

**Householder
 Application (TPH)**
FOR OFFICE USE ONLY

Development Control
 Environmental Protection and Customer Services
 London Borough of Richmond upon Thames
 Civic Centre, 44 York Street, Twickenham TW1 3BZ

08 / 0281 / HOT

Use this form only if you want to alter or extend your home, garage, outbuildings or other buildings for domestic purposes within the boundaries of the property, Article 4 applications (Removal of Permitted Development Rights), access, aerials, masts, satellite dishes and businesses to be run from home.

FOUR COPIES OF THIS FORM ARE REQUIRED. PLEASE ANSWER ALL THE QUESTIONS IN BLOCK CAPITALS. If you require assistance preparing the application, please call the PLANNING SUPPORT CENTRE (TEL: 020 8891 7300 OR e-mail envprotection@richmond.gov.uk)

* **1 Your name and address**
 Name **MR & MRS KEARNEY**
 Address **21 WELLESLEY ROAD STRAWBERRY HILL**
TWICKENHAM
 Postcode **TW2 5RR** Contact Tel No **8894 2083** E-mail **—**

1A The name and address of any person acting for you
 Name **ENGLISHAUS ARCHITECTS' LTD**
 Address **30 LAWRENCE ROAD HAMPTON MIDDY**
 Postcode **TW12 2RJ** Contact Tel No **8255 0595** E-mail **enquiries@englishaus.co.uk**

2 Are you the owner of the premises/land? Yes No (Tick appropriate)

3 State the address or location of the proposed work
 Address or location **AS ①* ABOVE**

FOUR COPIES of an accurate location plan are required. The plan should show the application site in relation to the surrounding roads and buildings, with the garden boundaries of the site in RED and adjoining land within the applicants' ownership/control in BLUE. It is preferable that an Ordnance Survey based plan at a metric scale of 1:2500 or 1:1250 be provided. Copies are available from the Council for a fee.

4 Details of the proposed development

- | | | | |
|--|-------------------------------------|---|--------------------------|
| Construction of new building(s)/works | <input type="checkbox"/> | Retain an unauthorised building /business | <input type="checkbox"/> |
| Alterations/extension to building(s) minor Amendment | <input checked="" type="checkbox"/> | Construction of a new access to a highway | <input type="checkbox"/> |
| Business to be run from home | <input type="checkbox"/> | Alteration of an existing access to a highway | <input type="checkbox"/> |
| Aerial, mast or satellite dish | <input type="checkbox"/> | Article 4 application | <input type="checkbox"/> |
| Other (please specify) GARDEN BASEMENT & LOG CABIN. | | | |

LONDON BOROUGH OF
 RICHMOND UPON THAMES
 28 JAN 2008
 PLANNING

5 Describe the proposed work stating number of storeys or floor involved and position in relation to existing dwelling e.g. "single storey extension to rear of a semi-detached property" or "first floor bedroom extension above a garage" **SINGLE STOREY GARDEN LOG CABIN ONTO A GARDEN BASEMENT, WITH MINOR AMENDMENTS TO GRANTED PLANNING No. 03/1143**

5B Is the property a flat? Yes No (Tick appropriate) If YES, how many flats in block?

5C List drawing numbers **EH 2826/01 & 02 INCL.**

FOUR COPIES of the plans showing the proposed work are required. The plans must be drawn to 1:50 or 1:100 metric scale, and show details of the following:-

- existing and proposed layout of all floors affected by the proposal.
- existing and proposed elevations of the property (that is, what the property looks like from the outside now, and what it is proposed the property will look like afterwards). You should also show designs of windows and doors.
- The position of the boundaries with neighbouring properties.
- You are recommended to supply photographs which may speed up consideration of the application.
- it would be helpful if the you show adjoining buildings accurately on plans and elevations.

6 Additional information *ALL MATERIALS TO MATCH EXISTING*

6A What materials will be used in the external finishes of new buildings, building extensions or boundary enclosures? e.g Brick / Render, Tile / Slate etc

Walls	} * Height of boundary enclosure } *	Roofs
Fences, walls or boundary enclosures		Other
Windows - eg. Timber, aluminium		

6B Do you intend to demolish any walls or buildings? (If YES, show on the detailed plan) Yes No (Tick appropriate)

6C Are there any trees on the site? (If YES, show on the detailed plan) Yes No (Tick appropriate)

Are any trees to be felled (If YES, show on the detailed plan) Yes No (Tick appropriate)

6D Do you intend to?

Construct a new vehicular access to highway	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (Tick appropriate)
Alter an existing vehicular access to highway	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (Tick appropriate)
Construct a new pedestrian access	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (Tick appropriate)
Alter an existing pedestrian access (If YES, show on the detailed plan)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (Tick appropriate)

6E Is there any public right of way within the application site? (If YES, show on the detailed plan) Yes No (Tick appropriate)

7 Is the application for a business to be run from home (If YES, complete below) Yes No (Tick appropriate)

Use

The rooms/buildings to be used

Number of employees

Estimated daily visitors (including customers, deliveries and outworkers)

Hours to be worked

Machinery, equipment to be used (excluding telephone/computer/fax)

What signs and advertisements will be needed

A brief statement should be submitted on page four of this application detailing any additional information you may wish to bring to the attention of the Borough Council in support of the application.

4 COPIES, B. STAFF, LBRT, PRE-APPLICATION REPLY 14/11/07

Supporting statement submitted? Yes No (Tick appropriate)

8 Have you submitted an application for Building Regulation Approval for this proposal? If YES, do you have a reference number? Yes No (Tick appropriate) REF NO:

9 Have you checked if any other permissions are needed from the Council?

Listed Building Consent	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (Tick appropriate)
Conservation Area Consent	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (Tick appropriate)

10 Have you applied for any other permissions from the Council.

Listed Building Consent	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (Tick appropriate)
Conservation Area Consent	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No (Tick appropriate)

Other

DECLARATIONS

D1 I wish to apply for:- (Tick appropriate)

- Planning permission to carry out the development as described in the application and on the accompanying plans.
- Planning permission to retain buildings or works already constructed or carried out, or a change of use of land already carried out as described in the application and the accompanying plans

D2 Certificate of ownership under Section 66 of the Town and Country Planning Act 1990

You must complete this Certificate. If you are the owner and the development does not involve encroachment onto neighbouring land or property (including footings, gutters etc) and no part of the land is an agricultural holding or has an agricultural tenant then Certificate A applies.

If you are unable to complete Certificate A, notice has to be given to other owners and any agricultural tenants and you should use Certificate B. If the application involves an agricultural tenancy, use the final part of the certificate. Tick the paragraphs that apply and sign below.

CERTIFICATE A

I certify that no person other than the applicant was an owner ("owner" meaning a person having a freehold interest) of any part of the land to which the application relates at the beginning of the period 21 days before the date of this application.

None of the land to which the application relates is, or is part of, an agricultural holding.

CERTIFICATE B

I certify that we have given notice to everyone other than the applicant who, 21 days before the date of this application, were owners of any part of the land to which the application relates, that is:
Name and address of party:

Date of service of this notice: *N/A*

AGRICULTURAL TENANT

None of the land to which the application relates constitutes or forms part of an agricultural holding. I have given the requisite notice to all persons other than the applicant who, 21 days before the date of the accompanying application, were tenants of an agricultural holding on all or part of the land to which this application relates, that is:

Name and address of tenant: *N/A*

Date of service of this notice:

D3 In the event that the application is deemed to be Permitted Development we can treat the application as an application for a Certificate of Lawfulness for existing or proposed use or development under Sections 191 or 192 of the Town and Country Planning Act. **IF YOU DO NOT WISH it to be treated as such tick the box.**

SIGNED *Engishaws Architects Ltd* ON BEHALF OF *MR & MRS KEARNEY*
DATE *25/1/08*

BEFORE POSTING YOUR APPLICATION TO THE COUNCIL, PLEASE USE THIS CHECK LIST

- 1 Have you completed all sections of the application form, and provided 4 copies?
- 2 Have you provided 4 copies of the site location plan? (Question 3)
- 3 Have you provided 4 copies of the detailed plan showing clearly, accurately and to metric scale the existing situation and proposed works? (Question 5)
- 4 Have you enclosed the fee? Cheques should be made out to LBRUT (London Borough of Richmond upon Thames)
- 5 Have you provided the correct Certificate of Ownership?
- 6 Have you provided photographs?

Statement Supporting Q.7

Wed, Jan 16, 2008 3:00 pm

From: Bryan Staff <B.Staff@richmond.gov.uk>
To: <desmond.ohara@blueyonder.co.uk>
Cc: George Turner <G.Turner2@richmond.gov.uk>
Date: Wednesday, November 14, 2007 2:35 pm
Subject: FW: Pre-application 21 Wellesley Road Strawberry Hill Middlesex TW2 5RR

Dear Mr O'Hara

Thank you for your e-mail regarding the above property. I have checked the EA website and can confirm that the site is not within a flood zone. Planning permission will be required but do not see any problems with this. the summer house would on its own be of a scale considered acceptable as permitted development and as such do not see any harm to amenity from this or the basement for that matter.

Regards

Bryan Staff
Planning Officer
Street Scene and Development
London Borough of Richmond upon Thames

(T) 020 8891 7300

(F) 020 8891 7789

Please note that the above advice is the opinion of a planning officer and cannot be held binding on any future decisions made by the LPA.

-----Original Message-----

From: Desmond O'Hara [mailto:desmond.ohara@blueyonder.co.uk]
Sent: 08 November 2007 09:21
To: Environmental Protection; Roy Summers; Michael Fogarty; Julian Kearney; Vicky & Julian Kearney
Subject: Re: Pre-application 21 Wellesley Road Strawberry Hill Middlesex TW2 5RR

Dear LBRUT's Chief Planning Officer

Re: Pre-application 21 Wellesley Road Strawberry Hill Middlesex TW2 5RR
Please find the Existing & Proposed Drawings attached as PDF's for your attention .

The proposed drawing includes your 2005 already GRANTED scheme, with an additional rear log cabin & garden basement neither of which were included in the 2005 original application.

My client wishes to take your pre-application advice with regards to their proposed, Garden Basement & Log Cabin. Single storey 3.5 M high.

The Basement is less than half the garden with a proposed link tunnel to the existing home. Is the site within a flood zone, & if so ie. do we need to consult the environment agency ?

I assume we new a full planning application for this " in or under ground "