

Environment Directorate / Development Management

Web: www.richmond.gov.uk/planning
Email: envprotection@richmond.gov.uk
Tel: 020 8891 1411
Textphone: 020 8891 7120



Mr Gary White, Courtleas Consulting Ltd
1 Courtless
Cobham
KT11 2PW

Letter Printed 29 September
2021

FOR DECISION DATED
29 September 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: 21/3146/PDE

Your ref:

Our ref: DC/AMU

Applicant: Mr K Cheung

Agent: Mr Gary White, Courtleas Consulting Ltd

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 **6 September 2021** for a **PRIOR APPROVAL** relating to:

16 Lisbon Avenue Twickenham TW2 5HP

for

Single storey rear extension, 6.0m in depth, 3.785m in height, and 2.860m in height to eaves.

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 21/3146/PDE

APPLICANT NAME

Mr K Cheung
16 Lisbon Avenue
Twickenham
TW2 5HP

AGENT NAME

Mr Gary White, Courtleas Consulting Ltd
1 Courtless
Cobham
KT11 2PW

SITE

16 Lisbon Avenue Twickenham TW2 5HP

PROPOSAL

Single storey rear extension, 6.0m in depth, 3.785m in height, and 2.860m in height to eaves.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0110444	Reason for Refusal
----------	--------------------

INFORMATIVES

U0054884	Decision Drawings
----------	-------------------

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0110444 Reason for Refusal

The proposal CONSTITUTES DEVELOPMENT within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application IS REQUIRED. The proposal fails to comply with the criteria set out in A.1 (jiii) and (ja) of Class A Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO), as the proposed rear extension would project beyond the wall which forms a side elevation of the original dwellinghouse (two storey bay window) for a width which exceeds half the width of the original dwellinghouse. The proposal would also fail to comply with criteria A.3(a) of Class A Part 1 Schedule 2 laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015, and any subsequent legislative amendments.

Additionally, an objection was received from a neighbouring occupier objecting to the proposed development and as required by Part A.4 of the 'The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013', the Local Planning Authority is required to assess the impact of the proposed development on the amenity of any adjoining premises. On assessment, the proposed extension by reason of its combined depth, height, and siting would result in an unduly overbearing and visually obtrusive form of development to the detriment of the residential amenities of the adjacent occupants. The proposal is thereby contrary to the NPPF, Local Plan, in particular, Policy LP 8, and the 'House Extensions and External Alterations' SPD.

DETAILED INFORMATIVES

U0054884 Decision Drawings

For the avoidance of doubt the Drawing No to which this decision refers is as follows:-

21-383-01; 21-383-02D; Location Plan; and Application Form, received 7th September 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/3146/PDE

NOTES:

- 1. If you are aggrieved by the decision of the Council to refuse an application for prior approval under Section 192 of the Town and Country Planning Act 1990 (as amended) 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.**

