

Place Division / Development Management

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Mr Kevin Marchesi
Capitol Building Service Ltd
232 Tolworth Rise South
Surbiton
surrey
KT5 9ND
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Letter Printed 30 August 2024

FOR DECISION DATED
30 August 2024

Dear Sir/Madam

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

Application: 24/1082/HOT
Your ref: 43 Grasmere Avenue Whitton TW...
Our ref: DC/GAP/24/1082/HOT
Applicant: Mr Thampiah Sivathanan
Agent: Mr Kevin Marchesi

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 **29 April 2024** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

43 Grasmere Avenue Whitton Hounslow TW3 2JG

for

Demolition of existing rear extension and replacement with new.

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 24/1082/HOT

APPLICANT NAME

Mr Thampiah Sivathanan
43 Grasmere Avenue
Whitton
Richmond Upon Thames
TW3 2JG
United Kingdom

AGENT NAME

Mr Kevin Marchesi
232 Tolworth Rise South
Surbiton
surrey
KT5 9ND
england

SITE

43 Grasmere Avenue Whitton Hounslow TW3 2JG

PROPOSAL

Demolition of existing rear extension and replacement with new.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188050	Neighbouring Amenity
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INFORMATIVES

U0094052	Decision Documents
U0094054	Info for the Applicant
U0094053	NPPF REFUSAL- Para. 38-42
U0094055	Incorrect Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188050 Neighbouring Amenity

By virtue of its combined excessive depth, height and siting, the proposed single storey rear extension would result in an unneighbourly, overbearing and visually intrusive form of development, which fails to safeguard the residential amenity of the occupiers of Nos. 41 and 45 Grasmere Avenue. This is further exacerbated by the bulk of the proposed parapet walls. The proposal would also cause loss of light issues. As such, the proposal is not considered to accord with Policy LP 8 of the Local Plan (2018) and the House Extensions and External Alterations SPD (2015) and Policy 46 Amenity and Living Conditions of the Emerging Local Plan (Regulation 19).

DETAILED INFORMATIVES

U0094052 Decision Documents

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

(AL) 10 X GF 02
(AL) 10 X 02 02
(AL) 20 X A1 02 (Existing Elevations)
(AL) 00 X 00 01
(AL) 00 02
(AL) 00 X 00 02
(AL) 20 X A1 02 (Proposed Elevations) - received 29/04/2024.

FIRE SAFETY STATEMENT dated 15/07/2024.

EA FRA Questionnaire - received 16/07/2024.

U0094054 Info for the Applicant

The extension should not exceed 3 metres in depth when measured from the rear wall of the host property.

U0094053 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:

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.

U0094055 Incorrect Drawings

The applicant is advised that:

The Existing Plans, Elevations and Existing Site Plan do not tally with each other; and
The Proposed Ground Floor does not tally with the Proposed Roof Plan.

Any future application will need to thoroughly review all the drawings ensuring consistency.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1082/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