

Place Division / Development Management

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Ms Sowji Chintalapati
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204 Baker Street
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Enfield
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EN1 3JY

Letter Printed 13 September 2024

FOR DECISION DATED
13 September 2024

Dear Sir/Madam

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

Application: 24/1818/HOT
Your ref: Hong Liu - Front 2SE
Our ref: DC/JMA/24/1818/HOT
Applicant: Hong Liu
Agent: Ms Sowji Chintalapati

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

21 Ravensbourne Road Twickenham TW1 2DG

for

Two-storey front extension

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 24/1818/HOT

APPLICANT NAME

Hong Liu
21 Ravensbourne Road
Twickenham
Richmond Upon Thames
TW1 2DG

AGENT NAME

Ms Sowji Chintalapati
204 Baker Street
Suite 112
Enfield
London
EN1 3JY

SITE

21 Ravensbourne Road Twickenham TW1 2DG

PROPOSAL

Two-storey front extension

SUMMARY OF REASONS AND INFORMATIVES

REASONS

| | |
|----------|----------------------------|
| U0188798 | Reason for Refusal: Design |
| U0188799 | Reason for Refusal: Trees |

INFORMATIVES

| | |
|----------|---------------------------|
| U0094326 | Drawings |
| U0094325 | NPPF Refusal Paras. 38-42 |

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188798 Reason for Refusal: Design

The proposed two-storey front extension by reason of its height, scale and siting and design, would constitute an unduly visually incongruous, highly visible, dominant development which would erode the original character of the dwellinghouse and harm the established pattern of development of the street. This addition would therefore be detrimental to the host property and the character and appearance of the streetscape of Ravensbourne Road. The scheme, therefore, fails to comply with, in particular, policy LP1 of the Local Plan (adopted 2018), LP28 of the Publication Local Plan (Regulation 19 version) and the House Extensions and External Alterations Supplementary Planning Document.

U0188799 Reason for Refusal: Trees

In the absence of sufficient arboricultural information, in the form of a Tree Survey, Tree Constraints Plan and Arboricultural Impact Assessment, would also fail to safeguard the health and longevity of existing on-site trees to the detriment of the ecological benefit of the site contrary to, in particular, Policies LP1 and LP 16 of the Local Plan (2018), Publication Local Plan Policies 28 and 42.

DETAILED INFORMATIVES

U0094326 Drawings

For the avoidance of doubt, the decision relates to the following plans and documents:

Site Location & Block Plans; Existing Elevations; Existing Floor Plans; Proposed Elevations; Proposed Ground Floor and First Floor Plans; Proposed Loft and Roof Floor Plans; Tree Plans all received on 17 July 2024.

U0094325 NPPF Refusal Paras. 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.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1818/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