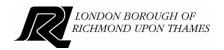
Place Division / Development Management

Web: www.richmond.gov.uk/planning Email: envprotection@richmond.gov.uk

Tel: 020 8891 1411

Textphone: 020 8891 7120



Mr Rustem Konakli A1 Planning Portal Ltd 469 Lordship Lane Lordship Lane London N22 5DJ Letter Printed 20 December 2024

FOR DECISION DATED 20 December 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: 24/3136/PS192 **Your ref:** Ana Oliveira

Our ref: DC/KEM/24/3136/PS192

Applicant: Mrs Ana Oliveira **Agent:** Mr Rustem Konakli

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

22 York Avenue East Sheen London SW14 7LG

for

Proposed side dormer.

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 24/3136/PS192

APPLICANT NAME

Mrs Ana Oliveira 22 York Avenue East Sheen London SW14 7LG **AGENT NAME**

Mr Rustem Konakli 469 Lordship Lane Lordship Lane London N22 5DJ

SITE

22 York Avenue East Sheen London SW14 7LG

PROPOSAL

Proposed side dormer.

SUMMARY OF REASONS AND INFORMATIVES

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U0195471 Reason for Refusal - B.1 (d) & B.2 (c)

INFORMATIVES

U0096627 Decision Drawing Numbers U0096628 Proposed Plans and Elevations

DETAILED REASONS AND INFORMATIVES

DETAILED REASONS

U0195471 Reason for Refusal - B.1 (d) & B.2 (c)

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 proposed scheme fails to comply with criterion B.1(d) of Class B, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (as amended) as the combined roof extensions under this current application together with that previously erected result in a total roof volume exceeding the permitted development allowance of 50m3.

Insufficient information has been submitted to confirm compliance with B.2 (c) of Class B, Part 1, Schedule 2 of the Town and Country (General Permitted Development) Order 2015 (as amended). The applicant has failed to demonstrate that any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse will be obscureglazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

DETAILED INFORMATIVES

U0096627 Decision Drawing Numbers

For the avoidance of doubt the Drawing(s) No(s) to which this decision refers are as follows:- Location Plan, Existing Plans and Elevations & Proposed Plans and Elevations received on 13 Dec 2024.

U0096628 Proposed Plans and Elevations

The drawing containing the proposed plans and elevations has been incorrectly labelled as "EXISTING-DRAWINGS".

END OF SCHEDULE OF REASONS AND INFORMATIVES FOR APPLICATION 24/3136/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.