

Mr David Symonds
Metropolis Planning & Design
4 Underwood Row
London
N1 7LQ

Letter Printed 14 September 2017

FOR DECISION DATED
14 September 2017

Dear Sir/Madam

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

Application: 17/2759/FUL
Your ref: Churchview Road, Twickenham
Our ref: DC/PAJ/17/2759/FUL
Applicant:
Agent: Mr David Symonds

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 **19 July 2017** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Garages Adjacent 75 Churchview Road Twickenham

for

Demolition of an existing garage block and the erection of a mews development, consisting of 3 x 2 bedroom dwellings, together with associated car parking and landscaping works.

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

Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 17/2759/FUL

APPLICANT NAME

C/O Agent

AGENT NAME

Mr David Symonds
4 Underwood Row
London
N1 7LQ

SITE

Garages Adjacent 75 Churchview Road Twickenham

PROPOSAL

Demolition of an existing garage block and the erection of a mews development, consisting of 3 x 2 bedroom dwellings, together with associated car parking and landscaping works.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U30276	Amenity
U30277	MOL, POS and Wildlife Corridor
U30278	Affordable Housing
U30279	Substandard parking & permit eligibility

INFORMATIVES

U18632	NPPF REFUSAL- Para. 186 and 187
U18633	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U30276 Amenity

The proposed dwellings and new surface parking spaces, by reason of their combined siting, design, bulk and mass and resultant loss of trees would result in a visually intrusive, overbearing and overlooking form of development, including new views from Sontan Court, that detracts from the amenities of the occupants of neighbouring properties, in particular nos. 15-20 Campbell Close. The proposal is therefore considered to be contrary to, the Local Development Framework, in particular, Policy CP7 of the Core Strategy, Policy DM DC 4 and DM DC 5 of the Development Management Plan, Policy LP 1, LP 8 of the Local Plan (Publication Version for consultation) and the aims and objectives of the Supplementary Planning Documents.

U30277 MOL, POS and Wildlife Corridor

The proposed three dwellings, by reason of their siting, design, height, width, scale and mass would represent an overly dominant structure that conflicts with the open character and appearance of the adjacent parkland and Metropolitan Open Land (MOL) thereby eroding the setting and views into and from this public open space while the new parking arrangements on the northern boundary would prejudice tree retention, local biodiversity and a wildlife corridor link to Crane Park. The proposal is therefore contrary to, the Local Development Framework and in particular, Policy CP4, CP7 and CP10 of the Core Strategy, Policies DM DC1, DM OS 2, DM OS 5, DM OS 6 of the Development Management Plan, Policy LP1, LP 12, LP13, LP15 and LP16 of the Local Plan (Publication Version for consultation) and the aims and objectives of the Supplementary Planning Documents: Design Quality and Small and Medium Housing Sites.

U30278 Affordable Housing

In the absence of a binding agreement, the development proposes solely market housing without a appropriate contribution to affordable off-site housing and is therefore contrary to, the Local Development Framework, in particular, Policy CP15 of the Core Strategy, Policy DM HO 6 of the Development Management Plan, Policy LP36 of the Local Plan (Publication Version for consultation) and Supplementary Planning Guidance on Affordable Housing (Adopted and draft).

U30279 Substandard parking & permit eligibility

The proposal provides substandard integral garaging and no segregated pedestrian access giving rise to an inconvenient and unsafe form of development and in the absence of a binding obligation securing an exemption from future car parking permit eligibility in the event that this area is designated a Community Parking Zone, the development would give rise to additional pressure for kerbside parking prejudicial to local highway conditions, traffic movement and public safety. The proposal is therefore contrary to policy DM TP 2 and DM TP 8 of the adopted London Borough of Richmond upon Thames Development Management Plan 2011 and Policy LP45 of the Local Plan and Supplementary Planning Document: Parking in Front Gardens .

DETAILED INFORMATIVES

U18632 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 did not seek formal 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.

U18633 Decision Drawings

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

(PL) 100 A, (PL) 001 B, (PL) 001 B, (PL) 600 A, (PL) 601 A, (PL) 700 A, (PL) 701 A, (PL) 702, (PL) 900 B - received 19/07/2017

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
17/2759/FUL
