

Mr Ike Obanye
Iketecture
22 Telegraph Building
Harrington Way
Royal Borough of Greenwich
SE18 5NR
United Kingdom

Letter Printed 8 October 2021

FOR DECISION DATED
8 October 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: 21/2542/PS192
Your ref: Melinda & Clive Spooner-CoL
Our ref: DC/LCA/21/2542/PS192
Applicant: Mr & Mrs Spooner
Agent: Mr Ike Obanye

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

47 Fielding Avenue Twickenham TW2 5LZ

for

Part single, part two-storey rear extension, a hip to gable roof extension with rear dormer extension and rooflights and new windows.

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 21/2542/PS192

APPLICANT NAME

Mr & Mrs Spooner
47, Fielding Avenue
Twickenham
TW2 5LZ

AGENT NAME

Mr Ike Obanye
22 Telegraph Building
Harrington Way
Royal Borough of Greenwich
SE18 5NR
United Kingdom

SITE

47 Fielding Avenue Twickenham TW2 5LZ

PROPOSAL

Part single, part two-storey rear extension, a hip to gable roof extension with rear dormer extension and rooflights and new windows.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0111089	Refusal Reason
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INFORMATIVES

U0055159	Decision drawing numbers ~~
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0111089 Refusal Reason

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 in the Town and Country Planning (General Permitted Development) (England) Order 2015, and any subsequent legislative amendments, as specified below:

The proposed rear extension would fail to comply with Schedule 2, Part 1, Class A.1 parts:

h - the enlarged part of the dwellinghouse would have more than a single storey and ---
(i) extend beyond the rear wall of the original dwellinghouse by more than 3m, or
(ii) be within 7m of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse.

i - the enlarged part of the dwellinghouse would be within 2m of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3m.

j(a) - the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) would exceed the limits set out in sub-paragraphs (e) to (j).

The proposed roof extension would fail to comply with Schedule 2, Part 1, Class B.1 part:

b - any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

As such planning permission would be required.

DETAILED INFORMATIVES

U0055159 Decision drawing numbers ~~

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 292/EX.00, EX.01, EX.02, EX.03, EX.04, EX.05, EX.06, EX.07, EX.08. 3, PR.00, PR.01, PR.02, PR.03, PR.04, PR.05, PR.06, PR.07, PR.08, received on 13 July.2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/2542/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.**