

Place Division / Development Management

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Mr Philip Robinson
PL Robinson Design
14 Deacon Close
Southampton
SO19 7BP

Letter Printed 11 November
2024

FOR DECISION DATED
11 November 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application: 24/2547/PDE
Your ref:
Our ref: DC/TWL
Applicant: Ms Nadine Emsley
Agent: Mr Philip Robinson

In pursuance of their powers under the above mentioned Act and Orders, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as the Local Planning Authority **HEREBY REFUSE** your application received on **8 October 2024** for a **PRIOR APPROVAL** relating to:

13 Lancaster Place Twickenham TW1 1HR

for

Single storey rear extension (4.00m depth, 2.47m eaves height, 3.78m overall height).

The grounds for the Council's decision are 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 24/2547/PDE

APPLICANT NAME

Ms Nadine Emsley
13 Lancaster Place
Twickenham
TW1 1HR

AGENT NAME

Mr Philip Robinson
14 Deacon Close
Southampton
SO19 7BP

SITE

13 Lancaster Place Twickenham TW1 1HR

PROPOSAL

Single storey rear extension (4.00m depth, 2.47m eaves height, 3.78m overall height).

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0192558	Development/Permission Required
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INFORMATIVES

U0095653	Drawing Numbers
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0192558 Development/Permission Required

The proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. Objections were received from neighbouring occupiers at 10, 12 and 14 Lancaster Place. As required by Part A.4, the Local Planning Authority is required to assess the impact of the proposed development on the amenity of any adjoining premises. On assessment, the proposed extension by reason of its combined depth, height, and siting would result in an unduly overbearing and visually obtrusive form of development with unacceptable sunlight/daylight impacts to the detriment of the residential and visual amenities of the adjacent occupants. The proposal is thereby contrary to the NPPF, Local Plan, in particular, Policy LP 8, and the 'House Extensions and External Alterations' SPD. In this case prior approval is required and is refused.

DETAILED INFORMATIVES

U0095653 Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 288.01, 02, 04, 05A, 06C, 07B, 08B, 09C, 11A, 12 received on 9 October 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/2547/PDE

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.**
- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**