

Place Division / Development Management

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Mr Dan Brandt
The Art of Building Ltd
45 Maplewell Road
Woodhouse Eaves
Loughborough
LE12 8RG

Letter Printed 6 September 2024

FOR DECISION DATED
6 September 2024

Dear Sir/Madam

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

Application: 24/1778/HOT
Your ref: P24-44 DIECKMANN PLANNING EXT
Our ref: DC/KEM/24/1778/HOT
Applicant: Elena Dieckman
Agent: Mr Dan Brandt

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

17 Arlington Road Petersham Richmond TW10 7BX

for

Proposed single storey rear extension and window alterations at first floor.

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. Arroyo'.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1778/HOT

APPLICANT NAME

Elena Dieckman
17 Arlington Road
Petersham
Richmond
TW10 7BX

AGENT NAME

Mr Dan Brandt
45 Maplewell Road
Woodhouse Eaves
Loughborough
LE12 8RG

SITE

17 Arlington Road Petersham Richmond TW10 7BX

PROPOSAL

Proposed single storey rear extension and window alterations at first floor.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188414	Reason for Refusal - Neighbour Amenity
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INFORMATIVES

U0094193	NPPF REFUSAL- Para. 38-42
U0094194	Decision Drawing Numbers

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188414 Reason for Refusal - Neighbour Amenity

The proposed extension by reason of its combined height, depth and siting will result in an overbearing sense of enclosure and visually intrusive form of development that will adversely impact on the residential amenity of nearby occupants, in particular, No.19 Arlington Road. The proposed development would thereby be contrary to, in particular, policy LP8 of the Local Plan (2018), the Richmond Publication Version Local Plan (Regulation 19 version) in particular policies 46 and the council's 'House Extensions and External Alterations' (2015) Supplementary Planning Document.

DETAILED INFORMATIVES

U0094193 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.

U0094194 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- P24-44.1 & P24-44.3 received on 12 Jul 2024 and P24-44.2 received on 16 Aug 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1778/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