

Mr Mark Prizeman
Mark B. Prizeman
7 Dilke Street
London
SW3 4JE

Letter Printed 17 March 2021

FOR DECISION DATED
17 March 2021

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: 21/0785/PS192
Your ref: BURnell Permitted
Our ref: DC/KEM/21/0785/PS192
Applicant: Phillippa and Limoz Logli
Agent: Mr Mark Prizeman

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 3 March 2021 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

6 Burnell Avenue Ham Richmond TW10 7YE

for

**Single storey side/rear extension, first floor rear extension with hipped roof.
Cover to side passage. Hip to gable and rear dormer roof extension. 3 rooflights
to front roof slope. Garden studio.**

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

Yours faithfully

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/0785/PS192

APPLICANT NAME

Phillippa and Limoz Logli
6 Burnell Avenue
Ham
Richmond
TW10 7YE

AGENT NAME

Mr Mark Prizeman
7 Dilke Street
London
SW3 4JE

SITE

6 Burnell Avenue Ham Richmond TW10 7YE

PROPOSAL

Single storey side/rear extension, first floor rear extension with hipped roof. Cover to side passage. Hip to gable and rear dormer roof extension. 3 rooflights to front roof slope. Garden studio.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0097101	Development / Permission Required
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INFORMATIVES

U0049755	Decision Drawing Numbers
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0097101 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 laid down under Class A, A.1, (F) & (j) and Class B, B.2 (b) in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments. This is because; the proposed extension exceeds 3m in depth beyond the rear elevation of the original dwellinghouse, the combined side/rear extension and has a width greater than half the width of the original dwellinghouse and the rear dormer is not set in by at least 20cm from the newly created eaves of the two-storey rear extension.

DETAILED INFORMATIVES

U0049755 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- BUR1, BUR2, BUR3, BUR4, BUR5, BUR6, BUR7, BUR8, BUR9, BUR10, BUR11, BUR12A, BUR13, BUR14A, BUR15, BUR16, BUR17, BUR18, BUR19, BUR20, BUR21, BUR22, BUR23, BUR24, BUR25, BUR26, BUR31, BUR32, BUR33, BUR34, BUR35A, BUR37A & BUR38 received on 03.03.2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/0785/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.**