

Decision Notice

Date of Decision: 21 December 2018

Royal Borough of Kingston upon Thames
Guildhall 2, High Street
Kingston upon Thames
KT1 1EU

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

Please accept this letter as written notice that the Royal Borough of Kingston upon Thames determines that prior approval is refused for

PROPOSAL: Erection of single storey rear extension (3m in depth, maximum height of 3m and eaves height of (TBC)m) and front porch (2.4sqm).

LOCATION: 154 THORNHILL ROAD, SURBITON, KT6 7TF

A-00-000 -Existing Block/Site Plan	Received	13/11/2018
A-00-001 Proposed Block/Site Plan	Received	13/11/2018
A-00-010 Existing and Proposed Ground Floor Plans	Received	13/11/2018
A-00-011 Existing and Proposed First Floor Plans	Received	13/11/2018
A-00-012 Existing and Proposed Roof Plans	Received	13/11/2018
A-00-015 Existing Elevations	Received	13/11/2018
A-00-016 Proposed Elevations	Received	13/11/2018
A-00-020 Proposed Ground Floor Plan	Received	13/11/2018
A-00-021 Proposed First Floor Plan	Received	13/11/2018

For the following reason:

- 1 The proposed development conflicts with Paragraph (2A) of Condition A.4 of Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended). The extension does not exceed the limits set out in paragraph A.1(e) of Class A. Additionally, the plans show a front porch which falls outside the provisions of Class A. As such, prior approval is refused.

Yours faithfully

Lisa Fairmaner
Corporate Head of Planning

TOWN AND COUNTRY PLANNING ACT 1990 (As amended)

Appeals to Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Department of Communities and Local Government under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 12 Weeks of the date of this notice, using forms and guidance which can be downloaded from The Planning Inspectorate web site <https://www.gov.uk/appeal-planning-inspectorate>
Alternatively they can be obtained from the following address:- The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see <https://www.planningportal.co.uk/info/200207/appeals>. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning or the Secretary of State for the Department of Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended)
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