

Place Division / Development Management

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Mr. Mariusz Szewczyk
26 Amyand Park Road
Twickenham
TW1 3HE

Letter Printed 6 September 2024

FOR DECISION DATED
6 September 2024

Dear Sir

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

Application: 24/1597/HOT
Your ref: 26 Amyand Park Road - Basemen...
Our ref: DC/KEM/24/1597/HOT
Applicant: Mr. Mariusz Szewczyk
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 **24 June 2024** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

26 Amyand Park Road Twickenham TW1 3HE

for

Construction of basement with front lightwell, single storey side/rear infill extension, alterations to fenestration, removal of render and addition of rooflight to outrigger.

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', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1597/HOT

APPLICANT NAME

Mr. Mariusz Szewczyk
26 Amyand Park Road
Twickenham
TW1 3HE

AGENT NAME

SITE

26 Amyand Park Road Twickenham TW1 3HE

PROPOSAL

Construction of basement with front lightwell, single storey side/rear infill extension, alterations to fenestration, removal of render and addition of rooflight to outrigger.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188433	Reason for Refusal - Flood Risk
U0188434	Reason for Refusal - Structure

INFORMATIVES

U0094200	NPPF REFUSAL- Para. 38-42
U0094201	Decision Drawing Numbers

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188433 Reason for Refusal - Flood Risk

By reason of its siting within a Throughflow Catchment Area and absence of a satisfactory Basement Screening Assessment (as per the Basement Assessment User Guide), the application has failed to demonstrate that the proposed basement will not increase or otherwise exacerbate flood risk on the site or beyond. The development is thereby contrary to the Richmond Local Plan (2018) in particular Policies LP11 and LP21, the publication Local Plan (Regulation 19 version) policies 54 and 8, the Strategic Flood Risk Assessment (2021), Basement Assessment User Guide (2021) and the aims and objectives of the NPPF (2023).

U0188434 Reason for Refusal - Structure

It has not been demonstrated that the development of the basement will safeguard the structural stability of the existing building, neighbouring buildings and other infrastructure. Therefore, the proposal fails to comply with Policy LP 11 of the Local Plan (2018) and policy 54 of the Publication Local Plan.

DETAILED INFORMATIVES

U0094200 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 seek formal pre-application advice, however, the Council's recommendations for amendments were not followed, and the scheme was found to be contrary to policy and guidance, and therefore the application was 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.

U0094201 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Location Plan, SC 23111 / SV 01, SC 23111 / SV 02, SC 23111 / SV 03, SC 23111 / SV 04, SC 23111 / SV 05, SC 23111 / AP / BA01, SC 23111 / AP / BA02, SC 23111 / AP / BA03, SC 23111 / AP / BA04 & SC 23111 / AP / BA05 received on 24 Jun 2024 and BA06 & BA07 received on 12 Aug 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1597/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