

Mr Jeffrey Thwaites  
The Jackdaw Company  
58 Broad Oaks  
Wickford  
SS12 9BQ

Letter Printed 28 May 2021

**FOR DECISION DATED**  
28 May 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:** 21/1873/PS192  
**Your ref:** Rear two Storey extension 2  
**Our ref:** DC/KEM/21/1873/PS192  
**Applicant:** Mr Dan Abbott  
**Agent:** Mr Jeffrey Thwaites

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

**6 The Shires Ham Common Richmond TW10 5HF**

for

**Two-storey rear extension.**

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 21/1873/PS192

## APPLICANT NAME

Mr Dan Abbott  
6 The Shires  
Ham Common  
Richmond  
TW10 5HF

## AGENT NAME

Mr Jeffrey Thwaites  
58 Broad Oaks  
Wickford  
SS12 9BQ

## SITE

6 The Shires Ham Common Richmond TW10 5HF

## PROPOSAL

Two-storey rear extension.

## SUMMARY OF REASONS AND INFORMATIVES

---

### REASONS

---

U0101730	Reason for Refusal - A.1 (i) & A.3 (a)
----------	----------------------------------------

---

### INFORMATIVES

---

U0051652	Decision Drawing Numbers
----------	--------------------------

# DETAILED REASONS AND INFORMATIVES

---

## DETAILED REASONS

---

### **U0101730 Reason for Refusal - A.1 (i) & A.3 (a)**

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 the height of the eaves of the two-storey extension would exceed 3m in height and would be within 2m of the boundary of the curtilage of the dwellinghouse, and the proposed fenestration is of a different style and material to existing. Therefore, the scheme does not meet the criteria laid down under Class A, A.1 (i) and A.3 (a) in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments.

---

## DETAILED INFORMATIVES

---

### **U0051652 Decision Drawing Numbers**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Location Plan, PD01, PD02D, PD03 & PD04B received on 24.05.2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
21/1873/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](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.**