

**Environment Directorate / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
Email: [envprotection@richmond.gov.uk](mailto:envprotection@richmond.gov.uk)  
Tel: 020 8891 1411  
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Mr Christopher Smith  
Locksley Architects  
Westbourne Studios  
242 Acklam Road  
Notting Hill  
London  
W10 5JJ

Letter Printed 10 June 2021

**FOR DECISION DATED**  
10 June 2021

Dear Sir/Madam

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

**Application:** 21/1257/HOT  
**Your ref:** 91 Winchester Road - Rear Ext...  
**Our ref:** DC/ALA/21/1257/HOT  
**Applicant:** Mr Anthony & Charlotte D'Amico  
**Agent:** Mr Christopher Smith

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

**91 Winchester Road Twickenham TW1 1LA**

for

**Single storey rear extension**

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 21/1257/HOT

## APPLICANT NAME

Mr Anthony & Charlotte D'Amico  
91, Winchester Road  
Twickenham  
TW1 1LA

## AGENT NAME

Mr Christopher Smith  
Westbourne Studios  
242 Acklam Road  
Notting Hill  
London  
W10 5JJ

## SITE

91 Winchester Road Twickenham TW1 1LA

## PROPOSAL

Single storey rear extension

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0102509	Visual Amenity
U0102511	Neighbour Amenity
U0102510	Fire Safety

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### INFORMATIVES

U0051887	NPPF REFUSAL- Para. 38-42
U0051886	Decision Drawing Numbers

## DETAILED REASONS AND INFORMATIVES

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### DETAILED REASONS

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#### **U0102509 Visual Amenity**

The proposed extension by virtue of its excessive bulk, height and massing would constitute an incongruous development of the site and would result in an overly dominant extension that would erode the original character of the property and the wider area. The scheme is therefore contrary to policy LP1 of the Local Plan (adopted 2018) and Supplementary Planning Document on 'House Extensions and Alterations' (2015).

#### **U0102511 Neighbour Amenity**

The proposed extension would lead to an unacceptable tunnelling effect, creating an overbearing impact and sense of enclosure for the occupants of Number 89 Winchester Road to the North of the site. The scheme is therefore contrary to policy LP8 of the Local Plan (adopted 2018) and Supplementary Planning Document on 'House Extensions and Alterations' (2015).

#### **U0102510 Fire Safety**

In the absence of a fire safety statement detailing the developments approach to fire safety risk, the scheme is considered to adversely impact on the safety of future occupants contrary to the aims and objectives of London Plan Policy D12.

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### DETAILED INFORMATIVES

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#### **U0051887 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](http://www.richmond.gov.uk/pre-application_for_developers).

#### **U0051886 Decision Drawing Numbers**

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

L01A

L02A

Received 09th April 2021

P01B (Received 26th May 2021)

P02B (Received 26th May 2021)

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/1257/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