

**Place Division / Development Management**

Web: [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)  
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Mr Sunny Bahia  
AsB Architecture Ltd  
54 Keith Road  
Hayes  
UB3 4HP  
United Kingdom

Letter Printed 6 September 2024

**FOR DECISION DATED**  
6 September 2024

Dear Sir/Madam

**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

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

Robert Angus  
Head of Development Management

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

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### REASONS

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U0188462	Reason for Refusal - Design
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### INFORMATIVES

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U0094212	Decision Drawings
U0094211	NPPF - Para 38-42

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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **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).

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## DETAILED INFORMATIVES

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### **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](http://www.richmond.gov.uk/pre-application_for_developers).

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

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# **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](http://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](http://www.planninginspectorate.gov.uk)

Email [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)

Telephone 0303 444 5000

London Borough of Richmond Upon Thames -

Website [www.richmond.gov.uk/planning](http://www.richmond.gov.uk/planning)

Email [planningappeals@richmond.gov.uk](mailto:planningappeals@richmond.gov.uk)

Telephone 020 8891 1411 for advice