal would therefore be contrary to Appendix 4 of the Development Management Plan (2009)

U06895 Reason for Refusal- Sustainability

In the absence of the Council's Sustainable Construction Checklist which is required to be submitted. The proposal would be therefore contrary to Policy DM SD1 of the Development Management Plan and Supplementary Planning Document 'Sustainable Construction Checklist'.

DETAILED INFORMATIVES

U04177 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

Existing Site Plan Received 23 December 2015
Proposed Elevations Received 23 December 2015
Proposed Floor Plans and Cross Section Received 23 December 2015

U04176 NPPF REFUSAL- Para. 186 and 187

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 formal 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 sought formal pre-application advice, however, this was not followed and the scheme remained contrary to policy and guidance, and therefore refused without delay.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
15/5407/FUL
