

Mr D Mc Adam
4d Planning
86-90
Paul Street
Hackney
LONDON
EC2A 4NE

Letter Printed 24 March 2021

FOR DECISION DATED
24 March 2021

Dear Sir/Madam

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

Application: 21/0492/HOT
Your ref: 38 Cross Street
Our ref: DC/JSI/21/0492/HOT
Applicant: Ms Tania Raynor
Agent: Mr D Mc Adam

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 **15 February 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

38 Cross Street Hampton Hill TW12 1RT

for

Single-storey side and rear extensions, raise ridge height, rear dormer roof extension and installation of rooflights, alterations to porch and external elevations, and alterations to boundary walls.

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 21/0492/HOT

APPLICANT NAME

Ms Tania Raynor
c/o 4D Planning
3rd Floor, 86-90 Paul Street, Hackn
Hackney London
EC2A 4NE

AGENT NAME

Mr D Mc Adam
86-90
Paul Street
Hackney
LONDON
EC2A 4NE

SITE

38 Cross Street Hampton Hill TW12 1RT

PROPOSAL

Single-storey side and rear extensions, raise ridge height, rear dormer roof extension and installation of rooflights, alterations to porch and external elevations, and alterations to boundary walls.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0097660	Reason for refusal - design / siting
U0097661	Reason for refusal - neighbour amenities

INFORMATIVES

U0050021	NPPF Refusal paras 38-42
U0050024	Tree Survey and AIA
U0050023	Incorrect drawings
U0050022	Decision drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0097660 Reason for refusal - design / siting

By virtue of their combined excessive bulk, scale and siting and inappropriate design, the proposed works would result in a visually intrusive and incongruous form of development which would cause unacceptable harm to the historic interest and architectural character of the host Building of Townscape Merit and the visual amenities of the area. As such, the application fails to comply with the aims and outcomes sought in Paragraph 197 of the NPPF (2019) the Council's Local Plan (2018) Policies LP1 and LP4 and supplementary planning guidance, in particular, the Buildings of Townscape Merit SPD (May 2015), Design Quality SPD (February 2006), House Extensions and External Alterations SPD (May 2015) and the Hampton Hill Village Planning Guidance SPD (June 2017).

U0097661 Reason for refusal - neighbour amenities

By reason of its excessive scale, bulk and siting and the inappropriate use of a Juliet balcony, the proposed rear dormer roof extension would result in unacceptable overlooking and loss of privacy to neighbouring sites. As such, the application would fail to comply with the aims and outcomes sought in the NPPF (2019) the Council's Local Plan (2018) and supplementary planning guidance, in particular, Policy LP8 and the House Extensions and External Alterations SPD (May 2015).

DETAILED INFORMATIVES

U0050021 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.

U0050024 Tree Survey and AIA

A future application would require the submission of a BS:5837 Tree Survey and Arboricultural Impact Assessment in order to demonstrate the protection of the pavement tree located on Edward Road adjacent to the site.

U0050023 Incorrect drawings

Submitted drawings appear incorrect with regards to proposed rear dormer, which is shown on the proposed rear elevation drawings and proposed roof plan to be set back from the eaves, though appears to be full depth and not set back in the proposed side elevations. Were the application acceptable in all other respects, clarification and/or amended drawings would be sought, and neighbours reconsulted if necessary. A future application would require the submission of correct drawings.

U0050022 Decision drawings

For the avoidance of doubt, the drawings nos. to which this decision relates are as follows: FZA-CS-0001-X-XX 02, FZA-CS-0005-X-XX 02, FZA-CS-0006-X-XX 02, FZA-CS-0012-X-XX 02, FZA-CS-0013-X-XX 02 received 15/02/2021

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/0492/HOT

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, 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

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice