

Place Division / Development Management

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Mr Scott Hackner
London Planning Services Ltd.
16, Peel House
105, Regency Street
LONDON
SW1P 4EF

Letter Printed 23 October 2024

FOR DECISION DATED
23 October 2024

Dear Sir/Madam

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

Application: 24/2253/HOT
Your ref: 97 Hall Farm Drive
Our ref: DC/ECO/24/2253/HOT
Applicant: Mr Nuraly Akhmetbayev
Agent: Mr Scott Hackner

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

97 Hall Farm Drive Twickenham TW2 7PG

for

Single storey rear 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 24/2253/HOT

APPLICANT NAME

Mr Nuraly Akhmetbayev
97 Hall Farm Drive
Twickenham
Richmond Upon Thames
TW2 7PG

AGENT NAME

Mr Scott Hackner
16, Peel House
105, Regency Street
LONDON
SW1P 4EF

SITE

97 Hall Farm Drive Twickenham TW2 7PG

PROPOSAL

Single storey rear extension.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0191342	Reason for Refusal - Neighbour amenity
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INFORMATIVES

U0095172	Decision Drawings
U0095171	NPPF Refusal

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0191342 Reason for Refusal - Neighbour amenity

The proposed extension by virtue of its combined height, depth and siting, would result in an overbearing, unneighbourly and visually intrusive form of development, which would fail to safeguard the residential amenities of nearby occupants, in particular causing an unacceptable sense of enclosure for the occupiers of No. 95 Hall Farm Drive. The scheme fails to comply with, in particular, Policy LP 8 of the Local Plan (2018) policy 46 of the publication local plan and the House Extensions and External Alterations Supplementary Planning Guidance.

DETAILED INFORMATIVES

U0095172 Decision Drawings

HFD/97/02 Proposed Single Story Extension received 06/09/2024

U0095171 NPPF Refusal

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 applicant did not seek pre-application advice and the scheme was found to be contrary to policy and guidance, and subsequently refused without delay.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/2253/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