

Thomas Evans  
TE-A  
2 Mint Street  
Godalming  
GU7 1HE  
United Kingdom

Letter Printed 27 August 2020

**FOR DECISION DATED**  
27 August 2020

Dear Sir/Madam

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

**Application:** 20/1845/HOT  
**Your ref:** 2001\_Wayside  
**Our ref:** DC/DAV/20/1845/HOT  
**Applicant:** Mr & Mrs Browne  
**Agent:** Thomas Evans

**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 **6 July 2020** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

**8 Wayside East Sheen London SW14 7LN**

for

**First floor side extension, replacement porch and new outbuilding replacing three existing sheds, replacement windows and doors, re-rendering of external walls and re-cladding of existing rear dormer.**

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 20/1845/HOT

## APPLICANT NAME

Mr & Mrs Browne  
8, Wayside  
East Sheen  
London  
SW14 7LN

## AGENT NAME

Thomas Evans  
2 Mint Street  
Godalming  
GU7 1HE  
United Kingdom

## SITE

8 Wayside East Sheen London SW14 7LN

## PROPOSAL

First floor side extension, replacement porch and new outbuilding replacing three existing sheds, replacement windows and doors, re-rendering of external walls and re-cladding of existing rear dormer.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0086836	Trees
U0086830	Design

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### INFORMATIVES

U0045168	Decision drawing numbers ~~
U0045167	NPPF REFUSAL- Para. 38-42

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0086836     Trees**

In the absence of an Arboricultural Impact assessment and replacement tree planting, the proposals would result in the loss of a mature tree to the detriment of the biodiversity, ecology and visual amenity of the locality. As such the proposal would be contrary to the National Planning Policy Framework and to the London Borough of Richmond upon Thames Local Plan (adopted July 2018), in particular policies LP1, LP15 and LP 16.

### **U0086830     Design**

The proposed side extension, roof extension and dormer window by reason of their combined siting, bulk, design, materials and fenestration would result in the loss of an important gap between buildings, creating a terracing effect and harm the appearance of the semi-detached pair as well as the character and appearance of the street. As such the proposal would be contrary to the National Planning Policy Framework and to the London Borough of Richmond upon Thames Local Plan (adopted July 2018), in particular policies LP1 as well as the House Extensions and External Alterations SPD.

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## DETAILED INFORMATIVES

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### **U0045168     Decision drawing numbers ~~**

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

2001\_PL-00, 2001\_PL-01, 2001\_PL-02, 2001\_PL-03, 2001\_PL04, 2001\_PL-05, 2001\_PL-06, 2001\_PL-07; received on 06 July 2020;.

### **U0045167     NPPF REFUSAL- Para. 38-42**

In accordance with paragraphs 38-42 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 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; and where possible assist in the preparation of a new planning permission.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
20/1845/HOT

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# **HOT Applications**

## **Making an Appeal – Summary Guidance**

### **Whether to appeal**

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

### **Type of appeal**

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

### **Appeal time**

Within 12 weeks of the date of this notice.

### **Who can appeal**

The applicant or their agent may lodge an appeal

### **The appeals process**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- Using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

### **Appeal decision**

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate –

Website [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice