

Environment Directorate / Development Management

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Lewis Barker
Lewis Barker & Associates
20 Church Street
Twickenham
TW1 3NJ
United Kingdom

Letter Printed 28 October 2021

FOR DECISION DATED
28 October 2021

Dear Sir/Madam

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

Application: 21/1609/HOT
Your ref: HEATHFIELD NORTH 35
Our ref: DC/LCA/21/1609/HOT
Applicant: Mr. & Mrs. Stephen GIGGINS
Agent: Lewis Barker

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

35 Heathfield North Twickenham TW2 7QN

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. Arroyo'.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/1609/HOT

APPLICANT NAME

Mr. & Mrs. Stephen GIGGINS
35, Heathfield North
Twickenham
TW2 7QN

AGENT NAME

Lewis Barker
20 Church Street
Twickenham
TW1 3NJ
United Kingdom

SITE

35 Heathfield North Twickenham TW2 7QN

PROPOSAL

Single storey rear extension

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0112625	Reason for refusal-design/siting/amenity
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INFORMATIVES

U0055714	Drawing Numbers
U0055713	NPPF Refusal

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0112625 Reason for refusal-design/siting/amenity

The proposed ground-floor rear extension, by virtue of its excessive depth and overall size, bulk and siting, would result in an incongruous, unneighbourly and overbearing form of overdevelopment, which fails to integrate with the design of the original dwelling, causing harm to the character and appearance of the main house and the visual amenities of the area, and would further result in an undue loss of outlook and unacceptable sense of enclosure for the occupiers of No. 33 Heathfield North, to the detriment of neighbouring amenities. As such, the application would fail to comply with the outcomes sought in the NPPF (2019) and Local Development Plan, in particular, Policies LP1 and LP8 of the Local Plan (2018), and the following of the Council's supplementary planning documents: House Extensions and External Alterations SPD (May 2015); Twickenham Village Planning Guidance SPD (July 2018).

DETAILED INFORMATIVES

U0055714 Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 2388- E01, E02A, P01, P02A, P03 received on 17th May 2021.

U0055713 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 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
21/1609/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