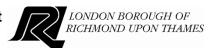
## **Environment Directorate / Development Management**

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Matt Toovey

Letter Printed 13 April 2021

Aspects Architectural Services
Aspects Architectural Services Ltd.
St Stephens House
Arthur Road
Windsor
SL4 1RU
UK

FOR DECISION DATED 13 April 2021

Dear Sir/Madam

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

Application: 21/0507/HOT Your ref: Winkleigh

Our ref: DC/ALA/21/0507/HOT

**Applicant:** Mrs Ryan **Agent:** Matt Toovey

**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:

Winkleigh Old Farm Road Hampton TW12 3QT

for

Roof extension including front and rear gable ends, increased roof ridge height and side dormer windows, single-storey side extension, alterations to fenestration.

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

12 Amy

Robert Angus Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/0507/HOT

**APPLICANT NAME** 

Mrs Ryan Winkleigh, Old Farm Road

Hampton TW12 3QT **AGENT NAME** 

Matt Toovey

Aspects Architectural Services Ltd.

St Stephens House

Arthur Road Windsor SL4 1RU

UK

SITE

Winkleigh Old Farm Road Hampton TW12 3QT

## **PROPOSAL**

Roof extension including front and rear gable ends, increased roof ridge height and side dormer windows, single-storey side extension, alterations to fenestration.

# **SUMMARY OF REASONS AND INFORMATIVES**

REASONS	
U0098649	Visual Amenity
	·
INFORMATIVES	
U0050458	NPPF REFUSAL- Para. 38-42
U0050457	Decision Drawing Numbers

## **DETAILED REASONS AND INFORMATIVES**

#### **DETAILED REASONS**

## U0098649 Visual Amenity

The proposed extensions to the property, by virtue of thier poor design, bulk and mass would result in the significant alteration of the property's original roof form and general character. The proposed additions are considered to be incongruous and would be detrimental to the character and appearance of the host dwelling and the wider street scene. The scheme is therefore contrary to policy LP1 of the Local Plan (adopted 2018) and Supplementary Planning Document on 'House Extensions and Alterations' (2015).

#### **DETAILED INFORMATIVES**

#### U0050458 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, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission. More information on the pre-application service and relevant fees can be found online at www.richmond.gov.uk/pre-application for developers.

### U0050457 Decision Drawing Numbers

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

Single Application Plan - 001 (December 2020)

Received 15th February 2021

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/0507/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