



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England)
Order 2015: Article 39
Application for Certificate of Lawfulness for an Existing use or Operation
DECISION NOTICE

Application Ref: AB/127/18/CLE

To Addressee

Mr P Sennitt
 Harvey-Sennitt
 Studio B,
 30 Red Lion Street
 Richmond
 Surrey
 TN6 1RB

Site Address

76 Ford Road
 Arundel
 BN18 9EX

Description of Application

Application for a Lawful Development Certificate for an existing use - change of use of garage to a habitable room

The use 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, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that at the date specified above, the use and development of the attached garage as a habitable room does not require planning permission because the internal alterations are not considered to be development under s55(2) of the Town and Country Planning Act 1990 and the external alterations are considered to be permitted development under Class A of the Town and Country Planning (General Permitted Development) Order 1990 as amended.

EXTENT OF USE

Use of the single storey flat roofed attached garage on the north east side of 76 Ford Road Arundel as a habitable room for C3 residential purposes.

FIRST SCHEDULE

Continuance of the existing use of the garage as a habitable room (bedroom and dressing room/ensuite) as shown on dwg.no 08/047/PL01 dated 03/08.

SECOND SCHEDULE

76 Ford Road, Arundel, BN18 9EX

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

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Andrew Wood

Decision Issued: **18 March 2019**

**NOTES RELATING TO CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT****TOWN & COUNTRY PLANNING ACT 1990**

This certificate is issued solely for the purpose of section 191 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, was not liable to enforcement action under section 172 of the 1990 Act on that date.

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

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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