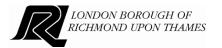
Place Division / Development Management

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Mr Sunny Bahia AsB Architecture Ltd 54 keith road hayes ub3 4hp Letter Printed 6 September 2024

FOR DECISION DATED 6 September 2024

Dear Sir/Madam

United Kingdom

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

Application: 24/1710/HOT

Your ref: 19 Chester Avenue Twickenham ...

Our ref: DC/PSH/24/1710/HOT

Applicant: Mrs Osa Osifo **Agent:** Mr Sunny Bahia

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

19 Chester Avenue Twickenham TW2 6AG

for

Proposed part hip to gable end with a rear roof dormer, and front velux roof lights

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

Robert Angus Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1710/HOT

APPLICANT NAME

Mrs Osa Osifo 19 Chester Avenue Twickenham Richmond Upon Thames TW2 6AG **AGENT NAME**

Mr Sunny Bahia 54 keith road hayes ub3 4hp

United Kingdom

SITE

19 Chester Avenue Twickenham TW2 6AG

PROPOSAL

Proposed part hip to gable end with a rear roof dormer, and front velux roof lights

SUMMARY OF REASONS AND INFORMATIVES

REASONS	
U0188462	Reason for Refusal - Design
INFORMATIVES	
U0094212	Decision Drawings
U0094211	NPPF - Para 38-42

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188462 Reason for Refusal - Design

The rear dormer component of the proposed, by reason of the siting, scale, bulk, and massing, would constitute poor design and a visually incongruous and dominant addition to the dwellinghouse, and create an imbalance to the appearance of the rear of No.19 and No.17.

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

U0094212 Decision Drawings

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

19 002 and 19 003; Location Plan and Application Form received 5th July 2024.

U0094211 NPPF - 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.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1710/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