

Rosaly Kortz
The Cave Cooperative
Siddeley House
50 Canbury Park Road
Kingston Upon Thames
KT2 6LX
United Kingdom

Letter Printed 27 October 2021

FOR DECISION DATED
27 October 2021

Dear Sir/Madam

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

Application: 21/3073/FUL
Your ref: 436
Our ref: DC/SGR/21/3073/FUL
Applicant: Ziyao (14), Larry (16) & Huaiyu(18) Liu (14), Liu (16) & ...
Agent: Rosaly Kortz

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

14 - 18 Barrons Chase Ham Richmond

for

Joint application to create three single storey rear extensions to three terraced properties.

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 21/3073/FUL

APPLICANT NAME

Ziyao (14), Larry (16) & Huaiyu(18) Liu (14),
Liu (16) & ...
14, 16 & 18 Barrons Chase
Ham
Richmond
TW10 5BZ

AGENT NAME

Rosaly Kortz
Siddeley House
50 Canbury Park Road
Kingston Upon Thames
KT2 6LX
United Kingdom

SITE

14 - 18 Barrons Chase Ham Richmond

PROPOSAL

Joint application to create three single storey rear extensions to three terraced properties.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0112499	Reason for Refusal - Neighbour Amenity
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INFORMATIVES

U0055678	Decision Documents
U0055677	NPPF Refusal

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0112499 Reason for Refusal - Neighbour Amenity

The extension hereby proposed, by reason of its combined height, depth, siting and proximity to neighbouring properties is considered to result in a visually intrusive and overbearing development which creates a sense of enclosure to the detriment of the amenity and living conditions of neighbouring occupiers, in particular No.20 and No.12 Barrons Chase. The proposal is thereby contrary to the Richmond Local Plan (2018) in particular policy LP8 and the SPD on House Extensions and External Alterations.

DETAILED INFORMATIVES

U0055678 Decision Documents

For the avoidance of doubt, the following documents were taken into account in the assessment of this application:

- o Drawing: 436/PL002 showing Existing Ground Floor Plan dated 27.08.2021
- o Drawing: 436/PL003 showing Existing Roof Plan dated 27.08.2021
- o Drawing: 436/PL004 showing Existing Rear and Side Elevation dated 27.08.2021
- o Drawing: 436/PL005 showing Existing Side Elevation dated 27.08.2021
- o Drawing: 436/PL006 showing Proposed ground Floor Plan dated 27.08.2021
- o Drawing: 436/PL007 showing Proposed Roof Plan dated 27.08.2021
- o Drawing: 436/PL008 showing Proposed Rear and Side Elevation dated 27.08.2021
- o Drawing: 436/PL009 showing Proposed Side Elevation dated 27.08.2021
- o Drawing: 436/PL010 showing Existing and Proposed Section A dated 27.08.2021
- o Drawing: 436/PL100 showing Existing Location and Block Plan dated 27.08.2021
- o Drawing: 436/PL101 showing Proposed Location and Block Plan dated 27.08.2021
- o All received: 31.08.2021
- o Planning Statement including Fire Strategy dated 01.09.2021 received 02.09.2021

U0055677 NPPF Refusal

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:

The applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused without delay.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/3073/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