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**REFUSED**

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

Mr And Mrs Ackermans  
C/o Clifford Rance, Clifford Rance  
Architects  
63 Curzon Street  
London  
W1J 8PD

Your ref:

Please contact: Planning Support

Our ref: DC/ASP/06/2110/HOT

Please telephone: 020 8891 7300

Letter Printed: 18 August 2006

**FOR DECISION DATED**  
18.08.2006

Dear Sir/Madam

**Applicant:** Mr And Mrs Ackermans

**Agent:** Clifford Rance, Clifford Rance Architects

**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 **30 June 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**53 Mount Ararat Road, Richmond, Surrey, TW10 6PL**

for

**Erection of a single storey pavilion in rear garden.**

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:**

U11040 Impact on neighbours only

**INFORMATIVES:**

U18817 Decision drawing numbers ~~~

Yours faithfully

  
Robert Angus  
Development Control Manager

## SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2110/HOT

<b>APPLICANT NAME</b> Mr And Mrs Ackermans 53 Mount Ararat RoadRichmondSurreyTW10 6PL	<b>AGENT NAME</b> Clifford Rance, Clifford Rance Architects 63 Curzon StreetLondonW1J 8PD
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### SITE:

53 Mount Ararat Road, Richmond, Surrey, TW10 6PL.

### PROPOSAL:

Erection of a single storey pavilion in rear garden.

## DETAILED REASONS

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### U11040 Impact on neighbours only

The proposed outbuilding, by reason of its size, design, height, bulk, mass, depth, and siting in close proximity to the boundaries of the site, together with the change in ground levels, would result in an overbearing, visually intrusive, unneighbourly form of development that would also result in undue levels of overlooking and loss of privacy, detrimental to the amenities of the occupiers of neighbouring residential properties in Onslow Avenue. It would thereby be contrary to policies BLT 11 and 16 of the adopted Richmond upon Thames Unitary Development Plan - First Review 2005.

## DETAILED INFORMATIVES

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### U18817 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- OS Extract, AGB CS 01.06 220506, AGB SEC 01/02 - PL 05.02.220506, AGB EL 05.01 220506, SP 0.3/06 220506, Planning Statement and Geotechnical Report received on 30 June 2006.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2110/HOT