

Mrs Alejandro NietoMeneses
Cubo design LTD
10 Crane Way
London
TW2 7NJ
United Kingdom

Letter Printed 26 April 2023

FOR DECISION DATED
26 April 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: 23/0574/PS192
Your ref: PD Porch, Rear extension and ...
Our ref: DC/GAP/23/0574/PS192
Applicant: Mr and Mrs Stephen and Jessica Kingsmith
Agent: Mrs Alejandro NietoMeneses

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 3 March 2023 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

2 Park Lane Teddington TW11 0JA

for

Rear dormer roof extension, single storey rear extension and front porch extension.

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 23/0574/PS192

APPLICANT NAME

Mr and Mrs Stephen and Jessica Kingsmith
2 Park Lane
Teddington
Richmond Upon Thames
TW11 0JA

AGENT NAME

Mrs Alejandro NietoMeneses
10 Crane Way
London
TW2 7NJ
United Kingdom

SITE

2 Park Lane Teddington TW11 0JA

PROPOSAL

Rear dormer roof extension, single storey rear extension and front porch extension.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0154952	Reasons for Refusal
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INFORMATIVES

U0077596	Decision Drawings
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0154952 Reasons 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 laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments, namely:

The proposal is not considered to be lawful within the meaning of section.192 of the Act, given the proposal failed to meet the requirements of Classes A and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO), namely:

The single storey rear extension would straddle the shared boundary with No. 4 Park Lane, therefore falling outside the curtilage of the dwellinghouse. As such, this fails to comply with the fundamental criterion of Schedule 2, Part 1 of the GDPO, in particular being a development within the curtilage of the dwellinghouse.

A.1(i): the single storey rear extension would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of this would exceed 3 metres.

D.1(c): the porch would be more than 3 metres above ground level.

DETAILED INFORMATIVES

U0077596 Decision Drawings

For the avoidance of doubt the Drawing(s) to which this decision refers are as follows:-

Location Plan, D 01, D 02, PL_00_PD, PL_01_PD, PL_02_PD, PL_03_PD, PL_04_PD, PL_05_PD, PL_06_PD - received 3 March 2023.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
23/0574/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.**

