

Place Division / Development Management

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Qarib Nazir
397
Reigate Road
EPSOM DOWNS
KT17 3LU

FOR DECISION DATED
10 September 2024

Dear Sir/Madam

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

Application: 24/1871/HOT
Your ref: 34 Queens Road - Resubmission...
Our ref: DC/GAP/24/1871/HOT
Applicant: Steven Austin
Agent: Qarib Nazir

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

34 Queens Road Teddington TW11 0LR

for

Construction of part single/two storey rear extension (Re-submission of previously approved scheme planning application reference no. 23/3439/HOT with slight alterations). Also addition of external insulation with smooth render finish to existing house.

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 24/1871/HOT

APPLICANT NAME

Steven Austin
34 Queens Road
Teddington
Richmond Upon Thames
TW11 0LR

AGENT NAME

Qarib Nazir
397
Reigate Road
EPSOM DOWNS
KT17 3LU

SITE

34 Queens Road Teddington TW11 0LR

PROPOSAL

Construction of part single/two storey rear extension (Re-submission of previously approved scheme planning application reference no. 23/3439/HOT with slight alterations). Also addition of external insulation with smooth render finish to existing house.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188636	Design and Structural Stability
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INFORMATIVES

U0094044	NPPF REFUSAL- Para. 38-42
U0094043	Decision Drawings and Documents

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188636 Design and Structural Stability

The proposal by reason of its combined design, siting, and excessive height, width, scale, bulk, form and massing, and lack of structural impact assessment as a result of the proposed insulation, would represent a dominant, visually obtrusive and incongruous form of development that would lack subservience and harmfully erode the character and appearance of the host property, its structural stability and the structural stability of the adjoining BTMs and their setting. The scheme is therefore contrary to the Local Plan (2018), namely Policies LP 1 and LP 4, and the SPD (2015) on House Extensions and External Alterations, and Policies 28 and 30 of the Local Plan (Regulation 19 version).

DETAILED INFORMATIVES

U0094044 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.

U0094043 Decision Drawings and Documents

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

PP-01

PP-02

PP-04

PP-05

PP-11

PLANNING FIRE SAFETY STATEMENT

Location Plan - received 22/07/2024.

PP-06 REV R1

PP-07 REV R1

PP-09 REV R1

PP-10 REV R1

PP-12 REV R1 - received 23/08/2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1871/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