

Place Division / Development Management

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Sean Currie
BCS Partnership
13 Creswick Road
Acton
London
W3 9HG

Letter Printed 9 August 2024

FOR DECISION DATED
9 August 2024

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: 24/1810/PDE
Your ref:
Our ref: DC/KEM
Applicant: Lara Howells
Agent: Sean Currie

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the relevant Orders made thereunder, you have made an application received on **13 July 2024** for a **PRIOR APPROVAL** relating to:

12 Milton Road East Sheen London SW14 8JR

for

Single-storey rear extension (4.35m depth, 3m eaves height, 4m overall height).

This written notice confirms that **prior approval is not required** for the proposed development, subject to conditions outlined overleaf.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 24/1810/PDE

APPLICANT NAME

Lara Howells
12 Milton Road
East Sheen
London
SW14 8JR

AGENT NAME

Sean Currie
13 Creswick Road
Acton
London
W3 9HG

SITE

12 Milton Road East Sheen London SW14 8JR

PROPOSAL

Single-storey rear extension (4.35m depth, 3m eaves height, 4m overall height).

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

Conditions for Class A General Permitted Developments

INFORMATIVES

U0093593	Decision Drawing Numbers
U0093600	Permitted Works

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

Conditions for Class A General Permitted Developments

1. The development shall be carried out in accordance with the information submitted to the local planning authority
2. The applicant / developer shall notify the local planning authority in writing of the completion of the development as soon as reasonably practicable after completion, and include:
 - The name of the developer;
 - The address or location of the development; and
 - The date of completion.

DETAILED INFORMATIVES

U0093593 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- E111 & E112 received on 17 Jul 2024 and E101, E102, E103, E104, E105, E106, E107, E108, E109, E110, E111 & E112 received on 18 Jul 2024.

U0093600 Permitted Works

This permission grants approval for the single-storey rear extension as described within the 'Description of Proposed Works' only.

The proposed drawings show lowering of the ground floor level, these works fall outside the scope of permitted development for a larger home extension, which allows for a single-storey rear extension only and therefore this decision notice does not grant permission for the lowering of the floor level within the ground floor W/C.

The applicant is advised that the application site falls within the borough-wide Article 4 Direction (basements), effective from 18/04/2018. The direction "withdraws permitted development rights for subterranean development granted by Class A of Part 1 of Schedule 2 of the 2015 Order and the effect of the Direction is that permitted development rights for this type of development are withdrawn and that planning permission will therefore be required for the extension of private dwelling-houses consisting of the formation of basements, light-wells rooms, cellars or any other type of usable space or space complementing other useable space beneath a private dwelling-house or below ordinary ground level in proximity to a private dwelling-house".

The effect of the Direction states that planning permission is required for basement and subterranean developments. The lowering and excavation of the floor level would entail the formation/alteration of useable space below ordinary ground level. The lowering of the ground level immediately adjacent to the dwellinghouse is also restricted by way of the Article 4 Direction.

PLEASE NOTE

This notice applies only to the extent of the use/operations/matter described and to the land specified. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

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.**