

mr Max Rengifo
WR-AP
15 Teddington Business Park
Teddington
Teddington
tw11 9bq
United Kingdom

Letter Printed 23 January 2023

FOR DECISION DATED
23 January 2023

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: 22/3535/PS192
Your ref: 44 CLAREMONT ROAD
Our ref: DC/GAP/22/3535/PS192
Applicant: Sean Weston
Agent: mr Max Rengifo

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 28 November 2022 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

44 Claremont Road Teddington TW11 8DG

for

LOFT CONVERSION TO EXTEND EXISTING BACK ADDITION DORMER TO REAR OF DWELLING.

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 22/3535/PS192

APPLICANT NAME

Sean Weston
Unit 15, Teddington Business Park, Station
Road
WR-AP
Teddington
Richmond Upon Thames
TW11 9BQ
United Kingdom

AGENT NAME

mr Max Rengifo
15 Teddington Business Park
Teddington
Teddington
tw11 9bq
United Kingdom

SITE

44 Claremont Road Teddington TW11 8DG

PROPOSAL

LOFT CONVERSION TO EXTEND EXISTING BACK ADDITION DORMER TO REAR OF DWELLING.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0148419	Reasons for Refusal
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INFORMATIVES

U0073861	Decision Drawings
U0073860	Inaccurate Drawings

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0148419 Reasons for Refusal

The proposal is not considered to be lawful within the meaning of Section 192 of the Act, given such proposal fails to meet the requirements of Schedule 2 Part 1 Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), namely:

B.1(d)(ii): the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres.

C.1(c): the proposed roof lights will protrude beyond the ridge line of the main roof.

DETAILED INFORMATIVES

U0073861 Decision Drawings

For the avoidance of doubt the drawing numbers to which this decision refers are as follows:-

WRAP-A-0100 REV 1, WRAP-A-0130 REV 1, WRAP-A-0150 REV 1, WRAP-A-0180 REV 1, WRAP-GA-A-0110 REV 1, WRAP-GA-A-0120 REV 1, WRAP-GA-A-0160 REV 1, WRAP-GA-A-0170 REV 1 - received 28 November 2022.

U0073860 Inaccurate Drawings

The applicant is advised that the proposed west elevation is not consistent with the proposed rear elevation, proposed second and roof plans and proposed section 01.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
22/3535/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.**