

Ms Karen Clark
Hedley Clark Ltd
Hampton House, 14 Orchard Lea
Drift Road
Winkfield
Windsor
SL4 4RP
United Kingdom

Letter Printed 9 March 2023

FOR DECISION DATED
9 March 2023

Dear Sir/Madam

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

Application: 22/2417/FUL
Your ref: 24 Hampton Road
Our ref: DC/EMC/22/2417/FUL
Applicant: Mr A Davies
Agent: Ms Karen Clark

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 2022** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

24 Hampton Road Twickenham TW2 5QB

for

Erection of 1no. single storey dwelling and a pair of two storey semi-detached dwellings with associated access, parking and amenity space.

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 22/2417/FUL

APPLICANT NAME

Mr A Davies
24 Hampton Road
Twickenham
TW2 5QB
United Kingdom

AGENT NAME

Ms Karen Clark
Hampton House, 14 Orchard Lea
Drift Road
Winkfield
Windsor
SL4 4RP
United Kingdom

SITE

24 Hampton Road Twickenham TW2 5QB

PROPOSAL

Erection of 1no. single storey dwelling and a pair of two storey semi-detached dwellings with associated access, parking and amenity space.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0151813	Flood Risk and Drainage
U0151812	Affordable Housing
U0151814	Trees
U0151819	Waste
U0151816	Biodiversity
U0151817	Transport
U0151818	Heritage, Character and Design
U0151815	Inappropriate Backland Development

INFORMATIVES

U0075767	NPPF Refusal Para 38-42
U0075766	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0151813 Flood Risk and Drainage

Insufficient evidence has been provided to demonstrate that the development would not generate an unacceptable impact on drainage/surface water flooding. The applicant has not provided details of how they would comply with the hierarchy of drainage. As a result, the application is considered contrary to London Plan, Policy SI 12, SI 13 and Local Plan (2018) LP 21.

U0151812 Affordable Housing

In the absence of a binding obligation securing an appropriate financial contribution towards the provision of affordable housing within the borough, the proposal would be prejudicial to meeting the Council's affordable housing objectives contrary to policy LP36 and the adopted Supplementary Planning Document: Affordable Housing.

U0151814 Trees

In the absence of a Tree Survey and/or Arboricultural Impact Assessment as required to demonstrate that the development would not result in the damage or loss of TPO Eucalyptus T6 and that this would be adequately protected throughout the course of development. As such the proposal would not accord with policy LP16 of the Local Plan (2018).

U0151819 Waste

The application has failed to demonstrate that the scheme would provide adequate servicing, recycling and refuse storage provided contrary to Policy LP22 of the Local Plan (2018) and the Refuse and Recycling: Storage and Access Requirements for New Developments, Dec 2022.

U0151816 Biodiversity

Insufficient evidence has been provided to demonstrate that the development would not generate harm to local biodiversity, in particular bats species in proximity to the application site as well as whether the proposal would be capable of demonstrating a biodiversity net gain. The proposal would therefore be contrary to Paragraph 180 of the NPPF (2021) and LP15 of the Local Plan (2018).

U0151817 Transport

The proposal would share a driveway with No. 24 Hampton Road. The application has failed to demonstrate that the proposed units would not result in an unacceptable impact on parking/highways impacts in the locality contrary to Policy LP44 and LP45 of the Local Plan (2018).

U0151818 Heritage, Character and Design

The proposed 3 residential units would be over development of the site. The development would cause less than substantial harm to the CA9 Twickenham Green Conservation Area, and the setting of no. 24 Hampton Road Building of Townscape Merit. Public benefits have not been demonstrated to outweigh the less than substantial harm caused by development on these heritage assets. The scheme is therefore contrary to, in particular, NPPF Paragraphs 199, 202 & 203, Policies LP1, LP3 and LP4 of the LBRUT Local Plan (2018) the aims and objectives in the Design SPD, Twickenham Green Conservation Area Statement, and Twickenham Village Planning Guidance (2018)

U0151815 Inappropriate Backland Development

The proposed 3 residential units would be inappropriate development of this backland site owing to its poor design and unacceptable impact on established spacing, garden space, vehicle access/car parking, wildlife, trees and flood risk. The scheme is therefore contrary to, in particular Policies LP1, LP45, LP39, LP15, LP16 & LP21 of the LBRUT Local Plan (2018) and Twickenham Village Planning Guidance (2018).

DETAILED INFORMATIVES

U0075767 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 seek formal pre-application advice, however, the Council's recommendations for amendments were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was 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-applications.

U0075766 Decision Drawings

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

02 Aug 2022	4257_P001C	OS Location Plan
02 Aug 2022	4257_P002C	Existing Site Plan
02 Aug 2022	4257_P100E	Proposed Site Plan - colour_compressed
02 Aug 2022	4257_P101D	Proposed Type 1 Plans
02 Aug 2022	4257_P101E	Proposed Type 1 Plans
02 Aug 2022	4257_P102A	Proposed Type 1 Plans
02 Aug 2022	4257_P102E	Proposed Type 2 Plans
02 Aug 2022	4257_P201E	Proposed Type 1 Elevations_compressed
02 Aug 2022	4257_P202F	Proposed Type 2 Elevations_compressed
02 Aug 2022	4257_P203	Proposed Site Section

All received 02 Aug 2022.

06 March 2023	Agent Rebuttal Conservation	23rd February 2023
06 March 2023	Agent Rebuttal Letter dated 23rd Feb 2023	Letter
06 March 2023	Agriculture Report Rebuttal dated 6th Feb 2023	
06 March 2023	Rebuttal Affordable Housing	dated 20th Feb 2023

All received on 06 March 2023.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
22/2417/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