

Environment Directorate / Development Management

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Mr Redmond Ivie
Redmond Ivie Architects
10 Barley Mow Passage
London
W4 4PH

Letter Printed 11 September 2023

FOR DECISION DATED
11 September 2023

Dear Sir/Madam

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

Application: 23/1922/HOT
Your ref: 129 Staines Rd Revised Extens...
Our ref: DC/AMU/23/1922/HOT
Applicant: Mr John Nortje
Agent: Mr Redmond Ivie

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

129 Staines Road Twickenham TW2 5BD

for

Two storey side and rear extensions, removal and replacement of existing garage, alteration to boundary fence and gates along street and new gate to street

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 23/1922/HOT

APPLICANT NAME

Mr John Nortje
129 Staines Road
Twickenham
Richmond Upon Thames
TW2 5BD

AGENT NAME

Mr Redmond Ivie
10 Barley Mow Passage
London
W4 4PH

SITE

129 Staines Road Twickenham TW2 5BD

PROPOSAL

Two storey side and rear extensions, removal and replacement of existing garage, alteration to boundary fence and gates along street and new gate to street

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0164455	Reason
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INFORMATIVES

U0083110	NPPF REFUSAL - Para. 38-42
U0083109	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0164455 Reason

The proposed two-storey rear extension, by virtue of its excessive width, hipped roof design and connection to the proposed first floor side extension, would result in a dominant, visually incongruous form of development contrary to the local character and to the detriment of the design and appearance of the host building. As such the proposal fails to comply with, in particular, policy LP1 of the Local Plan (2018), Supplementary Planning Document: 'House Extensions and External Alterations' and 'Twickenham Village Planning Guidance'.

DETAILED INFORMATIVES

U0083110 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.N

U0083109 Decision Drawings

The drawings to which this decision refers to are as follows:

1137/01; 1137/02; 1137/03; 1137/04; 1137/06; 1137/06A; 1137/07B; 1137/08A; 1137/09A; 1137/10A; 1137/11A; 1137/12; and Application Form, received 12th July 2023.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
23/1922/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