

Environment Directorate / Development Management

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Miss Hannah Bardwell
Barnes Design
98 Charlmont Road
Tooting
SW17 9AB

Letter Printed 1 November
2021

FOR DECISION DATED
1 November 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: 21/3313/PDE
Your ref:
Our ref: DC/AMU
Applicant: Laura And Matt Peck
Agent: Miss Hannah Bardwell

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

25 Percy Road Hampton TW12 2HW

for

single storey rear extension (5.16m depth, 2.95m eaves height, 2.95m overall height)

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 21/3313/PDE

APPLICANT NAME

Laura And Matt Peck
25 Percy Road
Hampton
TW12 2HW

AGENT NAME

Miss Hannah Bardwell
98 Charlmont Road
Tooting
SW17 9AB

SITE

25 Percy Road Hampton TW12 2HW

PROPOSAL

single storey rear extension (5.16m depth, 2.95m eaves height, 2.95m overall height)

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0112743	Reason for Refusal
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INFORMATIVES

U0055411	Decision Drawings
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0112743 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.3 (a) 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 exterior finish being render is not visually similar to the existing dwellinghouse which is pebbledash.

DETAILED INFORMATIVES

U0055411 Decision Drawings

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

BD739.EX.01; BD739.PL.01.REV A; and Application Form, received 23rd September 2021.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/3313/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.**