

**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)  
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Philip White  
PWA  
14 Eve Road  
Isleworth  
TW7 7HS

Letter Printed 20 January 2022

**FOR DECISION DATED**  
20 January 2022

Dear Sir/Madam

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

**Application:** 21/4229/HOT  
**Your ref:** 3 Ashfield Close application ...  
**Our ref:** DC/KEM/21/4229/HOT  
**Applicant:** P Bell  
**Agent:** Philip White

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

**3 Ashfield Close Petersham Richmond TW10 7AF**

for

**Removal of double garage and installation of a two storey front extension with single garage. Removal of flat roof to existing extension and replacement with pitched roof.**

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 21/4229/HOT

## APPLICANT NAME

P Bell  
3 Ashfield Close  
Petersham  
Richmond  
TW10 7AF

## AGENT NAME

Philip White  
14 Eve Road  
Isleworth  
TW7 7HS

## SITE

3 Ashfield Close Petersham Richmond TW10 7AF

## PROPOSAL

Removal of double garage and installation of a two storey front extension with single garage. Removal of flat roof to existing extension and replacement with pitched roof.

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0118070	Reason for Refusal - Design
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### INFORMATIVES

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U0057710	Applicant Informative
U0057694	Decision Drawing Numbers
U0057693	NPPF REFUSAL- Para. 38-42

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0118070 Reason for Refusal - Design**

The proposed two-storey front extension by reason of its excessive depth, height, scale, bulk, form and inappropriate design, would represent an unsympathetic, visually intrusive and dominant form of overdevelopment that would harm the character and appearance of the host property, eroding the overall open character of the application site and thus harming the character and appearance of Ashfield Close and the visual amenities of the locality. The scheme is therefore contrary to, in particular, policies LP1 and LP8 of the Local Plan (2018) as well as the Supplementary Planning Documents 'House Extensions and External Alterations' (2015).

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## DETAILED INFORMATIVES

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### **U0057710 Applicant Informative**

It is noted the proposed drawings are showing works beyond that stated within the description of proposal, i.e., Replacement roof slates. Rendering of façade of house. Replacement boundary fence. Replacement fenestration, with aluminium framed factory finished anthracite throughout.

Planning permission is required for the rendering of this dwelling, planning permission may also be required for the replacement roof slates and replacement fenestration depending on colour/finish.

These works have not been assessed as part of this application due to the omission from the description of proposal. Had the scheme have been found acceptable in all other matters council would have sought amendments to either the description of proposal or proposed drawings to reflect one another.

### **U0057694 Decision Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Site Plan, AC2-501, AC2-502, AC2-503, AC2-504 & AC2-505 received on 10 Dec 2021.

### **U0057693 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).

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/4229/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