

**Environment Directorate / Development Management**

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Mr Nicholas Lockwood  
15 Elmfield Avenue  
Teddington  
TW11 8BU

Letter Printed 15 August 2023

**FOR DECISION DATED**  
15 August 2023

Dear Sir

**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:** 23/1509/PDE  
**Your ref:**  
**Our ref:** DC/FIS  
**Applicant:** Mr Nicholas Lockwood  
**Agent:**

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 **31 May 2023** for a **PRIOR APPROVAL** relating to:

**15 Elmfield Avenue Teddington TW11 8BU**

for

**Single Storey Rear Extension (4.35m depth, 2.52m 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

Robert Angus

Head of Development Management

# SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 23/1509/PDE

## APPLICANT NAME

Mr Nicholas Lockwood  
15 Elmfield Avenue  
Teddington  
TW11 8BU

## AGENT NAME

## SITE

15 Elmfield Avenue Teddington TW11 8BU

## PROPOSAL

Single Storey Rear Extension (4.35m depth, 2.52m eaves height, 3.00m overall height)

## SUMMARY OF REASONS AND INFORMATIVES

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### REASONS

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U0163046	Reason for Refusal
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### INFORMATIVES

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U0082234	Decision drawing numbers ~~
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# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **U0163046 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 Class A laid down in Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and any subsequent legislative amendments.

By reason of the height of the rear extension exceeding 3m in height, the proposal is contrary to paragraph A.1 (i) of the above regulation.

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## DETAILED INFORMATIVES

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### **U0082234 Decision drawing numbers ~~**

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:-

Location Plan, Block Plan, 3610-01 Existing Drawings, 3610-01 Proposed Drawings - Recd. 02/06/2023

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION  
23/1509/PDE

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### **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](http://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.**