

Mr Paul Dickinson  
Paul Dickinson and Associates  
Highway House  
Lower Froyle  
GU34 4NB  
United Kingdom

Letter Printed 29 October 2020

**FOR DECISION DATED**  
29 October 2020

Dear Sir/Madam

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

**Application:** 20/1988/FUL  
**Your ref:** 41 Hounslow Road - COVID-19 s...  
**Our ref:** DC/JSI/20/1988/FUL  
**Applicant:** Mr Prakash Tanna  
**Agent:** Mr Paul Dickinson

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

**41 Hounslow Road Twickenham**

for

**Use of building at rear for COVID-19 self-isolation accommodation unit for temporary period of 12 months.**

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 20/1988/FUL

## APPLICANT NAME

Mr Prakash Tanna  
c/o Paul Dickinson & Associates  
Highway House  
Lower Froyle  
GU34 4NB  
United Kingdom

## AGENT NAME

Mr Paul Dickinson  
Highway House  
Lower Froyle  
GU34 4NB  
United Kingdom

## SITE

41 Hounslow Road Twickenham

## PROPOSAL

Use of building at rear for COVID-19 self-isolation accommodation unit for temporary period of 12 months.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0089593	Reason for refusal-visual/n'bour amenity
U0089594	Reason for refusal - transport/parking

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### INFORMATIVES

U0046536	NPPF - Refusal - paras 38 - 42
U0046539	SuDS
U0046538	Sustainability
U0046537	Decision drawings

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0089593 Reason for refusal-visual/n'bour amenity**

The proposed unit, by virtue of its inappropriate siting and land use, would unacceptably increase the occupational density within a highly constrained rear garden location, leading to an unacceptable increase in households on site, that would be out of context with the general pattern of suburban residential development in the locality, whilst likely generating an unacceptable level of noise and disturbance to the detriment of neighbouring amenity, as well as significantly reducing private amenity space for existing flats on the site, contrary to the National planning Policy Framework (2019) as well as the Council's Local Plan (2018), notably Policies LP1, LP8 and LP39.

#### **U0089594 Reason for refusal - transport/parking**

Insufficient evidence has been submitted to demonstrate that the development would not lead to an unacceptable increase in on-street parking pressures within the locality and servicing arrangements, to the detriment of the free flow of traffic and highways and pedestrian safety. The application is therefore contrary to the National Planning Policy Framework (2019) and the aims and objectives of the Council's Local Plan (2018), particularly policies LP44, LP45 and the Transport Supplementary Planning Document (September 2020).

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### DETAILED INFORMATIVES

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#### **U0046536 NPPF - Refusal - paras 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.

#### **U0046539 SuDS**

The applicant's attention is drawn to the Surface Water Flooding Area designation of the site. Were the application acceptable in all other respects, the submission of a Flood Risk Assessment and Sustainable Drainage Systems information would have been required.

#### **U0046538 Sustainability**

Please be advised that the submission adequate information regarding sustainability measures would be required for any future application, to demonstrate the scheme's compliance with the Council's Local Plan (2018), in particular, Policies LP20, LP22 and the Sustainable Construction Checklist Supplementary Planning Document (January 2016).

#### **U0046537 Decision drawings**

For the avoidance of doubt, the drawing nos. to which this decision relates are as follows: 101, 511 received 20/07/2020, Site Location Plan received 16/10/2020.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
20/1988/FUL

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# **FUL 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:**

Planning Application

### **Appeal time:**

Within six months of the date of the council's decision letter.

### **Who can appeal?**

The applicant or their agent may lodge an appeal.

### **The right of appeal:**

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
  - Refused permission;
  - Gave permission but with conditions you think are inappropriate;
  - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
  - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
  
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

### **The appeal process:**

Appeals must be made

- Online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), or
- 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 process is fully documented on the website of the Planning Inspectorate [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk), however in summary there are three main types of appeal:

#### **Written procedure:**

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

#### **Hearing procedure:**

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

**Inquiry procedure:**

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

**Making your views known on someone else's appeal:**

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

**Costs:**

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

**Who to contact?**

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

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

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

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ