

**Neighbourhoods
Planning Control
London Borough of Havering**
Town Hall, Main Road Romford RM1 3BB
Please Call: Planning Department

Please Call: Telephone: 01708 433100
Telephone: Fax: 01708 432690
Email: Planning@havering.gov.uk
Textphone: (Deaf & hearing impaired)

Mr Anthony
Warren
40 West Cliff
Road
Dawlish
Devon
Dear Sir/Madam
EX7 9DY

Date: 29th March 2023

**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: Y0052.23

Address of the proposed development:

138 Suttons Avenue Hornchurch

Description of the proposed development::

Single storey rear extension with an overall depth of 4.8m, a maximum height of 3.4m, and an eaves height of 3m. (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 21st February 2023.

Reasons for Refusal:

1 PRA_R1

The Council consider that the impact of the proposed development would unacceptably harm the amenity of the adjacent neighbours at No.140 Suttons Avenue, Hornchurch by reason of loss of light, outlook and overbearing effect on this property.

2 PRA_R3

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). Even with the intent to demolish the furthest forward rear wall (bay window), case law advises that the 'original' rear wall is the element to be taken into consideration at the time of validation.

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.