

Place Division / Development Management

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Miss Rebecca Parnell
Freedom Homes Architects
85 Uxbridge Road
Ealing Cross
London
W5 5BW
United Kingdom

Letter Printed 23 August 2024

FOR DECISION DATED
23 August 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
The Town And Country Planning (General Permitted Development) (England)
Order 2015 (as Amended)
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Application: 24/1629/PS192
Your ref: 77 Winchester Road
Our ref: DC/GAP/24/1629/PS192
Applicant: Siobhan O'Rorke
Agent: Miss Rebecca Parnell

In pursuance of their powers under the above mentioned Act and Order, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as Local Planning Authority **HEREBY REFUSE** your application received on 27 June 2024 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

77 Winchester Road Twickenham TW1 1LE

for

Alterations to the fenestration, extended patio at the rear of the property, and installation of a new air con unit.

The grounds for the Council's decision are subject to the reasons and informatives overleaf.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Arroyo'.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1629/PS192

APPLICANT NAME

Siobhan O'Rorke
77 Winchester Road
Twickenham
Richmond Upon Thames
TW1 1LE

AGENT NAME

Miss Rebecca Parnell
85 Uxbridge Road
Ealing Cross
London
W5 5BW
United Kingdom

SITE

77 Winchester Road Twickenham TW1 1LE

PROPOSAL

Alterations to the fenestration, extended patio at the rear of the property, and installation of a new air con unit.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0187554	Reason for Refusal
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INFORMATIVES

U0093014	Info for the Applicant
U0093010	Decision Drawings and Documents

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0187554 Reason for Refusal

This proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. This is because it does not meet criteria laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments, namely:

The proposal is not considered to be lawful within the meaning of s.192 of the Act, given the provision of an air conditioning unit is not allowed under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO).

DETAILED INFORMATIVES

U0093014 Info for the Applicant

Any future application will need to clarify if the rendering to the two-storey front bay-window and front façade brick detailing is part of this proposal as shown in the 3D image of drawing reference: WR-R00-PR-105 received 27 June 2024.

Any future application will need to clearly reference the Schedules, Parts and Classes of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GDPO) to which its proposal/s refer/s to.

U0093010 Decision Drawings and Documents

For the avoidance of doubt the drawing numbers and documents to which this decision refers are as follows:-

WR-R00-EX-102
WR-R00-EX-103
WR-R00-EX-104
WR-R00-EX-105
WR-R00-PR-101
WR-R00-PR-102
WR-R00-PR-103
WR-R00-PR-104
WR-R00-PR-105
WR-R00-PR-106 - received 27 June 2024.

Email named 'Agent Response' dated 08/07/2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1629/PS192

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for a certificate under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended) or to refuse in part you may appeal to the Secretary of State under Section 195 of the Act (as amended).**
- 2. Notices of appeal must be submitted online at www.planninginspectorate.gov.uk or in writing to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN or in Wales to the Secretary of State for Wales, Cathays Park, Cardiff CF1 3NQ. Copies of all relevant documents, including the application, the**

notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.

- 3. You are advised to consult the brief official guide to the applications and appeals, published by the department of the Environment and the Welsh Office from which the appeal forms may also be obtained on request.**