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TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Steve Scaffardi
12 Avenue Road
Staines
TW18 3AW

**APPLICATION
GRANTED**

Please contact: Planning Support

Please telephone: 0845 612 2660

Your ref:

Our ref:
DC/VIH/10/0022/HOT/HOT

Letter Printed: 3 March 2010

FOR DECISION DATED
03.03.2010

Dear Sir/Madam

Applicant: Mr And Mrs Byrne

Agent: Mr Steve Scaffardi

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 **6 January 2010** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

22 Mill Road, Twickenham, TW2 5HA, .

for

Proposed Two Storey Side Extension, Single Storey Rear Extension And Front Porch 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 **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule:-

Yours faithfully


Robert Angus
Development Control Manager

APPLICANT NAME Mr And Mrs Byrne 22 Mill Road Twickenham TW2 5HA	AGENT NAME Mr Steve Scaffardi 12 Avenue Road Staines TW18 3AW
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SITE:

22 Mill Road, Twickenham, TW2 5HA, .

PROPOSAL:

Proposed Two Storey Side Extension, Single Storey Rear Extension And Front Porch Extension.

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years BD14A Materials to match existing	
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INFORMATIVES:

U45284 Composite Informative	
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SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 10/0022/HOT

DETAILED CONDITIONS

AT01 Development begun within 3 years

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

BD14A Materials to match existing

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

DETAILED INFORMATIVES

U45284 Composite Informative

Decision Drawings:

For the avoidance of doubt the drawing numbers to which this decision refers are as follows: Drawing number 1454-1 received on 06.01.2010.

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Given that the proposed scheme does satisfy the design and residential amenity criteria in the UDP and does not prejudice the aims of the SPG, it is considered that the proposed two-storey side extension, single-storey rear extension and front porch would not be considered to be unneighbourly additions due to their size and siting and would not result in an unacceptable loss of privacy for neighbouring properties. The proposals would also not harm the character and appearance of the host properties, streetscene and the surrounding area in general.

Principal Policies:

The following have been taken into account in the consideration of this proposal:-

Unitary Development Plan - First Review 2005 policies BLT 11, 13, 15 and 16 and the Council's Supplementary Planning Guidance on Design Guidelines for House Extensions and External Alterations (SPG).

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and/or construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

You are recommended to prepare a survey, including photographs, of the condition of the adjacent public

SCHEDULE OF CONDITIONS AND INFORMATIVES TO APPLICATION 10/0022/HOT

highway, including pavement, which should be sent to the Local Highway Authority prior to the commencement of work to ensure that damage to the highway is prevented or repaired. Otherwise you and/or your contractor, may be held responsible for any damage found on completion of the works.

If the pavement is already broken or damaged you should contact Traffic and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 0845 612 2660) to arrange a joint inspection of the footway before work commences.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228;2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 10/0022/HOT