



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

Application Ref: AB/3/18/CLP

To Addressee

Mr F D Schofield
 5 Tarrant Wharf
 Arundel
 West Sussex
 BN18 9NY

Site Address

5 Tarrant Wharf
 Arundel
 BN18 9NY

Description of Application

Lawful Development Certificate for proposed replacement of 1st floor bay window with full height french windows with Juliet balcony.

The Arun District Council hereby certify that on 15 January 2018 the works 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 for the following reason:

The proposed works by virtue of their type, extent and materials are in accordance with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

FIRST SCHEDULE

Increase the glazing depth of the Oriel (first floor bay) window to be full height from floor level to beneath roof level. Existing horizontal cladding on the lower part of the Oriel window to be removed. Centrally, a pair of fully glazed doors to be installed. A Juliet balcony (an approximately half height railed means of enclosure) to be installed in front of the doors. A rosewood finish would be utilised for the new glazing and doors as per the existing dwelling window and patio door in UPVC materials. All in accordance with the limitations of Schedule 2, Part 1, Class A of the Town and Country Planning

(General Permitted Development) Order 2015 (as amended) and as detailed in the description of works and supporting information/detail submitted with this application:

Description of Proposed Alteration - Received with Application

Floor Plans - Received with Application

Proposed Elevation - Received with Application

Examples of Proposed Alteration Photographs - Received with Application

3 Section Bay Window Quotation - Dated 08.01.2018

SECOND SCHEDULE

5 Tarrant Wharf, Arundel, West Sussex BN18 9NY

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: Ross Leal

Decision Issued: **19 March 2018**



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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