

Place Division / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Bob Trimble
Bob Trimble - Architects
36 York St
Twickenham
TW1 3LJ

Letter Printed 4 September 2024

FOR DECISION DATED
4 September 2024

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 24/1726/HOT
Your ref: Egerton Rd (27) MKIII
Our ref: DC/PSH/24/1726/HOT
Applicant: Dr & Mrs Antimos Ouzounoglu
Agent: Bob Trimble

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 **8 July 2024** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

27 Egerton Road Twickenham TW2 7SL

for

Construction of two-storey side extension with ground floor projecting forward of front elevation, single storey rear extension, hip to gable roof extension and rear dormer, new front porch.

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 and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1726/HOT

APPLICANT NAME

Dr & Mrs Antimos Ouzounoglu
27, Egerton Road
Twickenham
TW2 7SL

AGENT NAME

Bob Trimble
36 York St
Twickenham
TW1 3LJ

SITE

27 Egerton Road Twickenham TW2 7SL

PROPOSAL

Construction of two-storey side extension with ground floor projecting forward of front elevation, single storey rear extension, hip to gable roof extension and rear dormer, new front porch.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0188363	Reason for Refusal - Design
----------	-----------------------------

INFORMATIVES

U0094180	NPPF REFUSAL - Para. 38-42
U0094183	Drawing error
U0094182	Decision Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188363 Reason for Refusal - Design

The proposed two storey side extension and hip to gable roof extension and rear dormer, by reason of their combined siting, scale, bulk, and massing, would constitute poor design and a visually incongruous and dominant addition to the dwellinghouse, creating an imbalance to the appearance of the terrace which would blur the distinct separation with the adjoining terrace.

The scheme fails to comply with, in particular, policy LP1 of the Local Plan (adopted 2018), and the House Extensions and External Alterations Supplementary Planning Document (May 2015).

DETAILED INFORMATIVES

U0094180 NPPF REFUSAL - Para. 38-42

In accordance with paragraphs 38-42 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner.

In this instance:

- o The applicants did not seek formal pre-application advice, and the scheme was found to be contrary to policy and guidance, and subsequently refused. The Council is ready to enter into discussions, through the Council's formal pre-application service, to advise the applicants of relevant policy and guidance; and where possible assist in the preparation of a new planning permission. More information on the pre-application service and relevant fees can be found online at www.richmond.gov.uk/pre-application_for_developers.

U0094183 Drawing error

It is noted that the proposed side elevation plan submitted with the application does not correctly illustrate the form of the proposal, noting that it does not show the first floor setback which other drawings do. You are advised to provide an accurate drawing set for any future submission.

U0094182 Decision Drawings

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

2035/1, 2035/2C received 10th July 2024; Location Plan and Application Form received 8th July 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1726/HOT

HOT Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal

Refusal of permission for HOT applications – this type of appeal is appropriate for domestic alterations and extensions and any ancillary development in the garden. It is not appropriate for alterations to flats.

Appeal time

Within 12 weeks of the date of this notice.

Who can appeal

The applicant or their agent may lodge an appeal

The appeals process

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Using a form which you can get from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The Planning Inspectorate (on behalf of the Secretary of State) will determine the appeal procedure to be followed. Normally this will proceed by way of the Householder Appeal Service which will rely solely on information submitted at application stage. The Council will send copies of any letters of objection or support they received when considering your application. Further submissions or statements will not be accepted by the Planning Inspectorate.

Your householder appeal will be decided by a Planning Inspector. He/she will consider all the application documents and grounds of appeal and also make an unaccompanied visit to the appeal site. You may be required to provide access to the site for the Inspector.

Appeal decision

80% of householder appeal decisions will be issued within 8 weeks from the start date of the appeal.

Further information available from:

The Planning Inspectorate –

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice