

**Place Division / Development Management**

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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

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 24/3136/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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**REASONS**

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

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U0096627	Decision Drawing Numbers
U0096628	Proposed Plans and Elevations

# DETAILED REASONS AND INFORMATIVES

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## DETAILED REASONS

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### **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 50m<sup>3</sup>.

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 obscure-glazed 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.

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## DETAILED INFORMATIVES

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### **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

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## 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](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.**