

Place Division / Development Management

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



Mr Ian Felgate
Brookes Architects Ltd
Unit 1
56 Glenthams Road
London
SW13 9JJ

Letter Printed 19 September 2024

FOR DECISION DATED
19 September 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: 24/1876/PS192
Your ref: 5469 - Cypress Avenue pd
Our ref: DC/JPH/24/1876/PS192
Applicant: .
Agent: Mr Ian Felgate

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 23 July 2024 for a Certificate of Lawful use or Development under Section 192 of the Act relating to:

30 Cypress Avenue Twickenham TW2 7JZ

for

Single storey rear extension

The grounds for the Council's decision are subject to the reasons and informatives 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 REASONS AND INFORMATIVES FOR APPLICATION 24/1876/PS192

APPLICANT NAME

.
232a Kingston Road
New Malden
Surrey
KT3 4RN

AGENT NAME

Mr Ian Felgate
Unit 1
56 Glenthams Road
London
SW13 9JJ

SITE

30 Cypress Avenue Twickenham TW2 7JZ

PROPOSAL

Single storey rear extension

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0189013	Development / Permission Required
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INFORMATIVES

U0094163	Decision drawing numbers~~
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DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0189013 Development / Permission Required

This proposal constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990, and a planning application is required for the reasons outlined below:

The proposed rear extension would be built on a side facing elevation, that is, the side of the rear bay, and would have a width greater than half the width of the original house . As a result, the scheme would fail to comply with Schedule 2, Part 1, Class A, Paragraph A.1 (j) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

DETAILED INFORMATIVES

U0094163 Decision drawing numbers~~

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 7300).

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

5469-BAL-XX-ZZ-DR-A-07-0100/P2, 5469-BAL-XX-ZZ-DR-A-07-0301/P2; received on 3rd September 2024;
5469-BAL-XX-ZZ-DR-A-07-0102/P3, 5469-BAL-XX-ZZ-DR-A-07-0302/P3; received on 13th September 2024.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/1876/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.**