

DECISION NOTICE

Application Ref: AB/11/22/CLP

To Addressee

Ms Suzanne Ellis
8 Mount Pleasant
Arundel
BN18 9BD

Site Address

8 Mount Pleasant
Arundel
BN18 9BD

Description of Application

Lawful development certificate for proposed:

- Replace existing front door with new hardwood timber frame and door
- Change glazing on entrance hallway window from single glazing to conservation grade double glazing to match existing
- Infill north east elevation side door and side light with brickwork, mortar and flint work to match existing
- Replace ground floor north west elevation window with fully glazed timber doorway onto garden. Frame and glazing to match existing
- New window on north west elevation. Materials to match existing on the building
- Replace damaged stone cill to ground floor east elevation sitting room window with matching new cill
- Replace existing concrete hard standings to east, north and west sides of the building with mixture of paving and stone aggregates
- Alteration of dwarf brick wall to east side of property running east to west from building to pavement
- Change Angmering/Norfolk woodwork colours to white satin paint colour
- New soft landscaping to front and rear

The Arun District Council hereby certify that on 22/03/2022 the development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, were lawful within the meaning of section 192 of the Town & Country Planning Act 1990 by reason of compliance with the relevant criteria within Schedule 2 Part 1 Class A, Class F, Part 2 Class A, Class C and Part 3 Section 55 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

EXTENT OF USE

Various replacements, installations and alterations to the exterior of the dwelling.

FIRST SCHEDULE

The proposed new soft landscaping to the front and rear of the dwelling is considered to fall under Town and Country Planning Act Part III (Meaning of Development) Section 55.

The following components of the proposal are considered to fall under Schedule 2 Part 1 Class A, Class F,

Part 2 Class A and Class C of the GDPO:

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The development hereby approved shall be carried out in accordance with the following approved plans:

- Proposed Floor Plans Dwg No 1.
- Proposed Elevations Dwg No 1.
- Location Plan and Site Plan Dwg No JWCS9685(8) Rev 2.

SECOND SCHEDULE

8 Mount Pleasant, Arundel, West Sussex, BN18 9BD.



Neil Crowther
Group Head of Planning

Case Officer: Harry Chalk

Decision Issued: **29th March 2022**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

TOWN & COUNTRY PLANNING ACT 1990

This certificate is issued solely for the purpose of section 192 of the Town & Country Planning Act 1990 (as amended).

It certifies that the use, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

This Certificate applies only to the extent of the use, operation or matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use, operation or matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations began, in any of the matters relevant to determining such lawfulness.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).



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