

The Planning Inspectorate



Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

PLANNING APPEAL (Online)

For official use only
Date Received

29-Sep-2006 16:25

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 6 months of the date by which they should have decided the application.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

APPEAL REFERENCE: **APP/L5810/A/06/2026128**

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Teddington Development Ltd. c/o Agent

Organisation Name (if applicable)

Address

Phone

Postcode

Fax

Email

I prefer to be contacted by Email Post

B. AGENT DETAILS (if any) FOR THE APPEAL

Name Mr Stephen Malone

Organisation Name (if applicable) Cunnane Town Planning

Address 67 Strathmore Road
TEDDINGTON
Middlesex

Phone 020 8943 4032

Fax 020 8977 8344

Your Ref SM/4326

Postcode TW11 8UH

Email

I prefer to be contacted by Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Richmond Upon Thames London Borough Council

LPA's application reference no. 06/2019/FUL

Date of the planning application 21 Jun 2006

Date of LPA's decision notice (if issued) 21 Aug 2006

The Planning Inspectorate - Planning Appeal

D. APPEAL SITE ADDRESS

Address 33 Walpole Road
TEDDINGTON
Middlesex

Postcode TW11 8PJ

**Note: Failure to provide the full postcode
may delay the processing of your appeal.**

Is the appeal site within a Green Belt? YES NO Grid Ref :East 05155838 North 01710713

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised while it was with the local planning authority for consideration, you may enter a description of the revised scheme.

The demolition of the existing building and the erection of a two storey, two bedroom dwelling with associated amenity space in front.

Size of the whole appeal site (in hectares) 0.01

Area of floor space of proposed development (in square metres) 67

Has the description of the development changed from that entered on the application form? YES NO

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **ONE** box only*

- | | | |
|-----------|---|---------------------------------------|
| 1 | Refuse planning permission for the development described in Section E. | 1 <input checked="" type="checkbox"/> |
| 2 | Grant planning permission for the development subject to conditions to which you object. | 2 |
| 3 | Refuse approval of the matters reserved under an outline planning permission. | 3 |
| 4 | Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. | 4 |
| 5 | Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). | 5 |
| OR | | |
| 6 | The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. | 6 |

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views. ✓

1 WRITTEN REPRESENTATIONS

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision. ✓

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

- a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land? YES
NO ✓
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES ✓
NO

If the answer to **1b** is 'YES' please explain:

The Inspector is requested to inspect the site to view the current dilapidated state of the property and to view that the proposed development would have little, if any, effect on the amenity of the neighbouring properties.

2 HEARINGS

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure. 2

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

3 INQUIRIES

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that: 3

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

** See separate document : 'Walpole3.pdf' **

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.
YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

Please tick **ONE** box only ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A

A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B ✓

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Address at which the notice was served	Date the notice was served
Mrs. E. Donohue	33 Walpole Road, Teddington, TW11 8PJ	28 Sep 2006

CERTIFICATES C and D

C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding.
Please tick either (a) or (b).

If the appellant is the **sole** agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'. ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: a ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: b

Tenant's Name	Address at which the notice was served	Date the notice was served
---------------	--	----------------------------

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- | | | | |
|---|--|---|---|
| 1 | A copy of the original planning application sent to the LPA. | 1 | ✓ |
| 2 | A copy of the site ownership certificate and ownership details submitted to the LPA <u>at application stage</u> (this is usually part of the LPA's planning application form). | 2 | ✓ |
| 3 | A copy of the LPA's decision notice (if issued). | 3 | ✓ |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | 4 | ✓ |
| 5 | A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. | 5 | ✓ |
| 6 | A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). | 6 | |

Copies of the following must also be sent, if appropriate:

- | | | | |
|----|---|----------------|---|
| 7 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: | 7 | |
| 8 | Any relevant correspondence with the LPA. | 8 | ✓ |
| 9 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application;

(b) all plans sent at outline application stage;

(c) the original outline planning permission. | 9a
9b
9c | |
| 10 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the original permission with the condition attached. | 10 | |
| 11 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | 11 | |
| 12 | If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. | 12 | |

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

- 1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not your appeal will not normally be accepted).
- 2 I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 29 September 2006

Name (in capitals) Mr Stephen Malone

On behalf of (if applicable) Teddington Development Ltd. c/o Agent



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

1 COPY to us at:

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

1 COPY for you to keep

When we receive your appeal form, we will:

- 1 Tell you if it is valid and who is dealing with it.
- 2 Tell you and the LPA the procedure for your appeal.
- 3 Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

- 4 Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-6 Colegate
Norwich
NR3 1BQ

L. APPEAL DOCUMENTS

Please remember that any supporting documentation needs to be received by us within the appropriate deadline for the case type.

We will not be able to validate the appeal until all necessary supporting documents are received.

Please ensure that anything you do send by post is clearly marked with the reference number :

APP/L5810/A/06/2026128

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*****
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****
===== GROUNDS OF APPEAL =====
TITLE:      Grounds of Appeal 1
FILENAME:   Walpole3.pdf

*****
* The Documents Listed Below Will Follow By Post *
*****
===== ESSENTIAL SUPPORTING DOCUMENTS =====
** 01. A copy of the original planning application sent to the LPA.
** 02. A copy of the site ownership certificate and ownership details submitted to the
LPA at application stage (this is usually part of the LPA's planning application
form).
** 03. A copy of the LPA's decision notice (if issued).
** 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than
10,000 scale) showing the general location of the proposed development and its
boundary. This plan should show two named roads so as to assist the location of the
appeal sit
** 05. A list (stating drawing numbers) and copies of all plans, drawings and
documents
sent to the LPA as part of the application. The plans and drawings should show all
boundaries and coloured markings given on those sent to the LPA.
** 08. Any relevant correspondence with the LPA.
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TOWN & COUNTRY PLANNING ACT 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY Fee £ Cheque/Postal Order/Cash Receipt No. Issued	FORM TPI -Part 1
--	-------------------------

PLEASE READ 'MAKING A PLANNING APPLICATION' BEFORE COMPLETING THE FORMS

PART ONE	To be completed by or on behalf of all applicants as far as applicable. (Block capitals please)	
	FEE (where applicable)	£ 265

1. APPLICANT Name: <u>TEDDINGTON DEVELOPMENTS LTD.</u> Address: <u>c/o AGENT</u> Postcode: Tel No:	AGENT (if any) to whom correspondence should be sent Name: <u>CUNNANE TOWN PLANNING LLP</u> Address: <u>67 STRATHMORE ROAD</u> <u>TEDDINGTON</u> Post Code: <u>TW11 8UH</u> Tel No: <u>020 8943 4032</u> Ref: <u>AML/4326</u>
---	---

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location: R/O 33 WALPOLE ROAD, TEDDINGTON, MIDDLESEX
TW11 8PJ

(b) Site area 66.24 m² hectares

(c) Details of proposal: THE DEMOLITION OF THE EXISTING BUILDING AND THE ERECTION OF A TWO-STORY TWO-BEDROOM DWELLING WITH ASSOCIATED AMENITY SPACE IN FRONT.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.
THE OWNER DOES NOT OWN OR CONTROL ANY LAND ADJOINING THE SITE.

(e) The proposal involves (select from the following categories):

(i) New building(s) or extension(s) to existing building(s)	Tick box <input checked="" type="checkbox"/>	State gross floor area of proposed building(s).	<div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">67.4 m²</div>
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">1 DWELLING</div>
(ii) Alterations (iii) Change of use (iv) Construction of a new access to a highway vehicular pedestrian (v) Alteration of an existing access to a highway vehicular pedestrian	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	State gross area of land or buildings affected by proposed change of use (if more than one use involved state gross area of each use)	<div style="border: 1px solid black; padding: 5px; width: 100px; margin: 0 auto;">hectares/m²*</div>

* Delete as applicable

3. PARTICULARS OF APPLICATION

State whether this application is for

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

State Yes or No

If 'Yes', delete any of the following which are not to be determined at this stage.

- 1 siting
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of escape

If 'Yes' state the date and number of previous permission and identify the particular condition

Date Number

The condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:-

- (i) Present use of building(s)/land DERELICT
- (ii) If vacant the last previous use and period of use with relevant dates STORAGE + WORKSHOP

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC: forming part of this application

COVER LETTER, DRG NO'S TPA 01+02, CERT. B, CHEQUE

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development? NO If 'Yes' complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals? NO If 'Yes' complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees? NO If 'Yes' state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? AS EXISTING
- (ii) How will foul sewage be disposed of? AS EXISTING
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls FAIRFACED BRICKWORK
 - (ii) Roof NATURAL SLATES
 - (iii) Means of enclosure AS EXISTING

I/We hereby apply for (delete whichever is inapplicable)

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

~~OR (b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

I/We hereby agree that this application may be treated as an application for a Certificate of Lawfulness for existing or proposed use or development under Sections 191 or 192 of the Town and Country Planning Act 1990.

Signed [Signature] on behalf of TEDDINGTON DEVELOPMENTS LTD. Date 21-06-06.

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 21 days ending with the date of the application, complete certificate 'A' otherwise see PART TWO of this form.

CERTIFICATE A

CERTIFICATE UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (b) of any part of the land to which the application/appeal* relates.

None of the land to which the application/appeal relates is, or is part of, an agricultural holding.*
* (Delete if not applicable)

Signed on behalf of Date

CERTIFICATE B

I CERTIFY that:

1. [I have] ~~[The applicant has]~~ given the requisite notice to every one else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served
MRS. E. DONOHUE	33 WALPOLE ROAD TEDDINGTON MIDDLESEX TW11 8PJ	21 st JUNE 2006 .

2. None of the land to which the application relates is, or is part of, an agricultural holding.

or*

2. ~~[I have] [The applicant has] given the requisite notice to every person other than [my] [him] [her] self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

Owner's Name	Address at which notice was served	Date on which notice was served
--------------	------------------------------------	---------------------------------

Signed

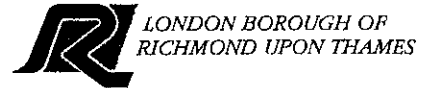
[On behalf of TEDDINGTON DEVELOPMENTS LTD.]

Date 21st JUNE 2006

*Delete which of (2) is not relevant

Environment Directorate

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk



PLANNING

REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Teddington Development Ltd
C/o Cunnane Town Planning
67 Strathmore Road
Teddington
TW11 8UH

Your ref:

Please contact: Planning Support

Our ref: DC/BRS/06/2019/FUL

Please telephone: 020 8891 7300

Letter Printed: 21 August 2006

FOR DECISION DATED
11.08.2006

Dear Sir/Madam

Applicant: Teddington Development Ltd

Agent: Cunnane Town Planning

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

33 Walpole Road, Teddington, Middlesex, TW11 8PJ

for

The demolition of the existing building and the erection of a two storey two bedroom dwelling with associated amenity space in front.

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:

U10937 Reason for refusal

INFORMATIVES:

U18627 Decision drawing numbers

Yours faithfully

Robert Angus
Development Control Manager

CUNNANE TOWN PLANNING

24 AUG 2006

PASSED TO AK

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2019/FUL

APPLICANT NAME Teddington Development Ltd C/o Agent	AGENT NAME Cunnane Town Planning 67 Strathmore Road Teddington TW11 8UH
--	--

SITE:

33 Walpole Road, Teddington, Middlesex, TW11 8PJ.

PROPOSAL:

The demolition of the existing building and the erection of a two storey two bedroom dwelling with associated amenity space in front.

DETAILED REASONS

U10937 Reason for refusal

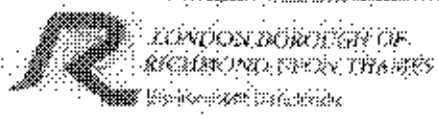
The proposed two storey dwelling by reason of its siting, design and close proximity to neighbouring houses and gardens and the activity associated with such a use would lead to an unacceptable level of noise and disturbance to the detriment of the amenities enjoyed by the occupiers of 1, 3 and 5 Walpole Place, 29, 31 and 33 Walpole Road and 19 Walpole Crescent and would result in an unsatisfactory residential development in which the first floor bedrooms are not afforded adequate outlook. The proposal would thereby be contrary to policies BLT 11 and 16 and HSG 11 and 12 of the Richmond upon Thames Unitary Development Plan First Review 2005.

DETAILED INFORMATIVES

U18627 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- TPA-01, TPA-02 and Site Plan received on 22 June 2006.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2019/FUL



CIVIC CENTRE 41 YORK STREET
 TOWERHAMLETS TOWER BRIDGE
 TEL: 020 8996 1411 FAX: 020 8996 9702
 www.towerhamlets.gov.uk

Ordnance Survey
 Map Extract

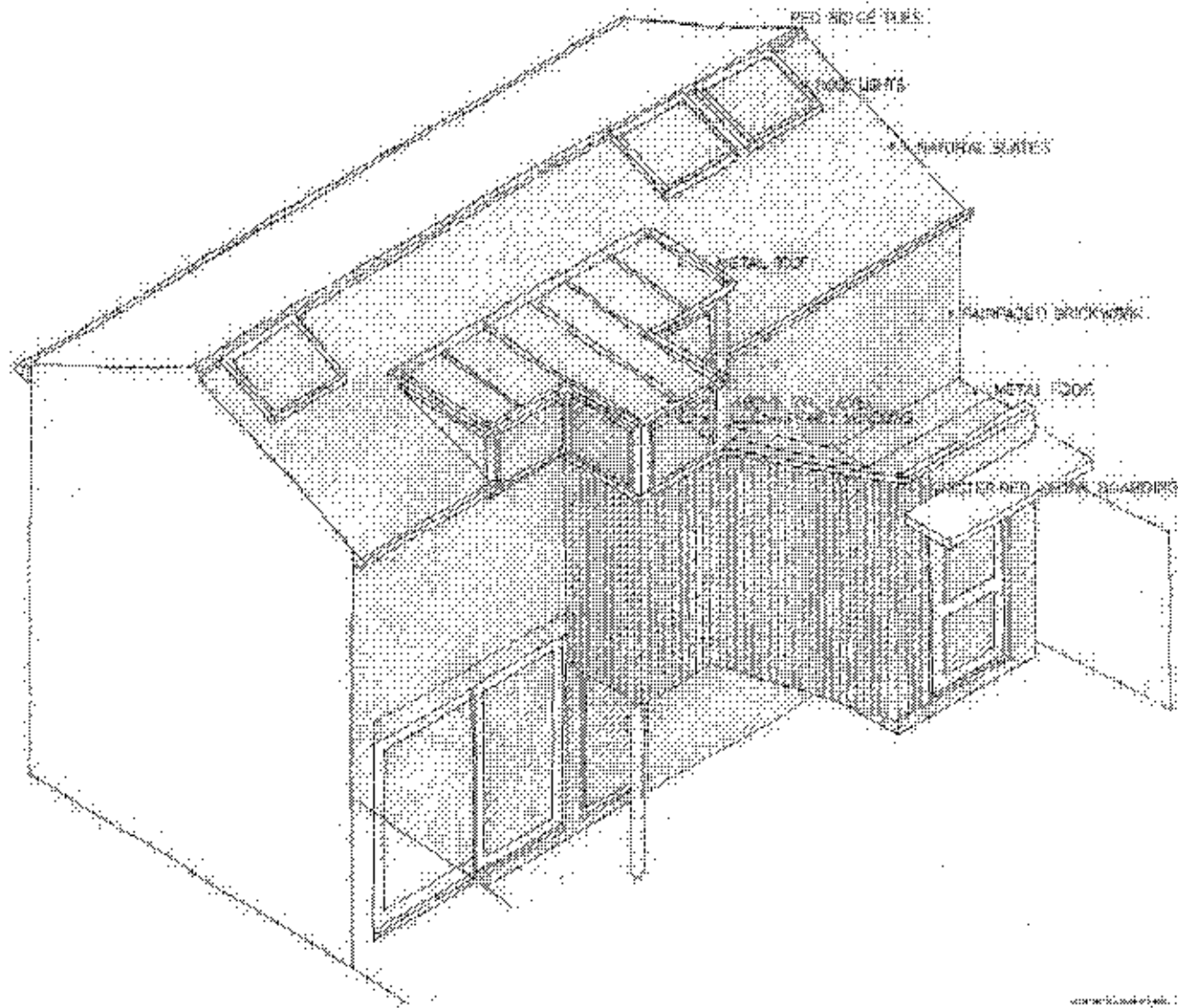
Co-ordinate at centre of map:
 Easting: 515215 Northing: 175971

Scale	Date	Section	Drawn
1: 250	4/7/2004	TS	RM



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 2004
 Ordnance Survey
 100 Brook Hill Drive
 Exton, PA 19341
 USA
 Ordnance Survey
 100 Brook Hill Drive
 Exton, PA 19341
 USA
 Ordnance Survey
 100 Brook Hill Drive
 Exton, PA 19341
 USA



DAVID BACHAN
 ARCHITECT

33, WALTON ROAD, TEWENTON
 WENSHOPPE, GEORGE LE PROPOSAL
 1988

List of Documents Submitted with Planning Application Ref: 06/2019/FUL

- Planning Application Form;
- Covering Letter, ref: AML/02/L0606/4326/Walpole;
- Completed and signed Ownership Certificate B;
- Location Plan;
- Drawing Nos. TPA – 01 & TPA - 02

Isobel Constable

From: Stephen Malone [Stephen.Malone@CunnaneTownPlanning.co.uk]
Sent: 03 October 2006 17:48
To: Isobel Constable
Subject: Re: Planning Appeal Ref: APP/L5810/A/06/2026128

Isabel,

Thank you for this information. If you have any queries or require any additional information please do not hesitate to contact me.

Kind regards,

Stephen Malone

----- Original Message -----

From: Isobel Constable
To: Stephen Malone
Sent: Monday, October 02, 2006 10:02 AM
Subject: RE: Planning Appeal Ref: APP/L5810/A/06/2026128

Mr Malone
all 7 emails received.

Regards

Isobel Constable

-----Original Message-----

From: Stephen Malone [mailto:Stephen.Malone@CunnaneTownPlanning.co.uk]
Sent: 29 September 2006 17:19
To: Isobel Constable
Subject: Planning Appeal Ref: APP/L5810/A/06/2026128

Dear Ms. Constable,

33 WALPOLE ROAD, TEDDINGTON, TW11 8PJ

I enclose for your consideration copies of the appeal document, that was lodged today using The Planning Inspectorate's online system, and the relevant supporting documents that were too large to be submitted using this system.

Therefore, I will now send you 7 emails altogether with these documents attached. I would be grateful if you could confirm receipt of these emails.

If you have any queries or require any additional information please do not hesitate to contact me.

Kind regards,

Stephen Malone

Email 7 of 7

Stephen Malone
Cunnane Town Planning LLP
67 Strathmore Road
Teddington
Middlesex
TW11 8UH

Tel: 020 8943 4032
Fax: 020 8977 8344

www.cunnanetownplanning.co.uk

The Planning Inspectorate



Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date Received

29-Sep-2006 16:25

PLANNING APPEAL (Online)

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 6 months of the date by which they should have decided the application.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 6 month period, the appeal will not be accepted.

APPEAL REFERENCE: **APP/L5810/A/06/2026128**

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Teddington Development Ltd. c/o Agent

Organisation Name (if applicable)

Address

Phone

Postcode

Fax

Email

I prefer to be contacted by Email Post

E

B. AGENT DETAILS (if any) FOR THE APPEAL

Name Mr Stephen Malone

Organisation Name (if applicable) Cunnane Town Planning

Address 67 Strathmore Road
TEDDINGTON
Middlesex

Phone 020 8943 4032

Fax 020 8977 8344

Your Ref SM/4326

Postcode TW11 8UH

Email

I prefer to be contacted by Email Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Richmond Upon Thames London Borough Council

LPA's application reference no. 06/2019/FUL

Date of the planning application 21 Jun 2006

Date of LPA's decision notice (if issued) 21 Aug 2006

The Planning Inspectorate - Planning Appeal

D. APPEAL SITE ADDRESS

Address 33 Walpole Road
TEDDINGTON
Middlesex

Postcode TW11 8PJ

**Note: Failure to provide the full postcode
may delay the processing of your appeal.**

Is the appeal site within a Green Belt? YES NO Grid Ref :East 05155838 North 01710713

E. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the planning application form, but if the application was revised while it was with the local planning authority for consideration, you may enter a description of the revised scheme.

The demolition of the existing building and the erection of a two storey, two bedroom dwelling with associated amenity space in front.

Size of the whole appeal site (in hectares) 0.01

Area of floor space of proposed development (in square metres) 67

Has the description of the development changed from that entered on the application form? YES NO

F. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:

*Please tick **ONE** box only*

- | | | |
|-----------|---|---------------------------------------|
| 1 | Refuse planning permission for the development described in Section E. | 1 <input checked="" type="checkbox"/> |
| 2 | Grant planning permission for the development subject to conditions to which you object. | 2 |
| 3 | Refuse approval of the matters reserved under an outline planning permission. | 3 |
| 4 | Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. | 4 |
| 5 | Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). | 5 |
| OR | | |
| 6 | The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. | 6 |

G. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views. ✓

1 WRITTEN REPRESENTATIONS

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision. ✓

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

- a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land? YES
NO ✓
- b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES ✓
NO

If the answer to **1b** is 'YES' please explain:

The Inspector is requested to inspect the site to view the current dilapidated state of the property and to view that the proposed development would have little, if any, effect on the amenity of the neighbouring properties.

2 HEARINGS

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure. 2

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

3 INQUIRIES

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that: 3

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

** See separate document : 'Walpole3.pdf' **

I. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.
YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

Please tick **ONE** box only ✓

If you are the sole owner of the whole appeal site, certificate A will apply:

CERTIFICATE A

A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

OR

CERTIFICATE B

B ✓

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

Owner's Name	Address at which the notice was served	Date the notice was served
Mrs. E. Donohue	33 Walpole Road, Teddington, TW11 8PJ	28 Sep 2006

CERTIFICATES C and D

C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)

We also need to know whether the appeal site forms part of an agricultural holding.
Please tick either (a) or (b).

If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenant's name'. ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: a ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: b

Tenant's Name	Address at which the notice was served	Date the notice was served
---------------	--	----------------------------

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- | | | | |
|---|--|---|---|
| 1 | A copy of the original planning application sent to the LPA. | 1 | ✓ |
| 2 | A copy of the site ownership certificate and ownership details submitted to the LPA <u>at application stage</u> (this is usually part of the LPA's planning application form). | 2 | ✓ |
| 3 | A copy of the LPA's decision notice (if issued). | 3 | ✓ |
| 4 | A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue. | 4 | ✓ |
| 5 | A list (stating drawing numbers) and copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. | 5 | ✓ |
| 6 | A list (stating drawing numbers) and copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). | 6 | |

Copies of the following must also be sent, if appropriate:

- | | | | |
|----|---|----------------|---|
| 7 | Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here: | 7 | |
| 8 | Any relevant correspondence with the LPA. | 8 | ✓ |
| 9 | If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application;

(b) all plans sent at outline application stage;

(c) the original outline planning permission. | 9a
9b
9c | |
| 10 | If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition , we must have a copy of the original permission with the condition attached. | 10 | |
| 11 | A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). | 11 | |
| 12 | If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. | 12 | |

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

K. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

- 1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not your appeal will not normally be accepted).
- 2 I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Signature

Date 29 September 2006

Name (in capitals) Mr Stephen Malone

On behalf of (if applicable) Teddington Development Ltd. c/o Agent



The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

1 COPY to us at:

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

1 COPY for you to keep

When we receive your appeal form, we will:

- 1 Tell you if it is valid and who is dealing with it.
- 2 Tell you and the LPA the procedure for your appeal.
- 3 Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will be sent back to you.

- 4 Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

Published by The Planning Inspectorate June 2004.

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The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-6 Colegate
Norwich
NR3 1BQ

L. APPEAL DOCUMENTS

Please remember that any supporting documentation needs to be received by us within the appropriate deadline for the case type.

We will not be able to validate the appeal until all necessary supporting documents are received.

Please ensure that anything you do send by post is clearly marked with the reference number :

APP/L5810/A/06/2026128

```
*****
* The Documents Listed Below Were Uploaded With The Appeal Form *
*****
===== GROUNDS OF APPEAL =====
TITLE:      Grounds of Appeal 1
FILENAME:   Walpole3.pdf

*****
* The Documents Listed Below Will Follow By Post *
*****
===== ESSENTIAL SUPPORTING DOCUMENTS =====
** 01. A copy of the original planning application sent to the LPA.
** 02. A copy of the site ownership certificate and ownership details submitted to the
LPA at application stage (this is usually part of the LPA's planning application
form).
** 03. A copy of the LPA's decision notice (if issued).
** 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than
10,000 scale) showing the general location of the proposed development and its
boundary. This plan should show two named roads so as to assist the location of the
appeal sit
** 05. A list (stating drawing numbers) and copies of all plans, drawings and
documents
sent to the LPA as part of the application. The plans and drawings should show all
boundaries and coloured markings given on those sent to the LPA.
** 08. Any relevant correspondence with the LPA.
```

TOWN & COUNTRY PLANNING ACT 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND AND/OR BUILDINGS IN GREATER LONDON

FOR OFFICE USE ONLY Fee £ Cheque/Postal Order/Cash Receipt No. Issued	FORM TPI -Part 1
--	------------------

PLEASE READ 'MAKING A PLANNING APPLICATION' BEFORE COMPLETING THE FORMS

PART ONE	To be completed by or on behalf of all applicants as far as applicable. (Block capitals please)	
	FEE (where applicable)	£ 265

1. APPLICANT Name: <u>TEDDINGTON DEVELOPMENTS LTD.</u> Address: <u>c/o AGENT</u> Postcode: Tel No:	AGENT (if any) to whom correspondence should be sent Name: <u>CUNNANE TOWN PLANNING LLP</u> Address: <u>67 STRATHMORE ROAD</u> <u>TEDDINGTON</u> Post Code: <u>TW11 8UH</u> Tel No: <u>020 8943 4032</u> Ref: <u>AML/4326</u>
---	---

2. PARTICULARS OF PROPOSAL FOR WHICH PERMISSION IS SOUGHT

(a) Full address or location: R/O 33 WALPOLE ROAD, TEDDINGTON, MIDDLESEX
TW11 8PJ

(b) Site area 66.24 m² hectares

(c) Details of proposal: THE DEMOLITION OF THE EXISTING BUILDING AND THE ERECTION OF A TWO-STORY TWO-BEDROOM DWELLING WITH ASSOCIATED AMENITY SPACE IN FRONT.

(d) State whether applicant owns or controls any adjoining land and if so, give its location.
THE OWNER DOES NOT OWN OR CONTROL ANY LAND ADJOINING THE SITE.

(e) The proposal involves (select from the following categories):

(i) New building(s) or extension(s) to existing building(s)	Tick box <input checked="" type="checkbox"/>	State gross floor area of proposed building(s).	<div style="border: 1px solid black; padding: 5px; width: 100px; height: 40px; margin: 0 auto;">67.4 m²</div>
		If residential development state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	<div style="border: 1px solid black; padding: 5px; width: 100px; height: 40px; margin: 0 auto;">1 DWELLING</div>
(ii) Alterations (iii) Change of use (iv) Construction of a new access to a highway vehicular pedestrian (v) Alteration of an existing access to a highway vehicular pedestrian	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	State gross area of land or buildings affected by proposed change of use (if more than one use involved state gross area of each use)	<div style="border: 1px solid black; padding: 5px; width: 100px; height: 40px; margin: 0 auto;">hectares/m²*</div>

* Delete as applicable

3. PARTICULARS OF APPLICATION

State whether this application is for

- (i) Outline planning permission
- (ii) Full planning permission
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted.

State Yes or No

If 'Yes', delete any of the following which are not to be determined at this stage.

- 1 siting
- 2 design
- 3 landscaping
- 4 external appearance
- 5 means of escape

If 'Yes' state the date and number of previous permission and identify the particular condition

Date Number

The condition

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:-

- (i) Present use of building(s)/land DERELICT
- (ii) If vacant the last previous use and period of use with relevant dates STORAGE + WORKSHOP

5. LIST ALL DRAWINGS, CERTIFICATES, DOCUMENTS ETC: forming part of this application

COVER LETTER, DRG NO'S TPA 01+02, CERT. B, CHEQUE

6. ADDITIONAL INFORMATION

State Yes or No

- (a) Is the application for non-residential development? NO If 'Yes' complete PART THREE of this form (See PART THREE for exemptions)
- (b) Does the application include the winning and working of minerals? NO If 'Yes' complete PART FOUR of this form
- (c) Does the proposed development involve the felling of any trees? NO If 'Yes' state numbers and indicate precise position on plan
- (d) (i) How will surface water be disposed of? AS EXISTING
- (d) (ii) How will foul sewage be disposed of? AS EXISTING
- (e) Materials - Give details (unless the application is for outline permission) of the colour and type of materials to be used for:
 - (i) Walls FAIRFACED BRICKWORK
 - (ii) Roof NATURAL SLATES
 - (iii) Means of enclosure AS EXISTING

I/We hereby apply for (delete whichever is inapplicable)

(a) planning permission to carry out the development described in this application and the accompanying plans in accordance therewith.

~~OR (b) planning permission to retain the building(s) or work(s) already constructed or carried out, or a use of land already instituted as described on this application and accompanying plans.~~

I/We hereby agree that this application may be treated as an application for a Certificate of Lawfulness for existing or proposed use or development under Sections 191 or 192 of the Town and Country Planning Act 1990.

Signed [Signature] on behalf of TEDDINGTON DEVELOPMENTS LTD. Date 21-06-06.

AN APPROPRIATE CERTIFICATE MUST ACCOMPANY THIS APPLICATION (See General Notes)

If you are the ONLY owner of ALL the land at the beginning of the period 21 days ending with the date of the application, complete certificate 'A' otherwise see PART TWO of this form.

CERTIFICATE A

CERTIFICATE UNDER SECTION 66 OF THE TOWN AND COUNTRY PLANNING ACT 1990

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which was not less than 7 years.

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/appellant*, was the owner (b) of any part of the land to which the application/appeal* relates.

None of the land to which the application/appeal relates is, or is part of, an agricultural holding.*
* (Delete if not applicable)

Signed on behalf of Date

CERTIFICATE B

I CERTIFY that:

1. [I have] ~~[The applicant has]~~ given the requisite notice to every one else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's Name	Address at which notice was served	Date on which notice was served
MRS. E. DONOHUE	33 WALPOLE ROAD TEDDINGTON MIDDLESEX TW11 8PJ	21 st JUNE 2006 .

2. None of the land to which the application relates is, or is part of, an agricultural holding.

or*

2. ~~[I have] [The applicant has] given the requisite notice to every person other than [my] [him] [her] self who, on the day 21 days before the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:~~

Owner's Name	Address at which notice was served	Date on which notice was served
--------------	------------------------------------	---------------------------------

Signed

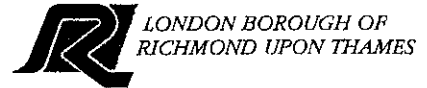
[On behalf of TEDDINGTON DEVELOPMENTS LTD.]

Date 21st JUNE 2006

*Delete which of (2) is not relevant

Environment Directorate

Civic Centre, 44 York Street, Twickenham TW1 3BZ
tel: 020 8891 7300 text phone 020 8891 7120
fax: 020 8891 7789
email: envprotection@richmond.gov.uk
website: www.richmond.gov.uk



PLANNING

REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Teddington Development Ltd
C/o Cunnane Town Planning
67 Strathmore Road
Teddington
TW11 8UH

Your ref:

Please contact: Planning Support

Our ref: DC/BRS/06/2019/FUL

Please telephone: 020 8891 7300

Letter Printed: 21 August 2006

FOR DECISION DATED
11.08.2006

Dear Sir/Madam

Applicant: Teddington Development Ltd

Agent: Cunnane Town Planning

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

33 Walpole Road, Teddington, Middlesex, TW11 8PJ

for

The demolition of the existing building and the erection of a two storey two bedroom dwelling with associated amenity space in front.

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:

U10937 Reason for refusal

INFORMATIVES:

U18627 Decision drawing numbers

Yours faithfully

Robert Angus
Development Control Manager

CUNNANE TOWN PLANNING

24 AUG 2006

PASSED TO AK

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2019/FUL

APPLICANT NAME Teddington Development Ltd C/o Agent	AGENT NAME Cunnane Town Planning 67 Strathmore Road Teddington TW11 8UH
--	--

SITE:

33 Walpole Road, Teddington, Middlesex, TW11 8PJ.

PROPOSAL:

The demolition of the existing building and the erection of a two storey two bedroom dwelling with associated amenity space in front.

DETAILED REASONS

U10937 Reason for refusal

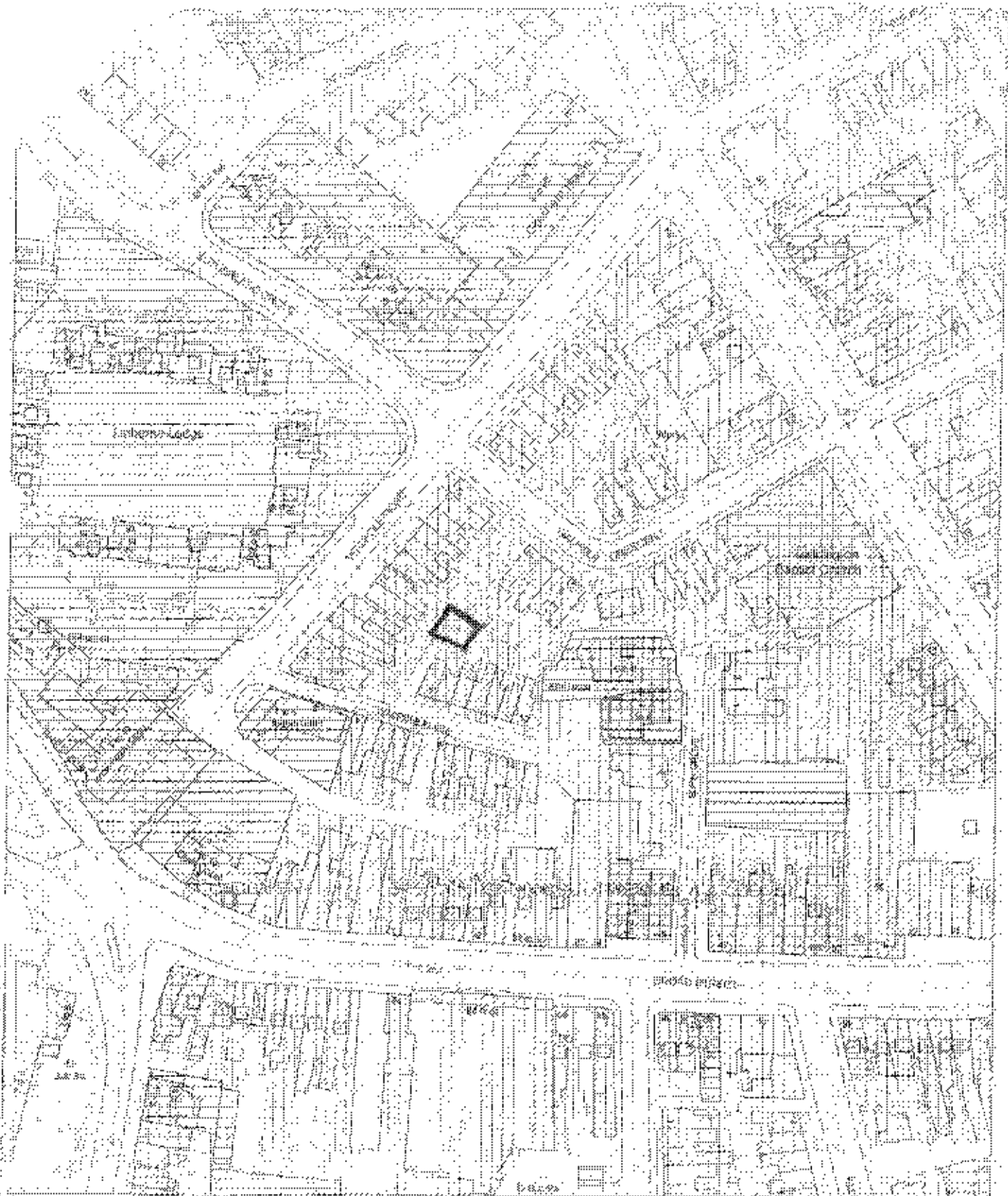
The proposed two storey dwelling by reason of its siting, design and close proximity to neighbouring houses and gardens and the activity associated with such a use would lead to an unacceptable level of noise and disturbance to the detriment of the amenities enjoyed by the occupiers of 1, 3 and 5 Walpole Place, 29, 31 and 33 Walpole Road and 19 Walpole Crescent and would result in an unsatisfactory residential development in which the first floor bedrooms are not afforded adequate outlook. The proposal would thereby be contrary to policies BLT 11 and 16 and HSG 11 and 12 of the Richmond upon Thames Unitary Development Plan First Review 2005.


DETAILED INFORMATIVES

U18627 Decision drawing numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- TPA-01, TPA-02 and Site Plan received on 22 June 2006.


END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/2019/FUL



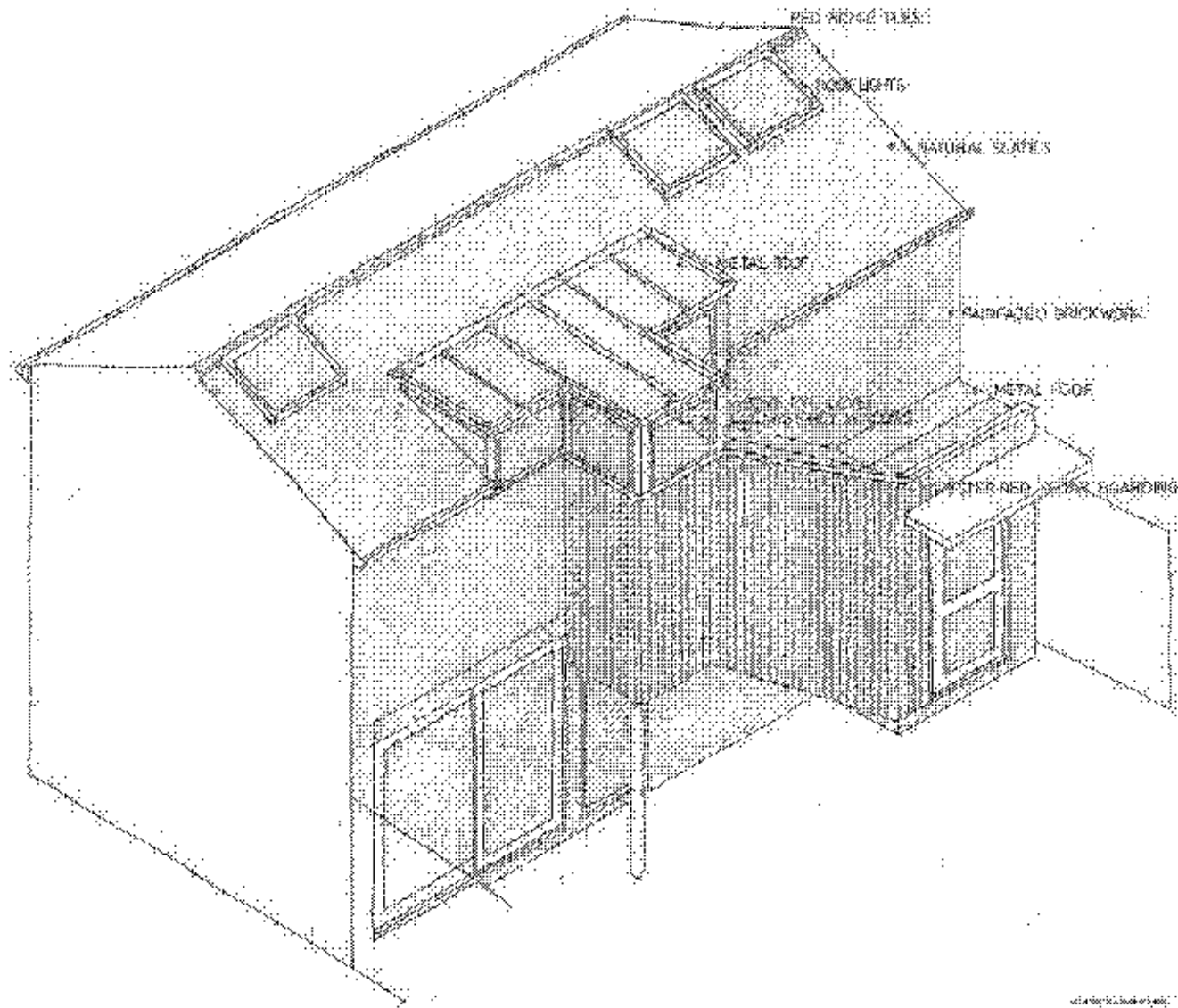

LONDON BOROUGH OF RICHMOND UPON THAMES
 Richmond upon Thames
 Civic Centre 43 YORK STREET
 TWICKENHAM TW1 3BZ
 TEL: 020 881 1411 FAX: 020 881 7702
www.richmond.gov.uk

Ordnance Survey
Map Extract
 Co-ordinates of centre of map:
 Easting: 515215 Northing: 173071

Scale	Date	Edition	Drawn
1:1250	07/12/04	T5	RM


 Produced using Ordnance Survey's MapSource 6.0
 and the Ordnance Survey's MapServer 2.2.0

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 a substitute for the original
 map. It is not to be used
 for navigation or other
 purposes where accuracy
 is essential. It is not to
 be used for any purpose
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 it was produced.



DAVID BROWN
ARCHITECT

30 WALTON ROAD, TOTTENHAM
 TEL: 0181 833 1111
 FAX: 0181 833 1112
 1990

List of Documents Submitted with Planning Application Ref: 06/2019/FUL

- Planning Application Form;
- Covering Letter, ref: AML/02/L0606/4326/Walpole;
- Completed and signed Ownership Certificate B;
- Location Plan;
- Drawing Nos. TPA – 01 & TPA - 02

Isobel Constable

From: Stephen Malone [Stephen.Malone@CunnaneTownPlanning.co.uk]
Sent: 03 October 2006 17:48
To: Isobel Constable
Subject: Re: Planning Appeal Ref: APP/L5810/A/06/2026128

Isabel,

Thank you for this information. If you have any queries or require any additional information please do not hesitate to contact me.

Kind regards,

Stephen Malone

----- Original Message -----

From: Isobel Constable
To: Stephen Malone
Sent: Monday, October 02, 2006 10:02 AM
Subject: RE: Planning Appeal Ref: APP/L5810/A/06/2026128

Mr Malone
all 7 emails received.

Regards

Isobel Constable

-----Original Message-----

From: Stephen Malone [mailto:Stephen.Malone@CunnaneTownPlanning.co.uk]
Sent: 29 September 2006 17:19
To: Isobel Constable
Subject: Planning Appeal Ref: APP/L5810/A/06/2026128

Dear Ms. Constable,

33 WALPOLE ROAD, TEDDINGTON, TW11 8PJ

I enclose for your consideration copies of the appeal document, that was lodged today using The Planning Inspectorate's online system, and the relevant supporting documents that were too large to be submitted using this system.

Therefore, I will now send you 7 emails altogether with these documents attached. I would be grateful if you could confirm receipt of these emails.

If you have any queries or require any additional information please do not hesitate to contact me.

Kind regards,

Stephen Malone

Email 7 of 7

Stephen Malone
Cunnane Town Planning LLP
67 Strathmore Road
Teddington
Middlesex
TW11 8UH

Tel: 020 8943 4032
Fax: 020 8977 8344

www.cunnanetownplanning.co.uk