



Lavata Group

15th March 2024

Thomas Faherty
Senior Planning Officer - Development
Management (Richmond North)
Serving Richmond and Wandsworth Councils

Whitnash
Leamington Spa
CV31 2RN
T: 07809583921
renu@lavatagroup.com

PLANNING PORTAL REFERENCE: PP-12892755

Dear Thomas,

RE: RESUBMISSION OF APPLICATION REFERENCE 22/1268/FUL FOLLOWING APPEAL DECISION APP/L5810/W/23/3324372 NEW DETACHED FAMILY DWELLING 4 BEDROOM 7 PERSON WITH ASSOCIATED FRONT AND REAR GARDENS, AND HOME OFFICE OUTBUILDING.

We are instructed by and act on behalf of our Client Triangle Investments Limited, and enclose an application for full planning permission for the following description of development:

“New detached 4 bedroom dwelling with associated front and rear gardens, and home office outbuilding.”

This application comprises electronic copies of the following documents: -

- Completed Planning Application forms
- Design and Access Statement
- Appeal Decision reference APP/L5810/W/23/3324372
- Proposed Plans, elevations and visuals
- Arboricultural Statement
- Basement Impact Assessment
- Construction Management Plan
- Ecological Appraisal
- Ecology Management
- Energy Statement
- Fire Strategy Statement
- FRA & SUDS & Throughflow Groundwater Screening
- CMP PRO FORMA POPULATED plot
- TRANSPORT TECHNICAL NOTE RevA
- Part G Calculation Results
- Part G Compliance Letter
- Sustainable construction checklist 2020
- Viability Reports

Background

This application is a resubmission of application reference 22/1268/FUL which was refused on 20 December 2022 by LBR and then appealed by the Applicant. The Appeal was dismissed on 11th March 2024, for the following reason:

“Overall, I therefore find that in the absence of a planning obligation to restrict the future issuing of parking permits, and an inability to impose a suitable condition, the proposed development would harmfully affect the free flow of traffic and thus highway safety. Although I find the details of cycle parking to be acceptable, the proposal would conflict with the LP Policies LP44 and LP45, the SPG, and the Transport SPD.”

The Applicant contacted yourself (Thomas Faherty) on Monday 11th March confirming that a re-submission would be made ASAP.

LBR had originally suggested using a condition to secure the car free development, however the Inspector found that this was no suitable and dismissed the appeal only on this ground. The Inspector did not support any of the other reasons for refusal that the Council put forward, and therefore would have allowed the appeal in the Appellant’s favour had the car free development been secured via a legal agreement. The Applicant will seek to secure this matter via a Unilateral Undertaking, and will submit this in due course as we have requested confirmation on wording from the Council but at the time of submitting the application, had not responded.

The application is identical to the appeal scheme (at the time of the submission the ecology information was still valid) and include the revised plans showing the cycle parking which were accepted by the Inspector during the appeal.

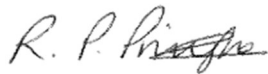
We have also submitted all the viability evidence which was submitted for the appeal, as the Council agreed with the Applicant that a £0 contribution was required for the development and this is still the Appellants case and was not disputed by the Inspector. All these documents are still valid for this application.

It should be noted that the Appeal Decision attached is a major material consideration in the determination of the application, and the Council should have regard to this when making its

determination. If the Council still seek to refuse the scheme for the same reasons the Applicant will appeal and seek costs.

If you have any queries or would like clarification on any aspect of our application, please do not hesitate to contact Renu Prashar Prinjha on 07809583921 or email.

Yours sincerely,



RENU PRASHAR PRINJHA BSc (Hons) MSc MRTPI

Director, Lavata Group Limited.

Encl. As above