

Place Division / Development Management

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



Barry Vos
Archi-tex
42 Caverleigh Way
Worcester Park
KT4 8DG

Letter Printed 3 October 2024

FOR DECISION DATED
3 October 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: 24/2273/PS192
Your ref: Princes rd
Our ref: DC/KEM/24/2273/PS192
Applicant: Mr Sharkie
Agent: Barry Vos

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

5 Princes Road East Sheen London SW14 8PE

for

Replacement rear dormer roof extension and replacement 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 24/2273/PS192

APPLICANT NAME

Mr Sharkie
5 Princes Road
East Sheen
London
SW14 8PE

AGENT NAME

Barry Vos
42 Caverleigh Way
Worcester Park
KT4 8DG

SITE

5 Princes Road East Sheen London SW14 8PE

PROPOSAL

Replacement rear dormer roof extension and replacement single-storey rear extension.

SUMMARY OF REASONS AND INFORMATIVES

REASONS

U0190068	Reason for Refusal
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INFORMATIVES

U0094719	Decision Drawing Numbers
U0094756	Class A - A.1 (ja)

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0190068 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 laid down in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent legislative amendments.

The scheme does not comply with A.1 (ja) of Class A, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), this is because the total depth of the rear extension will measure ~5m from the rear elevation of the original dwellinghouse and the existing single-storey rear extension incorporates a roof terrace with associated balustrade, which combined with the height of the rear extension exceeds 4m in height.

Insufficient information has been submitted to confirm compliance with A.3 (a) of Class A, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended). The applicant has failed to demonstrate that the materials used in any exterior work to the single-storey rear extension will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The scheme does not comply with B.1 (f) of Class B, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended), this is because the dwellinghouse is on article 2(3) land ('CA35 Queens Road Mortlake' conservation area).

DETAILED INFORMATIVES

U0094719 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- 24005.PRN001, 24005.PRN.002 & 24005.PRN.007 received on 10 Sep 2024.

U0094756 Class A - A.1 (ja)

Insufficient information has been submitted to confirm compliance with A.1 (ja) of Class A, Schedule 2, Part 1 of the Town and Country (General Permitted Development) Order 2015 (as amended). No information has been submitted to confirm the original footprint, however from historic planning records (06/3098/PS192) it appears that the existing single-storey protrusion is an extension. As such officers have taken measurements from the rear elevation of the main dwellinghouse. The onus is on the applicant to demonstrate otherwise if the original building line extends further than the two-storey part of the building.

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION
24/2273/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.**