

Neighbourhoods**Planning Control**

London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

Please Call: Planning Department**Telephone: 01708 433100**

Fax: 01708 432690

email: planning@haverling.gov.uk

Mr Waheed Khan
560 Walsall Road
Perry Barr
Birmingham
B42 1LR

Date: 29th April 2021

Dear Sir/Madam,

Process set out by condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4 (1) of the Growth and Infrastructure Act 2013)

The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is 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: Y0111.21**Address of the proposed development:**

87 JUBILEE AVENUE ROMFORD

Description of the proposed development:

Single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 3rd March 2021.**Reason for Refusal****1 PRA_R1**

Proposal is not permitted development due to the proposed extension being more than half the width of the original dwelling (where there is a staggered original rear wall or where the proposal extends beyond the rear wall).

2 PRA_R2

The applicant should note that the scaled drawings provided, are insufficient to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A but also the impact on the amenity of the adjacent neighbours.

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

- 1 This written notice indicates that the proposed development would not comply with condition

A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A.

The applicant has the right to an appeal against this notice to the Planning Inspectorate, see details below.

NOTES IN CONNECTION WITH REFUSAL OF A PRIOR APPROVAL APPLICATION

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse Prior Approval, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. (Appeals must be made within 12 WEEKS from the date of decision on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk)
- (2) When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, 5th Floor, Mercury House, Mercury Gardens, Romford, RM1 3SL.