

Environment Directorate / Development Management

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Mr Daniel Lawrence
Plough Lane Developments Ltd
21 Coningesby Drive
21 Coningesby Drive
Watford
WD17 3BD
United Kingdom

Letter Printed 5 July 2023

FOR DECISION DATED
5 July 2023

Dear Sir

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

Application: 23/1152/FUL
Your ref: Unit 2 Plough Lane
Our ref: DC/TFA/23/1152/FUL
Applicant: Mr Daniel Lawrence
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 **28 April 2023** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Unit 2 Plough Lane Teddington

for

Demolition of existing Use Class B8 (Storage) building. Construction of 1No. two-bedroom dwellinghouse with associated works.

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 23/1152/FUL

APPLICANT NAME

Mr Daniel Lawrence
21 Coningesby Drive
21 Coningesby Drive
Watford
WD17 3BD
United Kingdom

AGENT NAME

SITE

Unit 2 Plough Lane Teddington

PROPOSAL

Demolition of existing Use Class B8 (Storage) building. Construction of 1No. two-bedroom dwellinghouse with associated works.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0160094	Refusal - Loss of industrial floorspace
U0160095	Refusal - Affordable Housing
U0160099	Refusal - Housing Mix and Standards
U0160097	Refusal - Sustainability
U0160098	Refusal - Design
U0160096	Refusal - Parking Permits

INFORMATIVES

U0080621	NPPF Refusal paras 38-42
U0080623	Applicant Advice
U0080622	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0160094 Refusal - Loss of industrial floorspace

The scheme would result in the loss of an existing B8 industrial unit, and in the absence of a full and proper marketing exercise to demonstrate a lack of demand for the continued use of the premises for such purposes, or alternative industrial, office or commercial purpose, the scheme would be contrary to Policies LP40 and LP42 of the Local Plan (2018) and Policies 21, 22 and 24 of the new Publication Version Local Plan.

U0160095 Refusal - Affordable Housing

In the absence of a binding legal agreement to secure an appropriate contribution towards off-site affordable housing, the scheme fails to address this recognised housing need and will be contrary to policy LP36 of the Local Plan, Policy 13 of the new Publication Version Local Plan and Supplementary Planning Document: Affordable Housing (2014).

U0160099 Refusal - Housing Mix and Standards

The application would result in 1 x 2-bedroom unit which fails to reflect the correct unit mix required in a Main Centre location, and no information has been put forward to justify an exception. Furthermore, by reason of an absence of windows to a habitable room and the poor configuration of the first floor layout, along with a lack of external amenity space, the proposal is considered to result in a poor standard of accommodation harmful to the well-being of future occupants. As such, the application would fail to comply with the Local Plan Policy LP8 and 35 and Policy 13 and 46 of the Publication Version Local Plan.

U0160097 Refusal - Sustainability

In the absence of information specific to Unit 2, the application fails to adequately demonstrate it can meet the requirements of the relevant sustainability policies, in particular Policies LP20 and LP22 of the Local Plan (2018) and Policy 13 of the new Publication Version Local Plan.

U0160098 Refusal - Design

In the absence of accurate drawings, the design of the proposed development has not been demonstrated to have a satisfactory impact on the character and appearance of the adjacent buildings and/or the surrounding area and therefore fails to accord with Policy LP1 and LP39 of the Local Plan (2018), Policy 15, 16 and 28 of the Publication Version Local Plan and Supplementary Planning Documents: Design Quality and Small and Medium Housing Sites.

U0160096 Refusal - Parking Permits

In the absence of a legal agreement restricting future occupiers' eligibility for parking permits, together with inadequate details of cycle parking, the application fails to deliver a sustainable form of development, would impede the free flow of traffic to the detriment of highways safety, other road users and pedestrians, and would not align with the Council's policies promoting the use of active and sustainable travel. As such, the application fails to comply with Policies LP44 and LP45 of the Local Plan (2018) and the Council's Transport SPD (June 2020), and Policies 47 and 48 of the new Publication Local Plan.

DETAILED INFORMATIVES

U0080621 NPPF Refusal paras 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.

U0080623 Applicant Advice

The applicant is advised that the submitted drawings contain draughting errors that would need to be corrected as part of any revised submission:

- o ground floor windows on the south elevation are shown in different positions than on the ground floor plan
- o the south elevation shows unit 2 on the wrong side of the run of units - the unit annotated as being unit 2 is actually unit 5
- o the roof lights are shown in a different position on the roof plan compared to the first floor plan
- o the solar panels are shown inaccurately on the roof plan

U0080622 Decision Drawings

For the avoidance of doubt, the drawing numbers to which this decision relates are as follows:

PL-2-001, PL-2-002, RL-APP BC1, CMP-1, Drainage Map; received 28 April 2023.

501; received 11 May 2023

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
23/1152/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