

**Place Division / Development Management**

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

Letter Printed 11 September 2024

**FOR DECISION DATED**  
11 September 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:** 24/1802/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

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 24/1802/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 two-storey rear extensions

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

U0188638	Development/ Permission Required
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### INFORMATIVES

U0094234	Decision drawing nos
U0094239	Applicant Informative

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **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.

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## DETAILED INFORMATIVES

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### **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-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

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## **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](http://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.**