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REFUSED

TOWN AND COUNTRY PLANNING ACT 1990: DECISION NOTICE

Mr Ilir Prela
C/o Graham Miles - Architect
37 Broseley Grove
Sydenham
SE26 5LD

Your ref:

Please contact: Planning Support

Our ref: DC/RIA/06/3166/FUL

Please telephone: 0845 612 2660

Letter Printed: 16 February 2007

FOR DECISION DATED
16.02.2007

Dear Sir/Madam

Applicant: Mr Ilir Prela

Agent: Graham Miles - Architect

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 **26 September 2006** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Chertsey Road And Orchard Road Rear Of 37-55 Orchard Road, Chertsey Road, Twickenham, Middlesex,

for

Use Of Land As A Hand Car Wash; Including Erection Of A Canopy, Fences And Reception With Toilet And Storage Building and Formation of 2 New Vehicle Accesses.

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** subject to the reasons and informatives summarised below and listed on the attached schedule:-

SUMMARY OF REASONS AND INFORMATIVES

CONDITIONS:

U13697NS01 - Reason for Refusal
U13698NS02 - Reason for Refusal
U13700NS03 - Reason for Refusal

U13701NS04 - Reason for Refusal
U13702NS05 - Reason for Refusal

INFORMATIVES:

U22773 Decision Drawing Numbers

Yours faithfully



Robert Angus
Development Control Manager

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/3166/FUL

APPLICANT NAME Mr Ilir Prela 9 Nightingale CourtValley RoadShortlandsBR2 ODP	AGENT NAME Graham Miles - Architect 37 Broseley GroveSydenhamSE26 5LD
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SITE:

Chertsey Road And Orchard Road Rear Of 37-55 Orchard Road, Chertsey Road, Twickenham, Middlesex.

PROPOSAL:

Use Of Land As A Hand Car Wash; Including Erection Of A Canopy, Fences And Reception With Toilet And Storage Building and Formation of 2 New Vehicle Accesses.

DETAILED REASONS

U13697NS01 - Reason for Refusal

The proposal, by reason of its prominent siting adjacent to metropolitan open land (MOL) and its area of site coverage with hardstanding, buildings and car spaces and consequent reduction in greenery and trees would have a detrimental impact on the open character of the application site, the natural landscape to the river crane, adjacent MOL and visual amenities of the Chertsey Road (A316) street scene and occupants of nearby residential properties contrary to Policies STG 2, ENV 1, ENV3, ENV 11, BLT 11, BLT14 and BLT 16 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005 and Policy 4C.4 of The London Plan.

U13698NS02 - Reason for Refusal

The proposed development, by reason of its expected levels of traffic generation and with insufficient parking, would be likely to lead to conditions prejudicial to the free flow of traffic and conditions of general safety along the Chertsey Road (A316) in the vicinity of the application site contrary to policy TRN2 and TRN7 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005.

U13700NS03 - Reason for Refusal

In the absence of a flood risk assessment the applicant has not demonstrated that the proposed development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed. The proposal would therefore be contrary to policy ENV34 of the London Borough of Richmond upon Thames Unitary Development Plan First Review 2005, Planning Policy Statement 25 - Development and Flood Risk (PPS 25) and The London Plan Policy 4C.6.

U13701NS04 - Reason for Refusal

In the absence of groundwater protection and pollution prevention assessment the applicant has failed to demonstrate that the proposed development, due its close proximity to the River Crane and the underlying major aquifer, would not pose an unacceptable risk to the quality of groundwater. The proposal would therefore be contrary to policy ENV40 of the Richmond upon Thames Unitary Development Plan First Review 2005 and Planning Policy Statement 23 – Planning and Pollution Control (PPS 23).

U13702NS05 - Reason for Refusal

The applicant has failed to provide sufficient information which demonstrates that the proposal would not have a harmful impact on existing wildlife habitats and species, such as bats, by reason of noise, air pollution, light pollution, surface runoff of water from the use of hardsurfacing, water quality and other factors as raised on the Local Biodiversity Action Plan. The proposal would therefore be contrary to Policies ENV 18, ENV 19, ENV 24 and ENV33 of the London Borough of Richmond upon Thames Unitary Development Plan: First Review 2005

DETAILED INFORMATIVES

U22773 Decision Drawing Numbers

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/3166/FUL

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Ordnance Survey received on 26 September 2006, 1202/01-B, and Shelter Walkway Canopy Specifications Unnumbered Sheets 1, 2 and 3 received on 22 December 2006.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 06/3166/FUL