

Mr Mike Tibbotts
Heritage Architecture
Lingate House
Oakcroft Road
West Byfleet
KT14 6JH
Surrey

Letter Printed 3 June 2021

FOR DECISION DATED
3 June 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: 21/1151/GPH07
Your ref: 2148 - PD2
Our ref: DC/TFA
Applicant: Mr Harrison Gurney
Agent: Mr Mike Tibbotts

In pursuance of their powers under the above mentioned Act and Orders, the LONDON BOROUGH OF RICHMOND UPON THAMES ("The Council") as the Local Planning Authority **HEREBY REFUSE** your application received on **31 March 2021** for a **PRIOR APPROVAL** relating to:

175A Burtons Road Hampton Hill Hampton TW12 1DX

for

Erection of second storey over existing single storey dwelling. Raise height by 3.01m, overall height 6.34m.

The grounds for the Council's decision are subject to the reasons and informatives summarised and listed on the attached schedule.

Yours faithfully



Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/1151/GPH07

APPLICANT NAME

Mr Harrison Gurney
175A, Burtons Road
Hampton Hill
TW12 1DX

AGENT NAME

Mr Mike Tibbotts
Lingate House
Oakcroft Road
West Byfleet
KT14 6JH
Surrey

SITE

175A Burtons Road Hampton Hill Hampton TW12 1DX

PROPOSAL

Erection of second storey over existing single storey dwelling. Raise height by 3.01m, overall height 6.34m.

The reason(s) and/or informatives(s) applicable to this application are as follows:

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0101908	External Appearance
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INFORMATIVES

U0051527	Decision documents
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0101908 External Appearance

Under Schedule 2, Part 1, Class AA (AA.2(3)(a)(ii)) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), prior approval is required and refused in relation to the external appearance of the dwellinghouse. The proposed upward roof addition to the existing building, by reason of its combined siting, eaves line and lack of set in from adjoining properties would result in an incongruous and unsympathetic form of development that would adversely impact on the appearance and form of the host property to the detriment of the visual amenity of the street scene. The development conflicts with the NPPF, Local Plan and London Plan, in particular Chapter 12 of the NPPF and Policies LP1 and LP2 of the Local Plan.

DETAILED INFORMATIVES

U0051527 Decision documents

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- HA/2148/1, HA/2148/2, HA/2148/3; received 12 April 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/1151/GPH07

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval you may appeal to the Secretary of State under Section 78 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.**