

Neighbourhoods**Planning Control**

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

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

Fax: 01708 432690

email: planning@havering.gov.uk

Mr. Mark Von Der Heide
The Anchorage
35 Ellington Road
Ramsgate
CT11 9SR

Date: 16th June 2022

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: Y0152.22**Address of the proposed development:**

21 Felstead Road Romford

Description of the proposed development:

Single storey rear extension with an overall depth of 8m, a maximum height of 3m, and an
eaves height of 3m. (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 9th May 2022.**Reason for Refusal****1 PRA_R1**

The Council consider that the impact of the proposed development, by reason of its depth, would be intrusive and unneighbourly and have an adverse effect on the amenity of adjacent occupiers at Nos. 19 and 23 Felstead Road.

2 PRA_R2

The application site has previously developed a single storey rear extension with a pitch roof over 4m high. The Proposal is therefore not permitted development as the height exceeds 4m and the depth of the proposed extension is more than 8m for a detached property.

3 PRA_R3

The eaves height of the proposed extension would appear to be higher than the eaves of the existing dwelling house.

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.