

Reference No. 03/3007/HOT

Date: 24 November, 2003

S LEVER
c/o ENGLISHAUS ARCHITECTS
30 LAWRENCE ROAD
HAMPTON
TW12 2RJ



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 29 September, 2003 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

1 GLOUCESTER ROAD, HAMPTON
for

ERECTION OF TWO STOREY SIDE EXTENSION WITH GARAGE AND WORKSHOP TO FRONT AND
ERECTION OF SINGLE STOREY LINK EXTENSION TO REAR

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 for the following reason(s):

REASONS:

REF2U IMPACT ON NEIGHBOURS AND AREA

NS01U NON-STANDARD

INFORMATIVES:

IL05U DECISION DRAWING NUMBERS

IL17U ADVICE FOLLOWING REFUSAL

The full text of the reason(s) and/or informative(s) is shown on the attached sheet(s).

Environmental Protection and Customer Services
Civic Centre, 44 York Street
Twickenham, TW1 3BZ
Tel: 020 8891 7300

FULR

Signature

ON BEHALF OF THE COUNCIL
(SEE ATTACHED NOTES)

S LEVER
ENGLISHAUS ARCHITECTS
30 LAWRENCE ROAD
HAMPTON
TW12 2RJ

The reason(s) and/or informative(s) applicable to this application are as follows:

REASONS:

REF2U IMPACT ON NEIGHBOURS AND AREA

The proposed side extension by reason of its design, height, bulk, mass, depth and close proximity to the boundaries of the site would result in a cramped, overbearing and unneighbourly form of development, detrimental to the character of the house in particular, the visual appearance of the locality and the amenities of the occupiers of nearby properties. It would thereby be contrary to policies ENV 19 and 24 of the adopted Unitary Development Plan 1996 and BLT 11 and 16 of the emerging Unitary Development Plan - First Review.

NS01U NON-STANDARD

The proposed side extension by reason of its size and siting would compromise the long term health and appearance of the protected Yew tree in the front garden. The proposal would thus be contrary to policies ENV 8 and ENV 22 of the Richmond upon Thames Unitary Development Plan and policies ENV 9 and BLT 14 of the First Review.

INFORMATIVES:

IL05U DECISION DRAWING NUMBERS

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

2305/01 Rev B, 02 Rev D and 04 Rev F received on 29/9/03.

IL17U ADVICE FOLLOWING REFUSAL

The applicant is advised that if the application is resubmitted with the following amendments it is likely to be considered more favourably, although such advice is given without prejudice to any future decision by the Council:

Restrict the side extension to no more than 4 metres in width and set it back at least 1.5 metres behind the front main wall of the existing house.

