

Mark Smith
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Hazellville Road
London
N19 3BS

Letter Printed 20 October 2021

FOR DECISION DATED
20 October 2021

Dear Sir/Madam

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

Application: 21/2729/FUL
Your ref: 85 Connaught Road - Basement
Our ref: DC/TFA/21/2729/FUL
Applicant: Mr Daragh Dolan
Agent: Mark 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 **2 August 2021** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

85 Connaught Road Teddington

for

Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.

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 21/2729/FUL

APPLICANT NAME

Mr Daragh Dolan
Connaught Road
Teddington
TW11 0QQ

AGENT NAME

Mark Smith
Hazellville Road
London
N19 3BS

SITE

85 Connaught Road Teddington

PROPOSAL

Renovation, rear single storey extension, new gable roof extension and rear basement to existing building to form six apartments.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0111986	Character, Massing and Scale
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INFORMATIVES

U0055458	NPPF REFUSAL- Para. 38-42
U0055457	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0111986 Character, Massing and Scale

The proposed third floor addition to the existing building, by reason of its combined siting, height, bulk, scale and massing, is considered to result in an incongruous, dominant and unsympathetic form of development that would adversely impact the character and visual amenity of the street scene. As such, the development is contrary to, in particular, Policies LP1 and LP2 of the Local Plan (2018).

DETAILED INFORMATIVES

U0055458 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.

U0055457 Decision Drawings

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

Fire Safety Strategy; received 15 October 2021

BREEAM Pre-Assessment Report, Energy and Sustainability Statement, Transport Statement, Viability Assessment; 5 August 2021

Residential Standards Statement, Water Calculator, Sustainability Checklist, Design and Access Statement; received 23 August 2021

Basement Impact Assessment; received 2 August 2021

Drawings:

1910-PL-200; received 2 August 2021

1910-PL-209; received 2 August 2021

1910-PL-210; received 2 August 2021

1910-PL-211; received 2 August 2021

1910-PL-212; received 2 August 2021

1910-PL-213; received 2 August 2021

1910-PL-240; received 2 August 2021

1910-PL-241; received 2 August 2021

1910-PL-240; received 2 August 2021

1910-PL-241; received 2 August 2021

1910-PL-250; received 2 August 2021
1910-PL-251; received 2 August 2021
1910-PL-252; received 2 August 2021
1910-PL-253; received 2 August 2021
1910-PL-254; received 2 August 2021
1910-PL-260; received 2 August 2021
1910-PL.05-300; received 5 August 2021
1910-PL.05-302; received 5 August 2021
1910-PL.05-500; received 5 August 2021
1910-PL.05-301; received 5 August 2021
1910-PL.05-501; received 5 August 2021
1910-PL.05-304 A; received 5 August 2021
1910-PL.05-303 Rev A; received 5 August 2021
1910-PL.05-310 Rev A; received 5 August 2021
1910-PL.05-400 Rev A; received 5 August 2021
1910-PL.05-401 Rev A; received 5 August 2021
1910-PL.05-503; received 5 August 2021
1910-PL.05-502; received 5 August 2021
1910-PL.05-520; received 7 October 2021

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/2729/FUL

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, 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, 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

Email 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

Email 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