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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr D Alderson
C/o Mr G Henson
Henson Chapel
87-89 Green Road
Hurst Green
Oxted KT23 3DJ

Your ref:

Please contact: Planning Support

Our ref: DC/SGS/06/2759/FUL

Please telephone: 0845 612 2660

Letter Printed: 18 October 2006

FOR DECISION DATED
18.10.2006

Dear Sir/Madam

Applicant: Mr D Alderson

Agent: Mr G Henson

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

141-143 Station Road, Hampton, Middlesex, TW12 2AL

for

Demolition of existing garage and erection of 10 residential flats over four commercial units on ground floor

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:

U11868 Reason for Refusal 1
U11869 Reason for Refusal 2
U11871 Reason for Refusal 3
U11872 Reason for Refusal 4
U11873 Reason for Refusal 5

U11874 Reason for Refusal 6
U11875 Reason for Refusal 7
U11876 Reason for Refusal 8
U11902 Reason for Refusal 9

INFORMATIVES:

U20107 Decision Drawings

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2759/FUL

APPLICANT NAME	AGENT NAME
Mr D Alderson Aldersons Garage141-143 Station RoadHamptonMiddlesexTW12 2AL	Mr G Henson Henson Chapel87-89 Green RoadHurst GreenOxted KT23 3DJ

SITE:

141-143 Station Road, Hampton, Middlesex, TW12 2AL.

PROPOSAL:

Demolition of existing garage and erection of 10 residential flats over four commercial units on ground floor

DETAILED REASONS

U11868 Reason for Refusal 1

By reason of its design, bulk and excessive height, the building as proposed would constitute an overdevelopment which would be incongruous and out of scale with the surrounding area. The proposal would therefore be contrary to policies BLT 11 and HSG 11 of the Richmond upon Thames Unitary Development Plan First Review 2005.

U11869 Reason for Refusal 2

The proposal would result in the loss of employment floorspace and in the absence of any detailed submitted justification this would be contrary to policy EMP 4 of the Richmond upon Thames Unitary Development Plan First Review 2005.

U11871 Reason for Refusal 3

The proposal involves the loss of employment floorspace and in such circumstances the Council would require all replacement residential accommodation to be affordable housing. In addition schemes involving the provision of 10 or more units would require an element of affordable housing. In the absence of any part of the scheme involving affordable housing the proposal would be contrary to policies EMP 4, HSG 6 and HSG 11 of the Richmond upon Thames Unitary Development Plan First Review 2005.

U11872 Reason for Refusal 4

By reason of the proposed height and siting the proposal would constitute an unneighbourly and overbearing form of development resulting in undue detriment to the amenities of neighbouring residents, who would also be affected by unreasonable overlooking and noise and disturbance. The proposal would therefore be contrary to policies BLT 15 and BLT 16 of the Richmond upon Thames Unitary Development Plan First Review 2005.

U11873 Reason for Refusal 5

The proposal would exacerbate the existing on-street parking shortage to the detriment of local amenity and as a consequence could prejudice conditions of safety on the highway. In addition no provision for cycle parking has been made. The proposal would therefore be contrary to policies TRN 2 and TRN 4 of the Richmond upon Thames Unitary Development Plan First Review 2005.

U11874 Reason for Refusal 6

Without an appropriate contribution towards education, health, public open space, sport, children's play and transport facilities within the Borough, the proposal would be contrary to policies STG2, STG7, STG9, STG11: IMP3; ENV11, ENV12; CCE1, CCE4, CCE8, CCE10 and CCE16; HSG19; TRN2, TRN6, TRN7, TRN8, TRN9, TRN10, TRN12, TRN13, TRN14, TRN16, TRN17, TRN18, TRN19 and 21 of the adopted Richmond upon Thames Unitary Development Plan-FirstReview 2005 and associated policies of the adopted London Plan 2004.

U11875 Reason for Refusal 7

The proposed access and layout are considered to be inadequate to serve a development of this nature and the proposal would therefore be contrary to policy TRN 2 of the Richmond upon Thames Unitary

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2759/FUL

Development Plan First Review.

U11876 Reason for Refusal 8

No provision has been made for wheelchair access to any of the flats and the proposal would therefore be contrary to policy HSG 8 of the Richmond upon Thames Unitary Development Plan First Review.

U11902 Reason for Refusal 9

Only 20% the dwelling units to be provided are one bedroom / studio units whereas the majority would be expected to be such units in this location. The proposal would consequently be contrary to policy HSG 11 of the Unitary Development Plan First Review and policies 3A.4 and 4B.3 of the London Plan.

DETAILED INFORMATIVES

U20107 Decision Drawings

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 1108/01 and 02 received on 21st August 2006.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2759/FUL
