

Environment Directorate / Development Management

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



Mr Sukh Bal
Landmark Architecture and Planning
The Pillars
Slade Oak Lane
Gerrards Cross
SL9 0QE

Letter Printed 26 January
2022

FOR DECISION DATED
26 January 2022

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: 21/4459/PDE
Your ref:
Our ref: DC/SGR
Applicant: Mr Simon Peake
Agent: Mr Sukh Bal

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 **24 December 2021** for a **PRIOR APPROVAL** relating to:

27 Taylor Avenue Kew Richmond TW9 4EB

for

single storey rear extension (8.00m depth, 2.46m eaves height, 3.00m 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

A handwritten signature in black ink, appearing to read 'R. Arroyo'.

Robert Angus
Head of Development Management

SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 21/4459/PDE

APPLICANT NAME

Mr Simon Peake
27 Taylor Avenue
Kew
Richmond
TW9 4EB

AGENT NAME

Mr Sukh Bal
The Pillars
Slade Oak Lane
Gerrards Cross
SL9 0QE

SITE

27 Taylor Avenue Kew Richmond TW9 4EB

PROPOSAL

single storey rear extension (8.00m depth, 2.46m eaves height, 3.00m overall height)

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0118537	Reason for Refusal
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INFORMATIVES

U0057831	Decision Document
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0118537 Reason for Refusal

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 A.1 ((j(iii))) 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. This is because the width of the extension to the side elevation is more than half the width of the original dwellinghouse.

DETAILED INFORMATIVES

U0057831 Decision Document

For the avoidance of doubt, the following documents were taken into account in the assessment of this application:

- o Drawing: 102 showing Existing and Proposed Elevations dated 11.11.2021
- o Drawing: 100 showing Existing Floor Plans and Roof Plan dated 11.11.2021
- o Drawing: 101 showing Proposed Floor Plans and Roof Plan dated 11.11.2021
- o Drawing: 103 showing Location Plan dated 11.11.2021
- o All received: 31.12.2021

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
21/4459/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.**