

Environment Directorate / Development Management

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mr Jared Griffiths
24 Church Lane
Teddington
Richmond Upon Thames
TW11 8PA
United Kingdom

Letter Printed 24 March 2023

FOR DECISION DATED
24 March 2023

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

Application: 23/0185/HOT
Your ref: Permitted application Jan 23 ...
Our ref: DC/EMC/23/0185/HOT
Applicant: mr Jared Griffiths
Agent:

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 **23 January 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

24 Church Lane Teddington TW11 8PA

for

Demolition of existing rear extension and erection of a new single storey full width 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. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 23/0185/HOT

APPLICANT NAME

mr Jared Griffiths
24 Church Lane
Teddington
Richmond Upon Thames
TW11 8PA
United Kingdom

AGENT NAME

SITE

24 Church Lane Teddington TW11 8PA

PROPOSAL

Demolition of existing rear extension and erection of a new single storey full width extension.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0152961	Character and Design ~
U0152960	Neighbour Amenity~

INFORMATIVES

U0076457	Decision Drawings
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0152961 Character and Design ~

The proposed single storey rear extension by reason of its inappropriate design, scale, height, width, bulk and mass would result in an unsympathetic form of overdevelopment that would fail to harmonise with the existing terraced house No. 24 Church Lane, its adjoining neighbours No 22 & No 26 Church Lane to the detriment to its overall character and appearance. The scheme is therefore contrary to, in particular, NPPF Paragraphs 134, Policy LP1 of the LBRUT Local Plan (2018), the aims and objectives in the House Extensions and External Alterations SPD and the Hampton Wick and Teddington Village Planning Guidance SPD (2017)

U0152960 Neighbour Amenity~

The proposed single storey rear extension would, by reason of its inappropriate design, scale, height and siting in close proximity to both site boundaries, represent an overbearing and dominant form of development detrimental to the residential and visual amenities of occupants of neighbouring residential properties, in particular No. 22 and Church Lane. The proposal is therefore contrary to Policy LP8 of the Local Plan (2018) and the House Extensions and External Alterations SPD.

DETAILED INFORMATIVES

U0076457 Decision Drawings

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

23 Jan 2023	EXISTING AND PROPOSED FLOOR PLANS
23 Jan 2023	EXISTING ELEVATIONS
23 Jan 2023	Location plan
23 Jan 2023	PROPOSED ELEVATIONS

All received 23 Jan 2023

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
23/0185/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