



TOWN & COUNTRY PLANNING CONSULTANTS

Development Management
London Borough of Richmond upon Thames
Development and Street Scene
Civic Centre, 44 York Street
Twickenham
TW1 3BZ

BS/JLA_464

BY-E-MAIL

27 November 2024

Dear Sir or Madam,

**RE: 28 WESTFIELDS AVENUE, SW13 0AU
DISCHARGE OF PLANNING CONDITIONS
COVERING LETTER: SUPPORTING PLANNING ASSESSMENT**

This letter – Supporting Planning Assessment submitted to the London Borough of Richmond upon Thames (“Council”), on behalf of Amit Depala (“Applicant”), in support of an Application to discharge the planning conditions U0135981 (NS19 Cycle Parking – Residential) and U0135982 (Refuse arrangements – Residential) associated with approval planning application ref. 22/0754/FUL (“Proposal”) at 28 Westfield Avenue, SW13 OAU (“Site”).

This letter should be read in conjunction with the following documents:

- Proposed Drawings (709 P 16 and 709 P 17) prepared by Stylus Architects

Condition U0135981 NS19 Cycle Parking - Residential

The condition sets out the following:

No residential dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. REASON: To accord with this Council's policy to discourage the use of the car wherever possible.

Please refer to the proposed drawings. The manufacturer's details can also be found on The Bike Shed Company website in the following link:

<https://thebikeshedcompany.com/products/spokeshed>

The proposed cycle store would comprise a timber shed-like structure which has double opening doors to the front with a raised lid for easy access of stored bicycles. The structure would accommodate at least two bicycles along with shelving for cycle helmets, maintenance tools and cleaning products etc. The timber would have a clear treatment to retain its natural appearance.

The store would be sited in the rear garden as indicted on the site plans. While this would require cycles to be carried or wheeled through the dwelling due to the constraints of the site (there is no rear access to the garden), this would be less intrusive in comparison to siting such a structure in the limited space available in the front garden/courtyard.

It is not considered that such an arrangement would discourage future occupants from cycling and paved access to the store is proposed.

Condition U0135982 Refuse arrangements - Residential

The condition sets out the following:

No residential dwelling/part of the residential development shall be occupied until refuse facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. REASON: To safeguard the appearance of the property and the amenities of the area.

Please refer to the proposed drawings and manufacturer's details, which can also be found on The Bike Shed Company website in the following link:

<https://thebikeshedcompany.com/products/bin-stores>

Please note that this would be a bespoke design.

The proposed refuse store would comprise a timber structure, with clear treatment applied and located in the front garden adjacent to the boundary as indicated on the approved drawings.

Regard has been given to the Council's SDP: Refuse and Recycling: Storage and Access Requirements for New Developments. The proposed storey would be sized to accommodate 270l of general waste (3 x 90l bins), 2 x 55l recycling boxes and 1 x 23l container for food waste.

Similar structures are evident in the street scene and it is not considered that the store would appear obtrusive in this context.

I trust this letter is satisfactory for the registration and validation of the Application and I look forward to receiving an acknowledgement of this letter shortly. However, please let me know should you require any additional information or have any queries.

Yours faithfully,

Bryan Staff B Tech TRPI
Director

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