

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/L5810/D/21/3283494
Appeal By	MR RAM CHOUHAN
Site Address	30 Jubilee Avenue TWICKENHAM TW2 6JB

#### PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:				
4.a. the appeal site or property to judge the appeal proposal?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
not all site can be seen in public domain				
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.a. Is the site within a Conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. Is the site within a green belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

**PART 2**

**Environmental Impact Assessment - Schedule 2**

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes  No

**Screening**

10.c.i. Have you issued a Screening Opinion (SO)? Yes  No

**Environmental Statement (ES)**

10.d. Has the appellant supplied an environmental statement? Yes  No

**Publicity**

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies  N/A

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes  No

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes  No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes  No

11.d. any other conditions you regard as necessary? Yes  No

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

the box below

Development begun within 3 years  
The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Decision Drawings  
The development hereby permitted shall be carried out in accordance with the following approved drawings, where applicable:-  
21/3406/1 REV C, 21/3406/2 REV C, 21/3406/3 REV C, 21/3406/5 REV C, 21/3406/6 REV C, Existing Elevations, Location Plan - received 1 July 2021.  
REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

Materials to match existing  
No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.  
REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

Fire Safety

The development must be carried out in accordance with the provisions of the Fire Safety Strategy prepared by J Gillett and dated 1 July 2021, unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

Restriction on use of roof

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no part(s) of the roof of the building(s) hereby approved shall be used as a balcony or terrace nor shall any access be formed thereto.

REASON: To safeguard the amenities of the occupiers of adjoining property.

### PART 3

- 12.a.i. All the plans submitted with the application;
- [see 'Questionnaire Documents' section](#)
- 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;
- [see 'Questionnaire Documents' section](#)
- 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;
- [see 'Questionnaire Documents' section](#)
- [see 'Questionnaire Documents' section](#)
- 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;
- 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;
- [see 'Questionnaire Documents' section](#)
- [see 'Questionnaire Documents' section](#)
- 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- [see 'Questionnaire Documents' section](#)
- 12.e. Design and Access Statement (if submitted);
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);
- [see 'Questionnaire Documents' section](#)
- [see 'Questionnaire Documents' section](#)
- 12.g. Extracts from relevant policies which have been saved by way of a direction;
- [see 'Questionnaire Documents' section](#)
- 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;
- 12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application.
- 12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has

been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

12.l. Your Authority's CIL charging schedule is being/has been examined;

12.m. Your Authority's CIL charging schedule has been adopted.

Please provide the date of adoption:

01/11/2014

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

21/2382/HOT

Completed by

Appeals Team

On behalf of

Richmond Upon Thames London Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/L5810/D/21/3283494

Appeal By MR RAM CHOUHAN

Site Address  
30 Jubilee Avenue  
TWICKENHAM  
TW2 6JB

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 3

**Document Description:** 12.a.i. All the plans submitted with the application

**File name:** existing floor plans.pdf

**File name:** PROPOSED SITE PLAN.pdf

**File name:** existing elevations.pdf

**File name:** PROPOSED FLOOR PLANS.pdf

**File name:** existing site plan.pdf

**File name:** Proposed Elevations.pdf

**Relates to Section:** PART 3

**Document Description:** 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided

**File name:** List of Plans.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

**File name:** Neighbour Notification Letters.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

**File name:** Neighbour Notification List.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.

**File name:** Appeal Notification Letters.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A list of the addresses of the people who were notified of the appeal.

**File name:** Appeal Notification List.pdf

**Relates to Section:** PART 3

**Document Description:** 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

**File name:** Officer report.pdf

**Relates to Section:** PART 3

**Document Description:** 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.

**File name:** Title Page.pdf

**Relates to Section:** PART 3

<b>Document Description:</b>	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
<b>File name:</b>	LP1.pdf
<b>Relates to Section:</b>	PART 3
<b>Document Description:</b>	12.g.Extracts from relevant policies which have been saved by way of a direction.
<b>File name:</b>	house_extensions_and_external_alterations_spd_may_2015.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	12/11/2021 13:54:25
<b>LPA</b>	Richmond Upon Thames London Borough Council