

Neighbourhoods**Planning Control**

London Borough of Havering
Mercury House, Mercury Gardens
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Please Call: Planning Department**Telephone: 01708 433100**

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Text relay: 18001 01708 432736

(Deaf & hearing impaired)

Date: 24th December 2020

Dear Sir/Madam

Prior Approval Application Under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

In accordance with section 60 of the Town and Country Planning Act 1990

The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is required and refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Application No: J0041.20**Address of the proposed development:**

2 FARNES DRIVE ROMFORD

Description of the proposed development:

Addition of one storey to existing semi detached house.

Information provided by the developer to the Local Planning Authority on 10th November 2020**Reason for Refusal****1 PRC_R3**

The creation of an additional storey to the existing two storey semi-detached dwelling would, by reason of its height, scale and mass, appear overbearing, dominant and visually intrusive and result in undue loss of amenity including loss of outlook, light and privacy to nearby residents especially at no. 630 Upper Brentwood Road and no. 4 Farnes Drive. Consequently, under the provisions of Town and Country Planning (General Permitted Development)(England) Order 2020 [as amended], the prior approval of the Local Planning Authority is refused.

2 PRC_R2

The creation of an additional storey to the existing two storey semi-detached dwelling would, by reason of its height, scale, bulk and mass, appear incongruous and out of character in the street scene and rear garden environment harmful to the appearance of the dwelling itself and the character and appearance of the surrounding area. Consequently, under the provisions of Town and Country Planning (General Permitted Development)(England) Order

2020 [as amended], the prior approval of the Local Planning Authority is refused.

It is important that you read and understand all of the following informatives:

Signed:



On behalf of the London Borough of Havering

Date: 24th December 2020

NOTES IN CONNECTION WITH APPEAL AGAINST DECISION

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse prior approval for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice.
- Appeals must be made using a form which you can get online from <https://www.gov.uk/appeal-planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal, but they 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 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 the Secretary of State.