

Environment Directorate / Development Management

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Mr & Mrs Martin & Esra Parr
25
Parke Road
Barnes
London
SW13 9NJ

Letter Printed 9 June 2021

FOR DECISION DATED
9 June 2021

Dear Sir

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

Application: 21/1333/HOT
Your ref: 25PRextensionfull
Our ref: DC/AMU/21/1333/HOT
Applicant: Mr & Mrs Martin & Esra Parr
Agent:

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

25 Parke Road Barnes London SW13 9NJ

for

Alterations and enlargement of existing single storey rear extension.
Replacement outbuilding to rear.

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

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/1333/HOT

APPLICANT NAME

Mr & Mrs Martin & Esra Parr
25
Parke Road
Barnes
London
SW13 9NJ

AGENT NAME

SITE

25 Parke Road Barnes London SW13 9NJ

PROPOSAL

Alterations and enlargement of existing single storey rear extension. Replacement outbuilding to rear.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0102426	Reason - Design
U0102427	Reason - Amenity
U0102428	Trees

INFORMATIVES

U0051913	Decision Drawings
U0051912	NPPF APPROVAL - Para. 38-42

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0102426 Reason - Design

The proposed rear extension, by virtue of its excessive rearward projection would result in a dominant, visually intrusive and unsympathetic form of development which would appear out of keeping with surrounding pattern if development to the detriment of the host dwellinghouse and surrounding properties. As such the proposal fails to comply with, in particular, with policy LP1 of the Local Plan (2018) and Supplementary Planning Document: 'House Extensions and External Alterations'.

U0102427 Reason - Amenity

The proposed extension by virtue of its combined height, depth and siting, would result in an overbearing, unneighbourly and visually obtrusive form of development, which would fail to safeguard the residential amenities of nearby occupants, causing an unacceptable sense of enclosure for the occupiers of adjacent properties. The scheme fails to comply with, in particular, Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations Supplementary Planning Guidance.

U0102428 Trees

In the absence of a tree survey, arboricultural impact assessment and tree protection plan, the proposals by reason of their siting, are considered likely to impact on the health and longevity of nearby trees to the detriment of the visual amenity of the locality and the character and appearance of the conservation area. The proposal is contrary to, in particular, policies LP1 and LP16 of the Local Plan (2018).

DETAILED INFORMATIVES

U0051913 Decision Drawings

The drawings to which this decision refers to are as follows:

PARR0001; PARR0002; PARR0003(insofar as it relates to the scaled drawings only); PARR0004; PARR0005 (insofar as it relates to the scaled drawings only); PARR0006; Location Block Plan; and Application Form, received 14th April 2021.

U0051912 NPPF APPROVAL - 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.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/1333/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