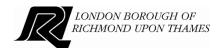
Place Division / Development Management

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

Tel: 020 8891 1411

Textphone: 020 8891 7120



Mr Paul Nicholls
Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
DA3 8BG

Letter Printed 11 September 2024

FOR DECISION DATED
11 September 2024

Dear Sir/Madam

United Kingdom

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: 24/1802/PS192
Your ref: 4163 - 32 Park Road
Our ref: DC/RHE/24/1802/PS192
Applicant: Uchechi and Ellie Okereke

Agent: Mr Paul Nicholls

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 16 July 2024 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

32 Park Road Twickenham TW1 2PX

for

Application seeking a lawful development certificate for proposed single storey and two-storey rear extensions

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

Yours faithfully

72.Amg

Robert Angus Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1802/PS192

APPLICANT NAME

Uchechi and Ellie Okereke 32 Park Road Twickenham

Richmond Upon Thames

TW1 2PX

AGENT NAME

Mr Paul Nicholls 2 The Parade Ash Road Hartley Longfield DA3 8BG

United Kingdom

SITE

32 Park Road Twickenham TW1 2PX

PROPOSAL

Application seeking a lawful development certificate for proposed single storey and twostorey rear extensions

SUMMARY OF REASONS AND INFORMATIVES

REASONS	
U0188638	Development/ Permission Required
INFORMATIVES	
U0094234 U0094239	Decision drawing nos Applicant Informative

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0188638 Development/ Permission Required

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 A.3 (a) and A.3 (c) of Class A Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments. This is because; the proposed rear elevation fenestration does not give a similar visual appearance to those in the existing house in regard to overall shape, colour and size of the frames and the roof pitch of the two storey rear extension is not, so far as practicable, the same as the roof pitch of the original dwellinghouse.

DETAILED INFORMATIVES

U0094234 Decision drawing nos

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows: 202308-LON-00-100-RO, 202308-LON-00-102-RD, 202308-LON-00-300-RD, 202308-LON-00-400-RD, 202308-LON-00-402-RD, 202308-LON-20-10-RO, 202308-LON-20-100-PD-RO, 202308-LON-20-102-PD-RO, 202308-LON-20-300-PD-RO, 202308-LON-20-400-PD-RO, 202308-LON-20-402-PD-RO, 202308-LON-PP-10-RO received 16th July 2024

U0094239 Applicant Informative

In a future submission, proposed drawings should only show those works proposed within this application and should not include works from other previous applications unless these have been fully built out on site.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/1802/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.